

FOR SALE / LEASE

225 N 16TH STREET

225 N 16TH STREET | LEBANON, PA 17042



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CBRE

AVAILABLE FOR SALE / LEASE

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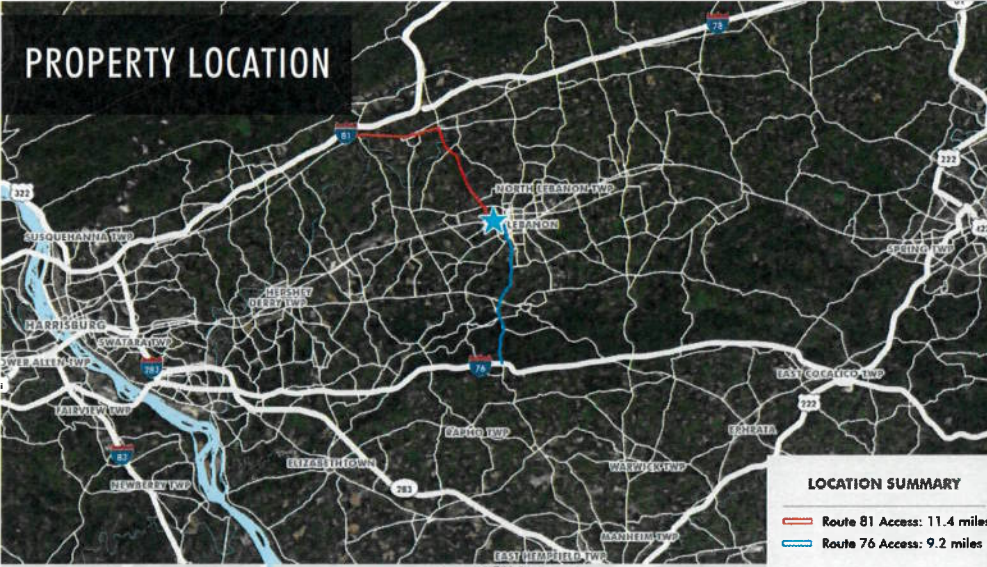
PROPERTY HIGHLIGHTS

Location	Exit 266 of the PA Turnpike I-76
Building Size	121,567 SF
Lot Acreage	6.07 Acres
Slab on Grade	Concrete Flooring
Roofing	Single Membrane EPDM
Ceiling Height	<ul style="list-style-type: none"> • 53,000 SF at 18' • 68,000 SF at 30'
Parking	<ul style="list-style-type: none"> • 53,000 SF / 24 Car Parking Spaces • 68,000 SF / 13 Car Parking Spaces
Office	4,500 SF Office Space
Tailgate Doors	11 Tailgate Doors; 1 Drive-in door
Sprinkler	<ul style="list-style-type: none"> • 53,000 SF Dry • 68,000 SF Wet
Zoning	M - Manufacturing



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PROPERTY LOCATION



LOCATION SUMMARY

- Route 81 Access: 11.4 miles
- Route 76 Access: 9.2 miles

LOCATION SUMMARY

- ★ 225 N 16th St
- Route 81 Access
- Route 76 Access



LOCATION HIGHLIGHTS



**DIRECT ACCESS TO
ROUTE 422**



**LOCATED AT EXIT 266 OF
THE PA TURNPIKE I-76**



**LESS THAN 25 MILES TO THE
NEAREST FEDEX AND UPS**

225 N 16TH STREET | FOR LEASE / SALE

AVAILABLE SPACE

- 68,000 SF Climate Controlled AIB Certified
- 4 Loading Dock Doors
- 22' - 60' Column Spacing
- 1 Drive-in Door
- 30' Clear Ceiling Height
- 13 Car Parking Spaces
- Sprinklered



SITE PLAN

