

FOR LEASE

700-712 Ayers Avenue, Lemoyne, PA 17043

9,145 SF Total Flex Space With Outside Storage Available



PROPERTY HIGHLIGHTS

- Very rare 9,145 SF Flex building with outside storage available
- Building features include fenced lot with outside storage, warehouse/shop space, 24 hours surveillance and signage visible to PA 581
- Neighbors include Coca-Cola, Lamor Advertising, Wesco Distribution, Genco Distribution and many more
- In close proximity to PA 581, I-83, I-81 and the PA Turnpike

For more information, please contact:

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PROPERTY DATA

ADDRESS:	700 AYERS AVENUE LEMOYNE, PA 17043	FLOOD ZONE:	NO
COUNTY:	CUMBERLAND COUNTY	CEILING HEIGHT:	12' – 16' WAREHOUSE, 9' SHOP/8' – 9' OFFICE
MUNICIPALITY:	LEMOYNE BOROUGH	FLOOR TYPE:	VCT/WOOD/CARPET - OFFICE CONCRETE – SHOP/WAREHOUSE
TAX PARCEL:	12-22-0824-258 & 12-22- 0824-261	ROOF:	METAL – WAREHOUSE/SHOP FLAT RUBBER – OFFICE
ZONING:	COMMERCIAL GENERAL	SPRINKLERS:	NO
PARCEL SIZE:	.87 ACRES	LIGHTING:	LED/FLUORESCENT
ROAD FRONTAGE:	ON AYERS AVENUE	WATER/SEWER:	PUBLIC/PUBLIC
TOTAL SF:	9,145 SF	HVAC:	GAS HEAT-WAREHOUSE CENTRAL AIR/GAS HEAT-OFFICE
AVAILABLE SF:	5,510 OFFICE 2,456 WAREHOUSE 1,179 SHOPE SPACE	ELECTRICAL CAPACITY:	120/240 – 3 PHASE
YEAR BUILT/REN.:	1978/2019	SECURITY:	24 HOUR SURVEILLANCE
CONSTRUCTION:	BLOCK/STUCCO	PARKING:	AMPLE CAR AND TRUCK PARKING
# OF FLOORS:	2 FLOORS	RESTROOMS:	FIVE
PURCHASE PRICE:	CALL FOR DETAILS	SIGNAGE:	BUILDING SIGNAGE VISIBLE TO PA 581
LEASE RATE:	\$9,750/MONTH	AMENITIES:	FENCED LOT, OUTSIDE STORAGE, DIRECTLY OFF PA 581
DOCK DOOR:	NO	ROLL UP:	3 DRIVE-IN DOORS



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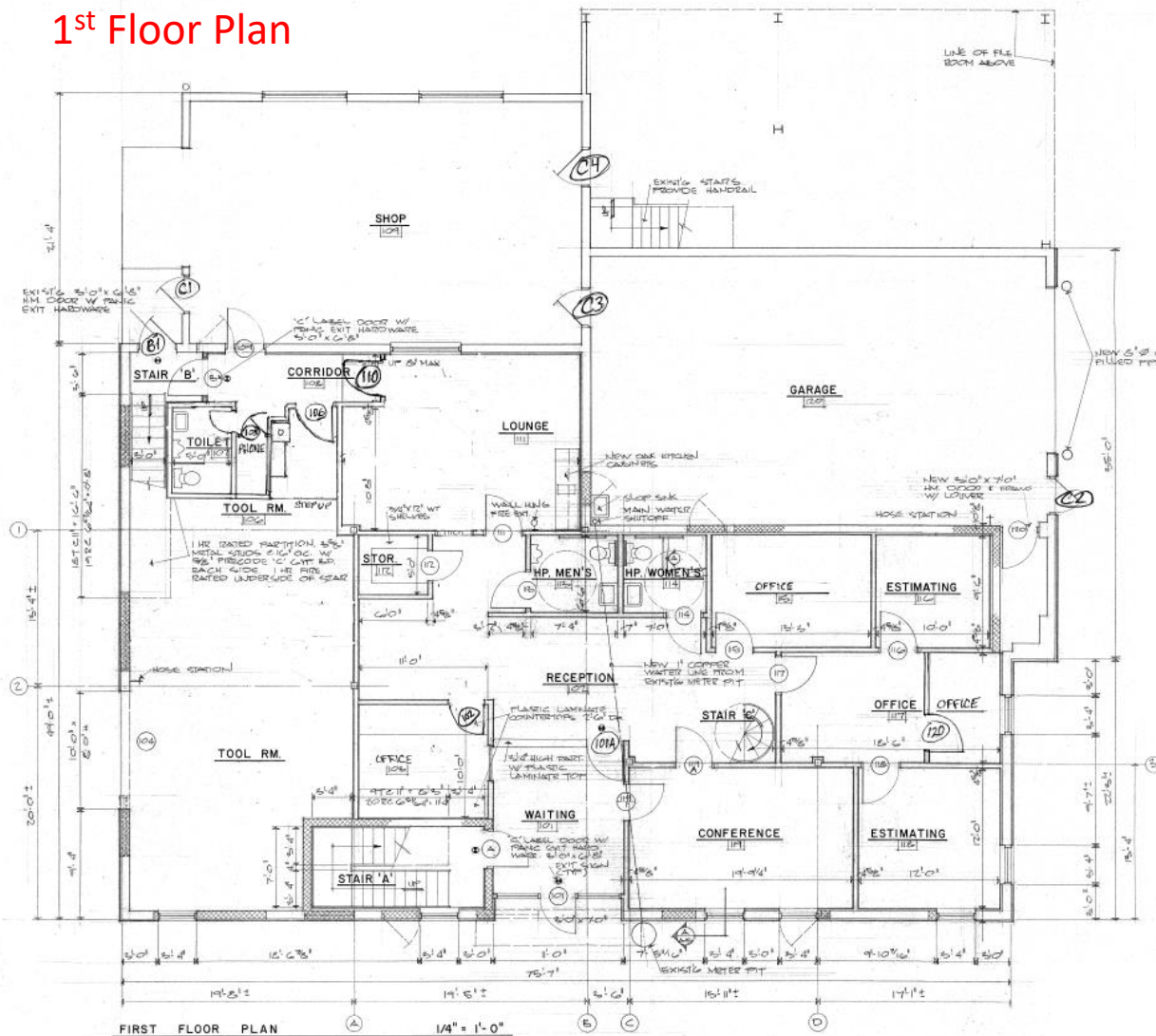
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1st Floor Plan



