

FOR LEASE

1349 Cumberland Street
Lebanon, PA 17042

WAREHOUSE | OFFICE
MANUFACTURING
72,063 SF ON 5.26 ACRES



Industrial manufacturing building containing approximately 72,000 SF, consisting of 57,000 SF of manufacturing/ warehouse space with approximately 7,600 SF of office. The office space consists of two separate office areas. A 4,763 SF office located in the front of the building. Currently these offices are designed to be able to be leased as individual offices or can be combined. The second office is 2,837 SF. The manufacturing/warehouse space is mostly open span divided into a few different areas. There is also approximately 4,634 SF of second floor space used for storage, and another 2,800 SF of raw space that is very unique and would lend itself to a variety of uses. The second-floor spaces are serviced by a freight elevator. The industrial / warehouse / manufacturing space is open span with ceiling heights from 16-35 feet. There is drive in access and four loading docks.



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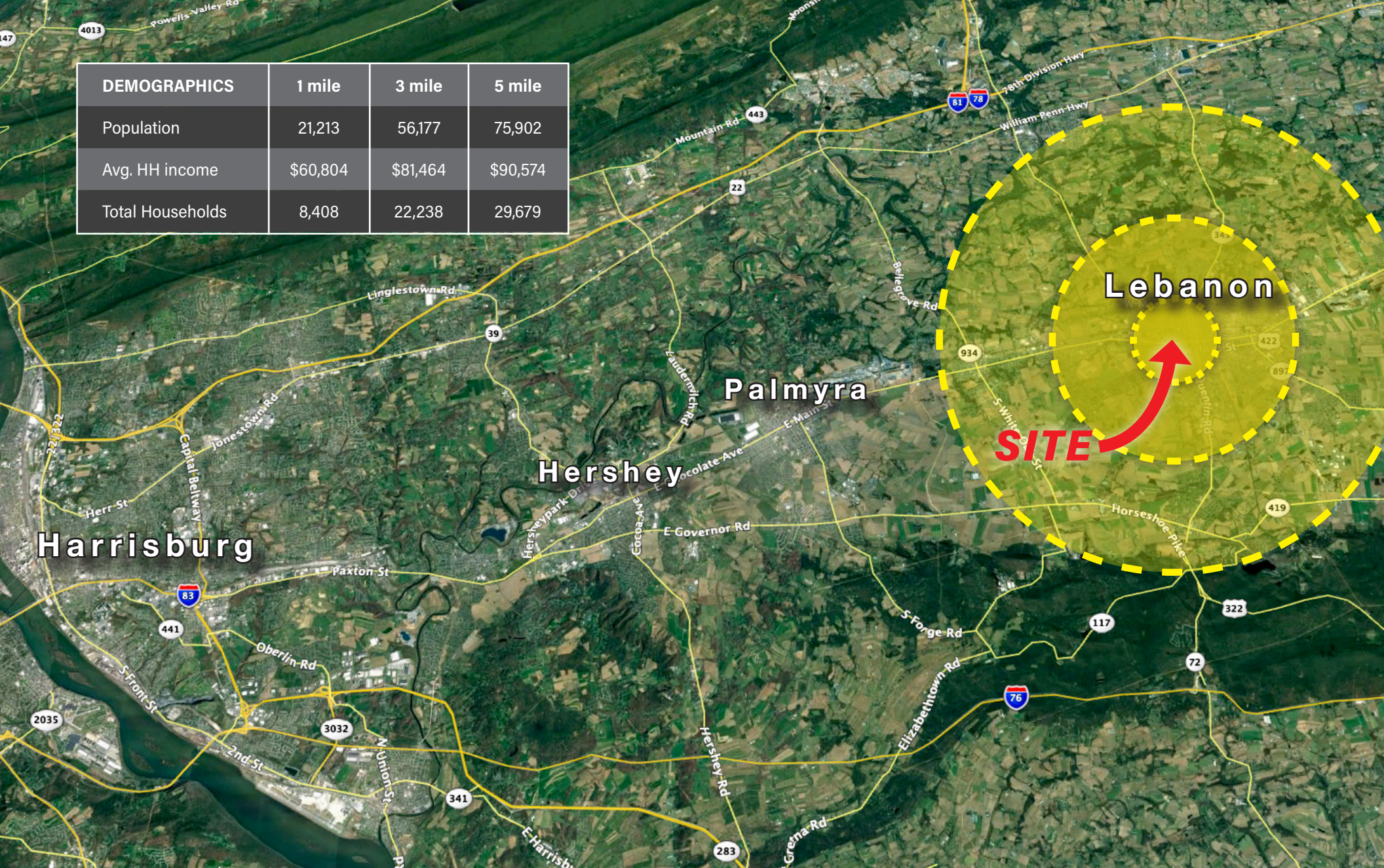
Jim Pointer

