

# 1564 WOODWARD AVENUE

LOCK HAVEN, PA | 17745

**SITE**

## PROPERTY HIGHLIGHTS

- 4.3 AC of land
- 5,000-20,000 sf of proposed warehouse
- 1,500 SF office space
- Plenty of laydown space
- Convenient to Rt 220 & I-80
- Proximal to Jersey Shore and Lock Haven

**4.3 AC OF LAND**

**±5,000-20,000 SF OF INDUSTRIAL SPACE**

**FOR SALE, LEASE, OR BUILT-TO-SUIT**



Kandy Weader | Luke Higgins

For More Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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## PROPERTY OVERVIEW

### For Sale or Lease - Unique Office & Industrial Space

A rare blend of character and functionality—1564 Woodward Ave presents a unique opportunity with a log cabin-style office and expansive industrial land, all set in a scenic environment.

- ±1,500 sf Log Cabin-Style Office and/or 5,000-20,000 sf of Industrial Space: A charming, professional space with rustic appeal. Features multiple private offices, a reception area, and a restroom. Ideal for businesses seeking a distinctive image without compromising utility.
- ±4.3 Acres of Industrial Land: Level and usable acreage with flexible zoning— perfect for contractors, storage, equipment yard, or future development.
- ±5,000-20,000 sf: warehouse, manufacturing, or flex space with multiple drive-in doors and 20-foot ceilings with a clear height of 18 feet
- On-Site Man-Made Pond: Adds a tranquil, park-like setting and aesthetic value to the property perfect for clients, staff, and branding appeal.

Available for sale, lease, or built to suit: Flexible options for owner-users or tenants. Great fit for businesses needing land, outdoor storage, and office operations in one location.

Conveniently located near Route 220, with easy access to Lock Haven, Williamsport, and surrounding areas.

This is not your typical industrial site combine utility with charm and make 1564 Woodward Ave your new location.



### POPULATION

5 MILE- 19,418  
7 MILE- 29,469  
10 MILE- 38,103



### EMPLOYEES

5 MILE- 5,214  
7 MILE- 8,620  
10 MILE- 10,454



### AVERAGE HHI

5 MILE- \$81,401  
7 MILE- \$82,210  
10 MILE- \$83,226



### HOUSEHOLDS

5 MILE- 7,835  
7 MILE- 11,804  
10 MILE- 15,138

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## LOCATION

1564 Woodward Ave is partway between Lock Haven and Avis, just 6 minutes from the Mcelhatten exit.

## TRADE AREA

Lock Haven is the county seat of Clinton County and has 39,753 residents. It's a historic town nestled between State College and Williamsport, only 30 minutes either way. Lock Haven is the home of Lock Haven University, which has 2,229 students and 442 full-time employees. Lock Haven & Mill Hall operate as the economic centers for the northern tier.



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## MARKET OVERVIEW



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



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## CONTACT US

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