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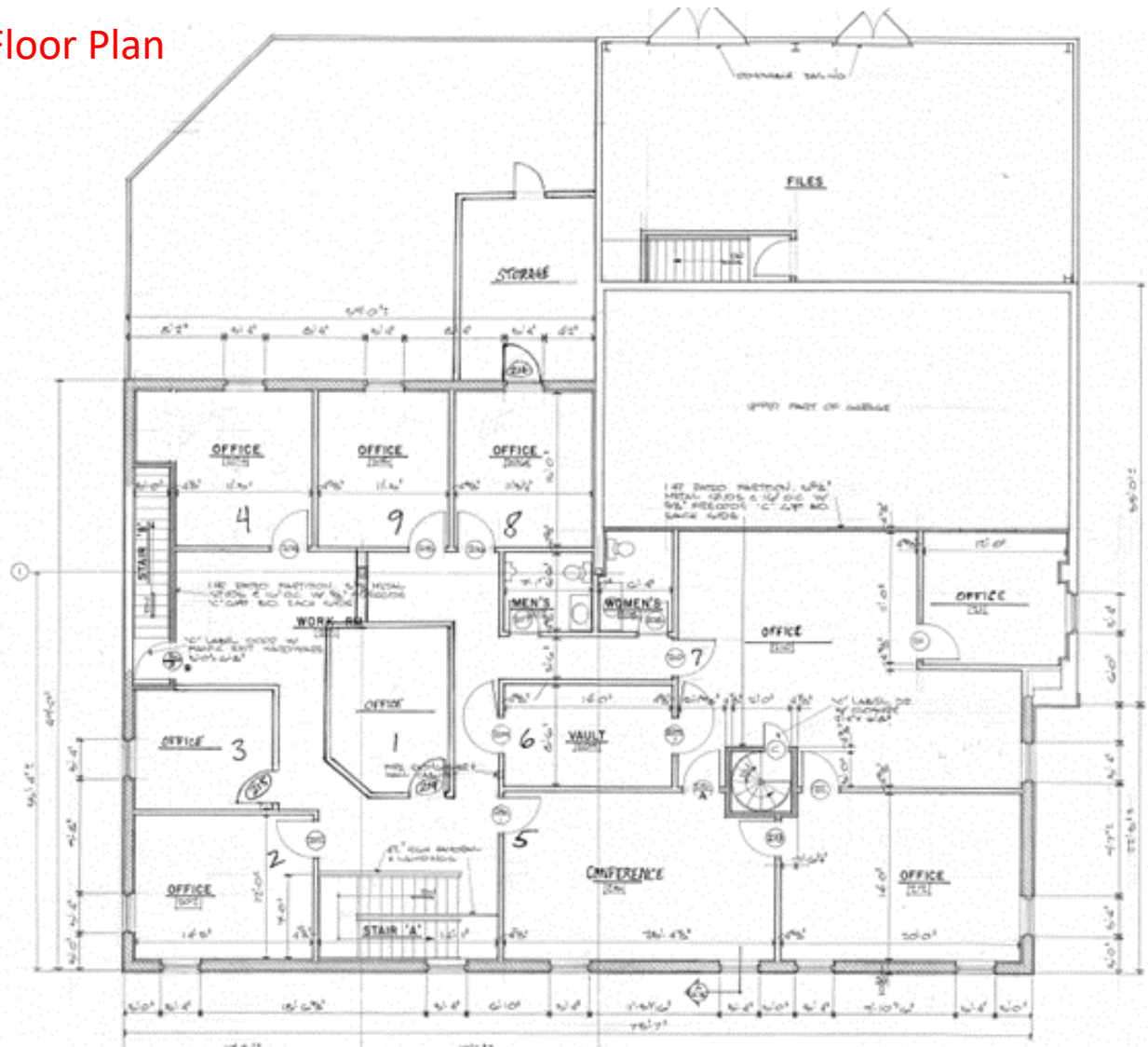
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2nd Floor Plan



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AERIAL



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PROPERTY PHOTOS



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