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DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	21,213	56,177	75,902
Avg. HH income	\$60,804	\$81,464	\$90,574
Total Households	8,408	22,238	29,679



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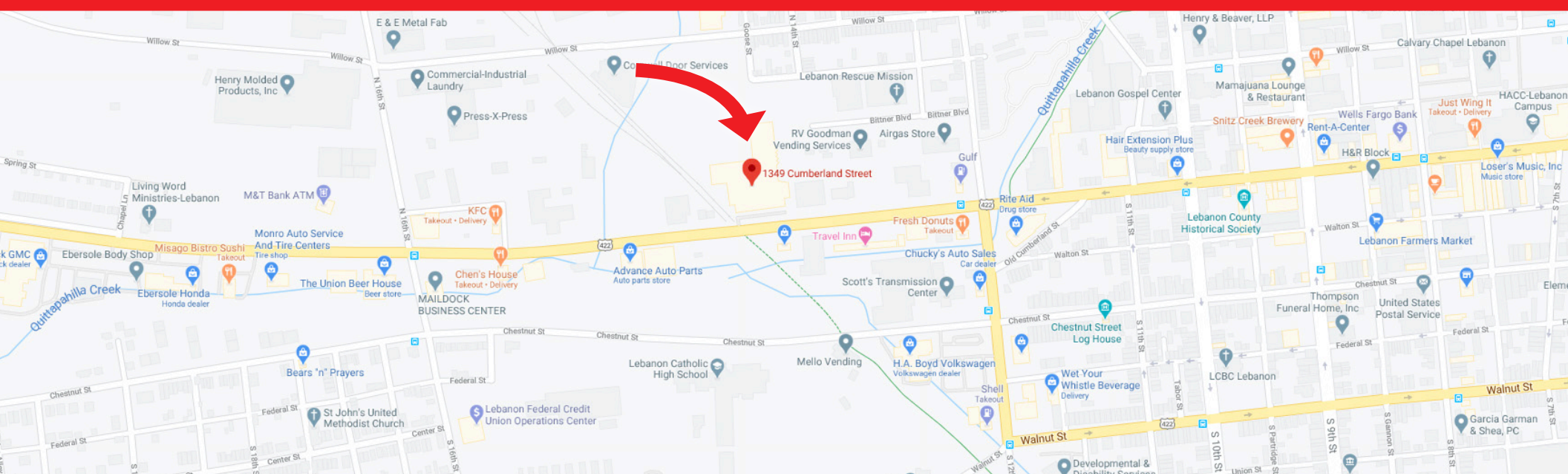
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Summary

1349 Cumberland Street, Lebanon PA 17042

Building Size:	Total Square Footage	72,063 SF
	First Floor Manufacturing/Warehouse	57,029 SF
	First Floor Office	7,600 SF
	Second Floor Storage	4,634 SF
	Second Floor Raw Space	2,800 SF
Land Area:	5.26 Acres	
Location:	Northwest side of Lebanon City	
Zoning:	LIC - Light Industrial/Commercial	
Water/Sewer:	Public	
Assessment:	\$925,000	
Real Estate Taxes	\$28,909 (2023-2024)	
Construction:	Masonry, Block, Frame	
Roof:	Shingles, Flat Built-Up	
Ceiling Height:	12' to 35'	
Power:	400 Amp 3 Phase	
Doors/Loading:	One (1) Grade Level Door	
	Four (4) Loading Docks	
Parking:	Approx. 25 spaces in front building; 15 spaces in rear of building	



