

# 38 INDUSTRIAL PARK RD

RENOVO, PA 17764



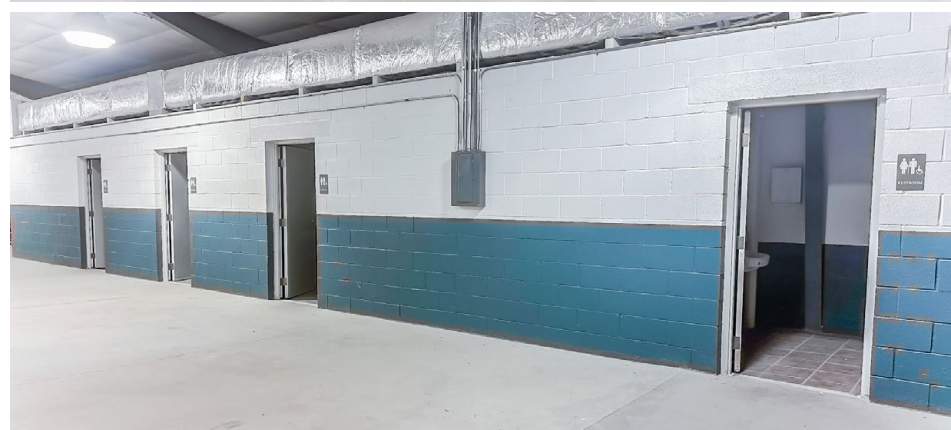
±50,000 SF INDUSTRIAL BUILDING  
**FOR SALE OR LEASE**



## 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.

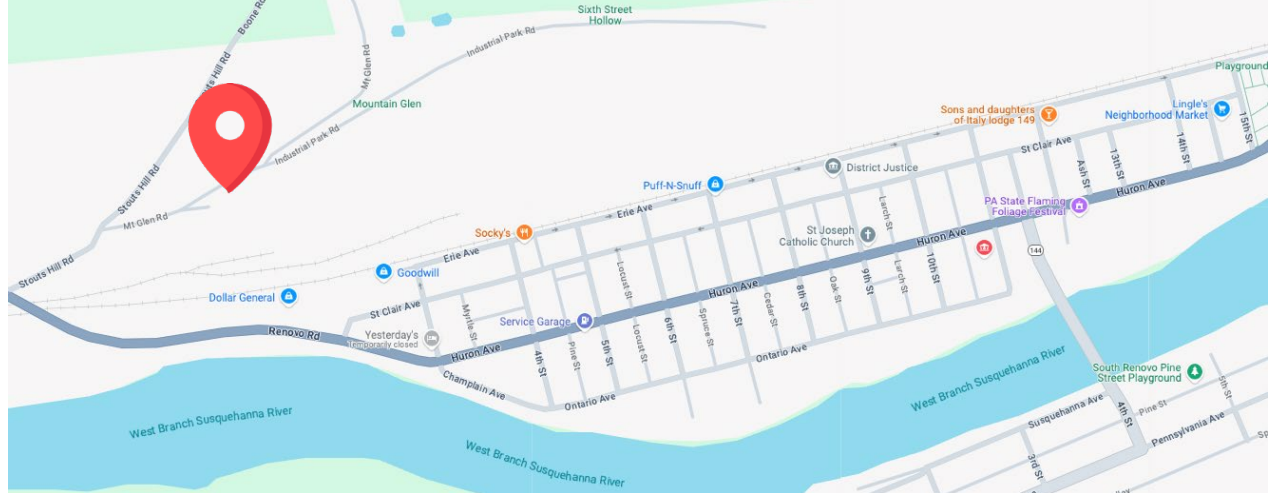
Contact us to discuss the opportunity of buying the unique site in the Northern Tier or leasing 2,500-50,000 sf.



# 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

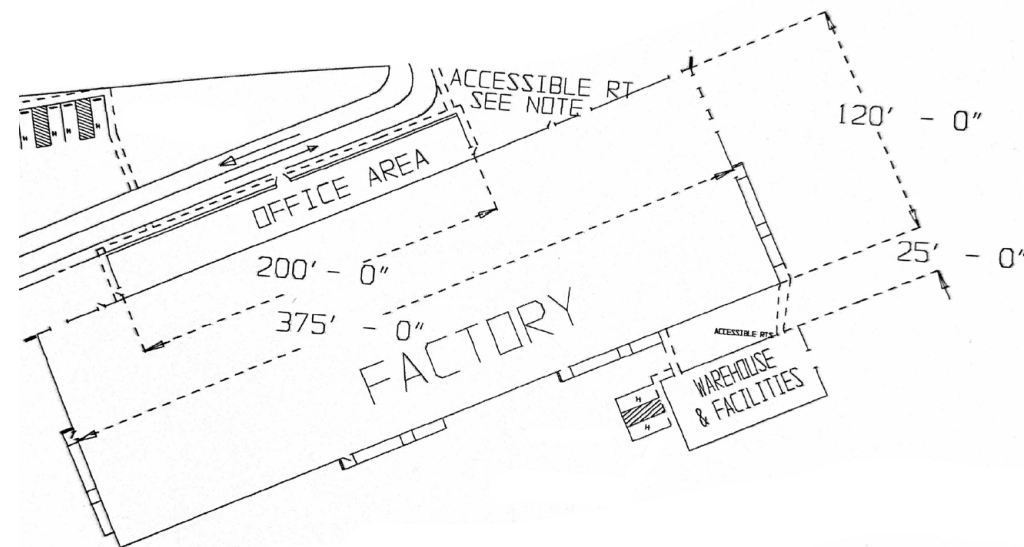


## HOUSEHOLDS

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

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://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.

