

# For Sale: 3.64 Acres | ±8,558 SF Building

Central PA development opportunity.



## 1538 Suzy Street, Lebanon, PA 17046

\*Outline is approximate

### About

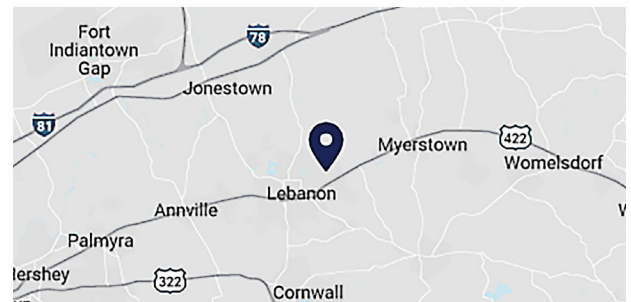
This parcel can be sold with the neighboring parcel as part of a larger industrial redevelopment.

Pricing	Please inquire
Lot Size	3.64 Acres
Zoning	I Industrial
Access	Directly to Route 422 by Sun Drive to North 15 <sup>th</sup> Street
Location	North Lebanon Township
Other	Public Water/Sewer
	Low vacancy, high rental rate growth submarket
	Incredibly strong local labor market

### Property Overview

East Suzy Street presents a rare opportunity to develop 3.64 acres of land located along Suzy Street in North Lebanon Township, an established industrial area. This property is less than one mile from Route 422, with easy access to major interstates and highways.

### Location



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# For Sale

1538 Suzy Street  
Lebanon, PA 17046

±8,558 SF Building | Potential Redevelopment



## Industrial Tenant Base





# For Sale

**1538 Suzy Street  
Lebanon, PA 17046**



## Exceptional Logistics Location:

- Situated with immediate access to Route 422 and quick access to I-78, I-81, and the Pennsylvania Turnpike, this property is well-situated in the Harrisburg/Central Pennsylvania logistics corridor.
- Leveraging the region's strong interstate highway system, ports, intermodal terminals, airports, and parcel hubs, allows users to gain an advantage for mission-critical elements of their manufacturing and supply chain.
- Evidenced by historically low vacancy rates, Lebanon County has become a highly desirable market for users, providing ongoing demand for warehouse and manufacturing space.

## Easy access to:



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