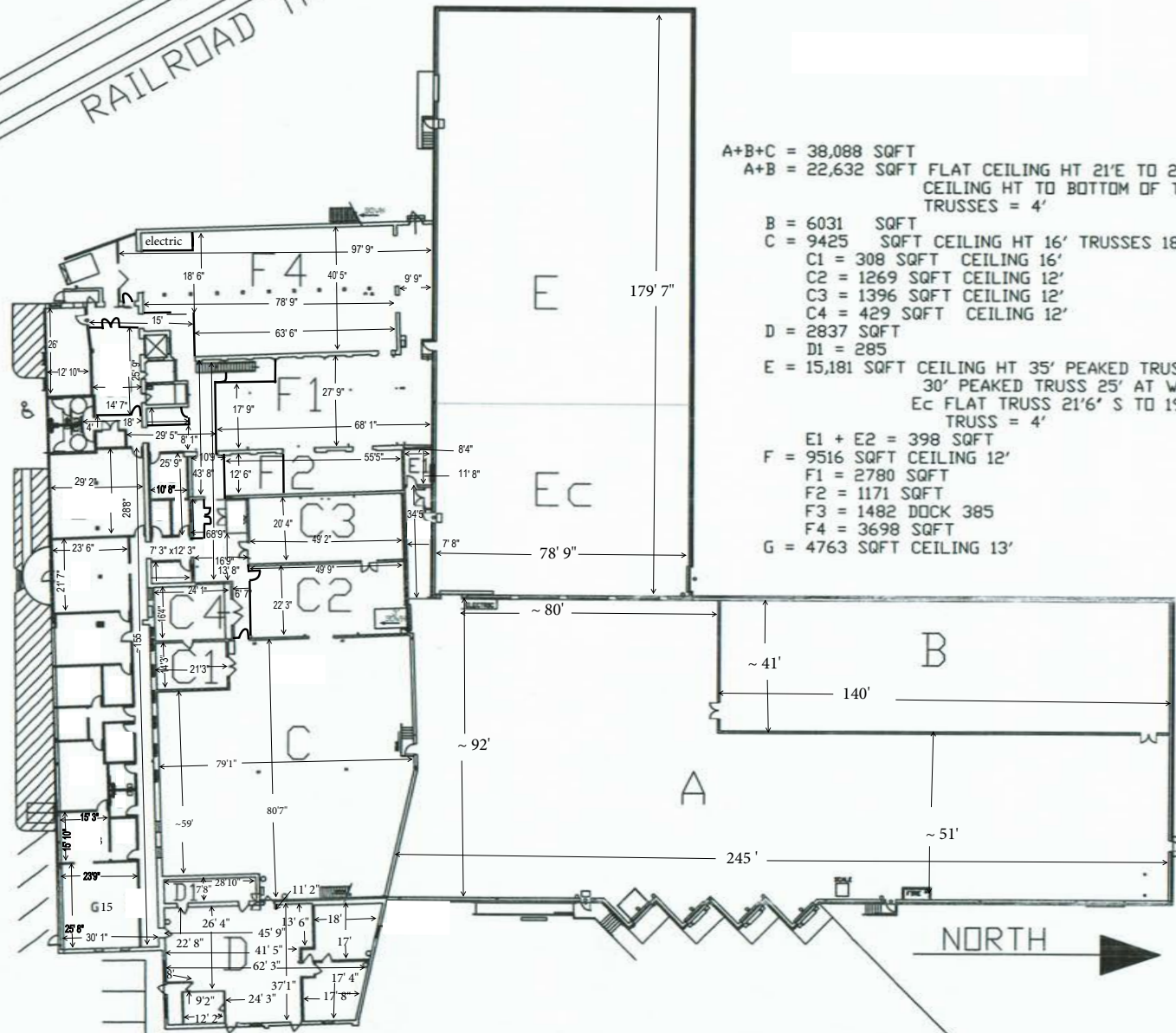
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RAILROAD TRACKS



- A+B+C = 38,088 SQFT
- A+B = 22,632 SQFT FLAT CEILING HT 21'E TO 20'W
CEILING HT TO BOTTOM OF TRUSS
TRUSSES = 4'
- B = 6031 SQFT
- C = 9425 SQFT CEILING HT 16' TRUSSES 18'
- C1 = 308 SQFT CEILING 16'
- C2 = 1269 SQFT CEILING 12'
- C3 = 1396 SQFT CEILING 12'
- C4 = 429 SQFT CEILING 12'
- D = 2837 SQFT
- D1 = 285
- E = 15,181 SQFT CEILING HT 35' PEAKED TRUSS
30' PEAKED TRUSS 25' AT WALL
Ec FLAT TRUSS 21'6' S TO 19'4 N
TRUSS = 4'
- E1 + E2 = 398 SQFT
- F = 9516 SQFT CEILING 12'
- F1 = 2780 SQFT
- F2 = 1171 SQFT
- F3 = 1482 DOCK 385
- F4 = 3698 SQFT
- G = 4763 SQFT CEILING 13'



