

38 INDUSTRIAL PARK RD

RENOVO, PA 17764



±50,000 SF INDUSTRIAL BUILDING
FOR SALE OR LEASE



PROPERTY OVERVIEW

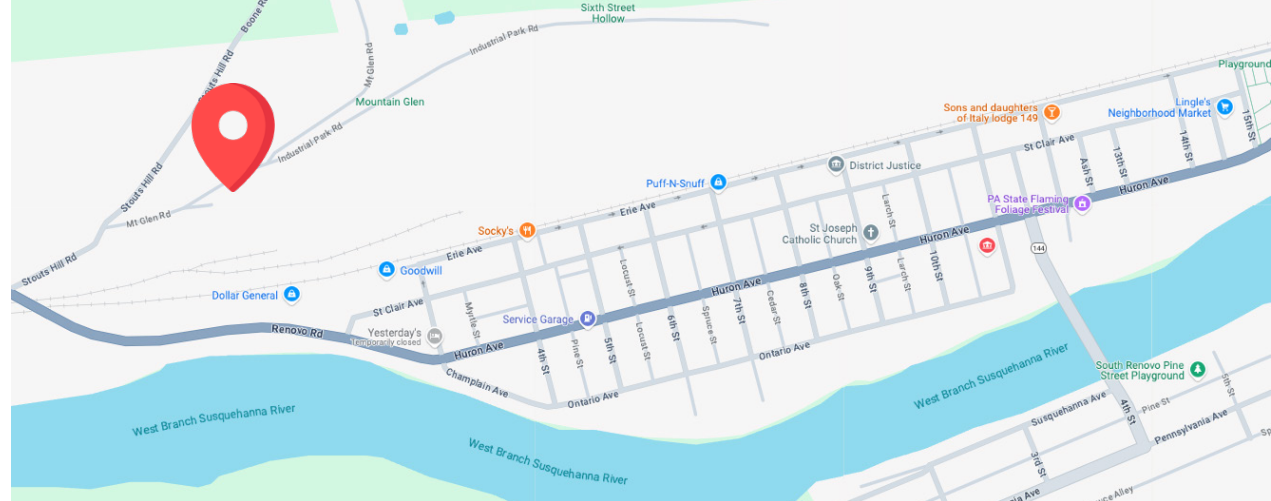
For Sale/Lease: The 50,000 sf, warehouse building is ready for occupancy in the Northern Tier Region of PA. It consists of a large warehouse area, a sizable work room, and a separate mechanical building. The large warehouse portion has ceiling heights from 11' 5" to 21', 5 standard, drive-in doors, and 8 restrooms. The sizable work area has ceiling heights at 10' 11" and 4 restrooms. Both portions of the building have radiant floor heating, air conditioning, and plenty of air drops. The separate mechanical building has plenty of electricity; multiple boilers, 2 restrooms, a standard, drive-in door, and a small shop. The site also has access to a sewer pump station, a 200,000 water holding tank for the community, a 12' water main, and a Norfolk Southern rail spur to the main line.

Contact us to discuss the opportunity of buying the unique site in the Northern Tier or leasing 2,500-50,000 sf.



LOCATION

The property is in the Renova Borough just off Rt 120 on Industrial Rd with easy access from the site to Boone Rd for the Whiskey Springs ATV Trail in Sproul State Forest.



DEMOGRAPHICS



POPULATION

7 MILE- 3,171
10 MILE- 3,722
15 MILE- 4,775



EMPLOYEES

7 MILE- 735
10 MILE- 788
15 MILE- 825



AVERAGE HHI

7 MILE- \$66,292
10 MILE- \$66,515
15 MILE- \$70,375



HOUSEHOLDS

7 MILE- 1,405
10 MILE- 1,648
15 MILE- 2,122



PROPERTY HIGHLIGHTS

- Floors: 1
- Clear Height: 11'5" to 21'
- Drive Ins: 5
- 2,500 - 50,000 sf of warehouse or manufacturing space
- For Sale or Lease
- Just off Rt 120 in Renova in PA's Northern Tier
- Access to the Whiskey Springs ATV Trail and Sproul State Forest
- On 8.65 acres with plenty of laydown space
- Ceiling heights up to 21'
- Multiple drive-in doors and restrooms to handle large shipments and staff
- Norfolk Southern Rail spur on site

MARTKET OVERVIEW



FINE WINE & GOOD SPIRITS

FIRST Commonwealth Bank

Bucktail MEDICAL CENTER
PINE STREET, RENOVO, PENNSYLVANIA 17764 (570) 923-1000

SITE

DOLLAR GENERAL

goodwill

L LINGLE'S Neighborhood Market

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:



Kandy Weader

kweader@bennettwilliams.com



Luke Higgins

lhiggins@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

