

PPL Economic Development
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VOLUME 09-01

Office and Industrial Buildings



17 259,200 SF, Mechanicsburg, Cumberland County, Pa.
Rail served and centrally located, this warehouse facility features 24' ceilings, 40' x 40' column spacing and metal-halide lighting. Warehouse and office area are air-conditioned. Building is wet-sprinklered. There are 21 docks and 1 drive in door, plus 4 rail doors.
IB02867 Lease



18 36,000 SF, Rapho Township, Lancaster County, Pa.
Built in 1993, this steel-frame facility features propane gas heat, 2 docks and 14-foot ceiling heights. There is 2,000 SF of office space, and 34,000 SF for manufacturing. Location is just off state Route 283.
IB03002 Sale



1 29,120 SF, Moosic, Lackawanna County, Pa.
Situated on prestigious Montage Mountain. This Class A office building is adjacent to Interstate 81 and offers easy access to restaurants, hotels and retail shops. Abundant parking and state-of-the-art telecommunications make this location ideal to grow your company. Access is just off I-81 and 5 miles from an international airport.
CB02873 Lease



2 48,000 SF, Allentown, Lehigh County, Pa.
A prime downtown location in Allentown's digital district. The six-story facility features a prewired, fiber-optic and wireless communication network, significant broadband capacity, competitive telephone access and underground utilities. The location offers a tax-free KOZ, public transportation and close proximity to nearby restaurants, hotels and cultural arts destinations.
CB2586 Lease



3 54,794 SF, Drums, Luzerne County, Pa.
Beautiful and "green" facility designed under LEED-certified standards of the U.S. Green Building Council. The facility features a tax-free KOZ, a parking ratio of 5 per 1,000 and a location in a high-profile SelectSites Park. Electric service is 21 kilovolts with 2 lines of independent supply and auto switching to deliver superior electric service. Telecommunications are state-of-the-art. Location is adjacent to state Route 309, a half-mile from I-80, 2 miles from the I-80 and I-81 junction, and 35 miles via interstate to an international airport. Building can be subdivided.
CB02397 Lease



4 13,509 SF, Wilkes Barre, Luzerne County, Pa.
Located in a high-profile ultra-service business park just off I-81, this facility is served by a 12,470-volt underground conduit enclosed in concrete with service from two substations by 2 separate 69-kilovolt lines with auto switching. Building will be available in spring 2009. Subdivision to 4,000 SF.
CB03023 Lease

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A bimonthly newsletter of available real estate published as a service of PPL Economic Development.



5 490,000 SF, Dunmore, Lackawanna County, Pa. 42-acre distribution site near I-80. This block and panel facility features newly painted walls, underdeck and columns; abundant trailer parking; a security guardhouse; and two 69-kilovolt electrical services feeding the plant's incoming 69/12 kv substation. The building has a rail siding, 30 docks, 2 drive-in doors and 26' ceiling heights.
IB02181 **Sale/Lease**
Rail Served



6 300,000 SF, Harrisburg, Dauphin County, Pa. Flexibility and great access. This warehouse offers users a cross-dock design, an on-site trailer lot, rail access and the possibility of expansion. The building can be subdivided to usages as small as 50,000 SF. Location is adjacent to Norfolk Southern's Harrisburg Terminal and near I-78, I-83 and I-81.
IB02612 **Lease**
Rail Served



11 198,400 SF, Jenkins Township, Luzerne County, Pa. Cross-docked and subdividable, this flexible light manufacturing or warehousing space features 34' clear ceiling heights, 30 insulated steel loading doors in cross dock format, one drive-in door with ramp, 40' x 50' spacing, 60' at loading bay and 8" reinforced concrete floors. High-bay T-5 energy-efficient fluorescent lighting and 100 percent ESFR wet sprinklers complete the package. Location is an FTZ and is just off I-81 and minutes from I-80, I-84 and I-380.
IB02954 **Lease**



12 107,160 SF, Allentown, Lehigh County, Pa. Large industrial building with plenty of on-site parking. This ADA-compliant, steel structure features two 80-gallon hot water heaters, computer access lines and the possibility of expansion. Roof is a steel deck with rubber membrane. Location is 1 mile from I-78 and I-476. Great visibility.
IB02990 **Lease**



7 1,106,400 SF, Elizabethtown, Lancaster County, Pa. To be built, the 79.53-acre parcel provides an FTZ designation and opportunity for expansion. Proposed construction will feature 30' ceiling heights and 110 docks. Up to 10 rail doors are possible, and double-siding loading is planned.
IB02652 **Lease**
Rail Served



8 224,000 SF, Mechanicsburg, Cumberland County, Pa. Great access only a half-mile from U.S. Route 15 and a mile from I-76. This multi-tenant, high-bay, full insulated architectural block and steel industrial facility is designed for warehouse, distribution, light manufacturing and offices uses. Bay spacing is 40' x 50' and ceiling heights are 28'. Building features 154,000 SF of air-conditioned space maintaining 60 degrees and relative humidity at 55 percent or less. The 140' deep truck court includes a concrete apron with additional parking for 68 trailers.
IB01963 **Lease**



13 15,000 SF, Allentown, Lehigh County, Pa. New speculative building in a Pennsylvania-designated tax-free Keystone Opportunity Zone (until Dec. 31, 2010). This precast concrete manufacturing facility features 24' ceilings, 2 dock doors, and 40' x 40' column spacing. The building is wet-sprinklered and has gas-fired unit heaters.
IB02760 **Lease**



14 100,447 SF, Montgomery, Lycoming County, Pa. Older manufacturing/warehousing space. The facility consists of three connected buildings, a good roof, heating system and electric service. All buildings are sprinklered. Block and brick construction, the facility has hardwood and concrete floors. There is a conveyer system to all floors including the basement. Ceilings are 13', and there is parking for 100 vehicles.
IB01899 **Sale/Lease**



9 56,686 SF, Lancaster, Lancaster County, Pa. Concrete block warehouse with 22' ceiling heights and column spacing of 30' x 45' and 20' x 52'. Built in 1963, the building received a new roof in 1999. The facility is expandable, and the location offers immediate access to state Route 283 and U.S. Route 30. There is a 300,000-gallon water tank for the sprinkler system.
IB02003 **Sale/Lease**



10 81,120 SF, Elizabethtown, Lancaster County, Pa. Situated in a Pennsylvania-designated tax-free Keystone Opportunity Zone. This manufacturing/warehouse is fully racked and could accommodate a single user or multiple users. There are 10 docks and 1 drive-in door. Location is between two full interchanges of Route 283. Ceiling heights are 24'.
IB02784 **Lease**



15 103,780 SF, Williamsport, Lycoming County, Pa. Located in the growing I-99 corridor with good access to interstates. Facility is a former lumber mill with multiple buildings and ceilings heights at 30'. Nearby access to U.S. Route 15. Manufacturing and office lighting is halogen.
IB02473 **Sale/Lease**



16 39,565 SF, Mountaintop, Luzerne County, Pa. Mixed-use industrial and office property in a beautifully wooded campus setting. Building is partially leased. Expandable, the building features two 800-amp electrical services, 2 docks and 2 drive-in doors. Ceilings are 16', and building is clear span.
IB02192 **Sale/Lease**