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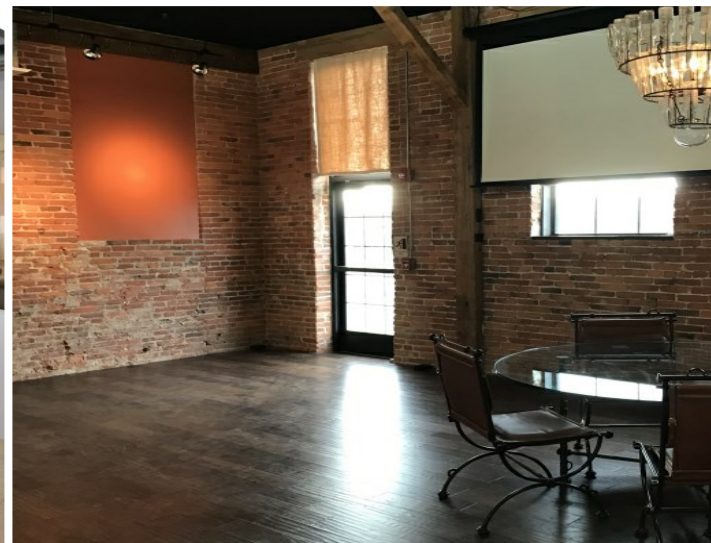
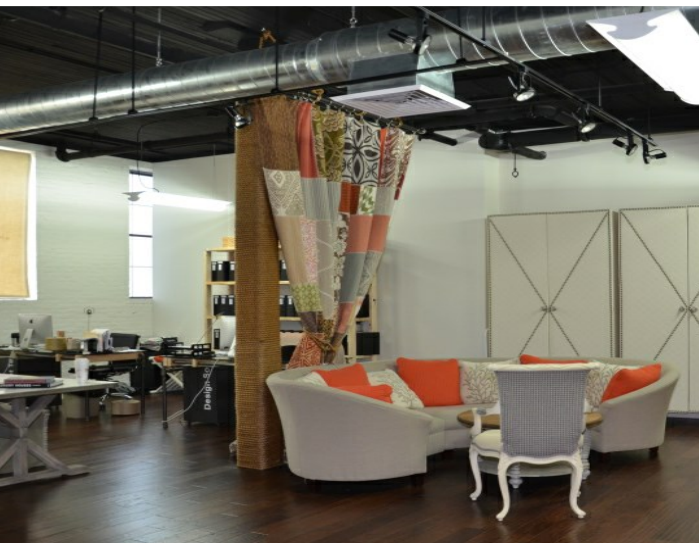
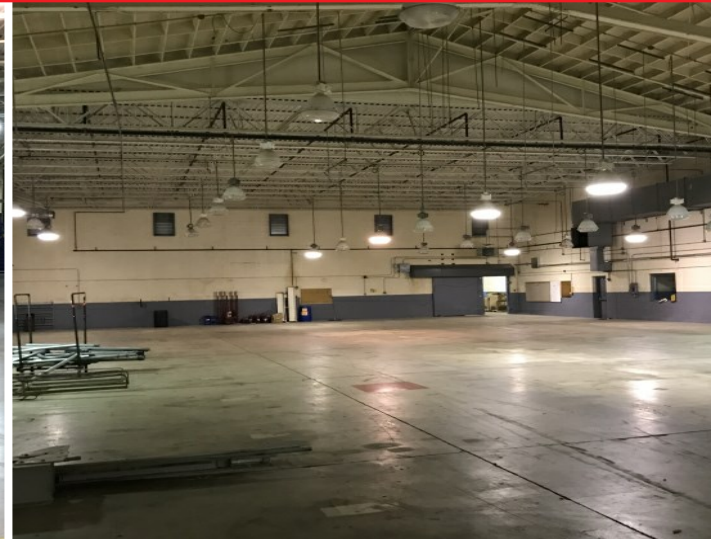
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