



LEBANON VALLEY BUSINESS PARK

13 RITTER WAY, LEBANON, PA 17042

NEW CLASS A INDUSTRIAL PROPERTY AVAILABLE






PROPOSED WAREHOUSE
161,000 SF

OFFERING SUMMARY

Available SF	161,000 SF
Lease Rate	Negotiable
Delivery	Q2 2025
Building Size	161,000 SF
Lot Size	+/- 12.9 Acres
County	Lebanon
Municipality	South Lebanon Twp
Zoning	Industrial
Business Park	Lebanon Valley Business Park

PROPERTY HIGHLIGHTS

- Excellent opportunity to lease 161,000 SF new construction industrial warehouse in Lebanon Valley Business Park
- The class A tilt up construction features 20 dock doors (expandable) & 2 drive-in doors, 31' clear ceiling height, ample car parking, and large truck court
- Lebanon Valley Business Park offers access to dense blue collar workforce, high capacity utility services including electric, natural gas, fiber optic, and public water/sewer
- Join corporate neighbors Amcor, Johnson & Johnson, DHL, Schott Pharma USA, Mitek Benson Industries, Nortera Foods, Weaber Lumber, PSPM Plastics, Millet Plastics, Mr Brands, Regupol America, Zeiglers Distributors, Trublu Logistics/Fresenius, Menasha, & Everlast Roofing
- Easy access to: 

PROPERTY DETAILS

Property Address	13 Ritter Way Lebanon, PA 17042
Property Type	Industrial
Available SF	161,000 SF
Building Size	161,000 SF
Office Size	Built to Spec
Lot Size	+/- 12.9 Acres
Ceiling Height	31' 10"
Dock Doors	20 (expandable)
Drive-in Doors	2
Parking	137 Spaces
Foundation	Concrete Masonry
Framing	Steel
Roof	Rubber
Electric	3-Phase
Water/Sewer	Public
Fiber Optic	Yes
Gas	Yes

County	Lebanon
Municipality	South Lebanon Township
Business Park	Lebanon Valley Business Park
Zoning	Industrial



Lebanon Valley Business Park



LEBANON VALLEY BUSINESS PARK

If you are looking for the perfect location, the Lebanon Valley Business Park is the place for you. A well planned and successful park with great corporate neighbors.

Bemis Performance Packaging, Schott Pharmaceutical Packaging, East Indies Company, North American Products, Kauffman Animal Health, Laser Fabrication, Regupol America and other companies have found a home in Lebanon Valley Business Park. About 40 sub-dividable acres remain available.

Physical Characteristics

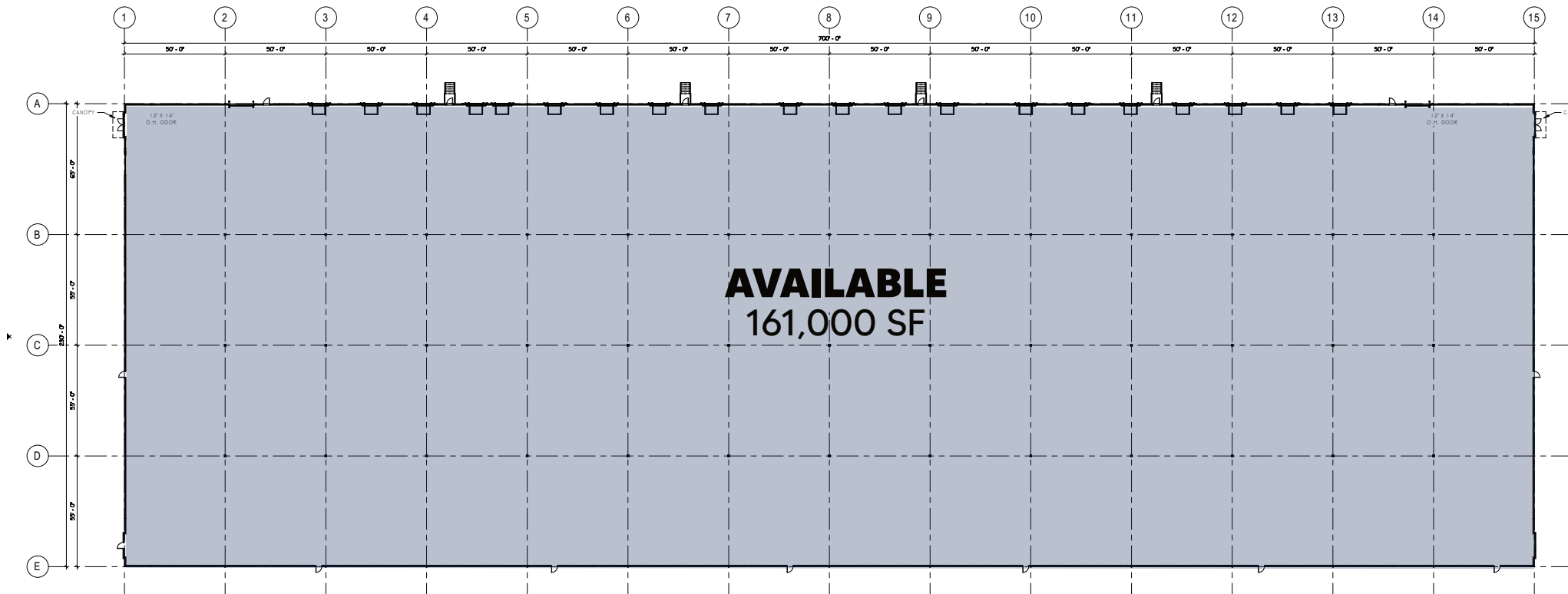
- Size: 40 acres (sub-dividable)
- Location: In Lebanon County, PA
- Zoning: Industrial

Utilities

- Water: City of Lebanon Water Authority, 12" line
- Sewage: South Lebanon Township Sewer Authority
- 12" & 8" line
- Gas: UGI Utilities 6" & 8" lines
- Electricity: Met-Ed, a FirstEnergy Company, 13.2 KV (Close Proximity)
- Telecom.: Verizon, Fiber Optic capability available
- Roadway: 50' Right of Way, 34" paved surface



AVAILABILITY



LEASE INFORMATION

AVAILABLE SF

161,000 SF

BUILDING SIZE

161,000 SF

LEASE RATE

Negotiable

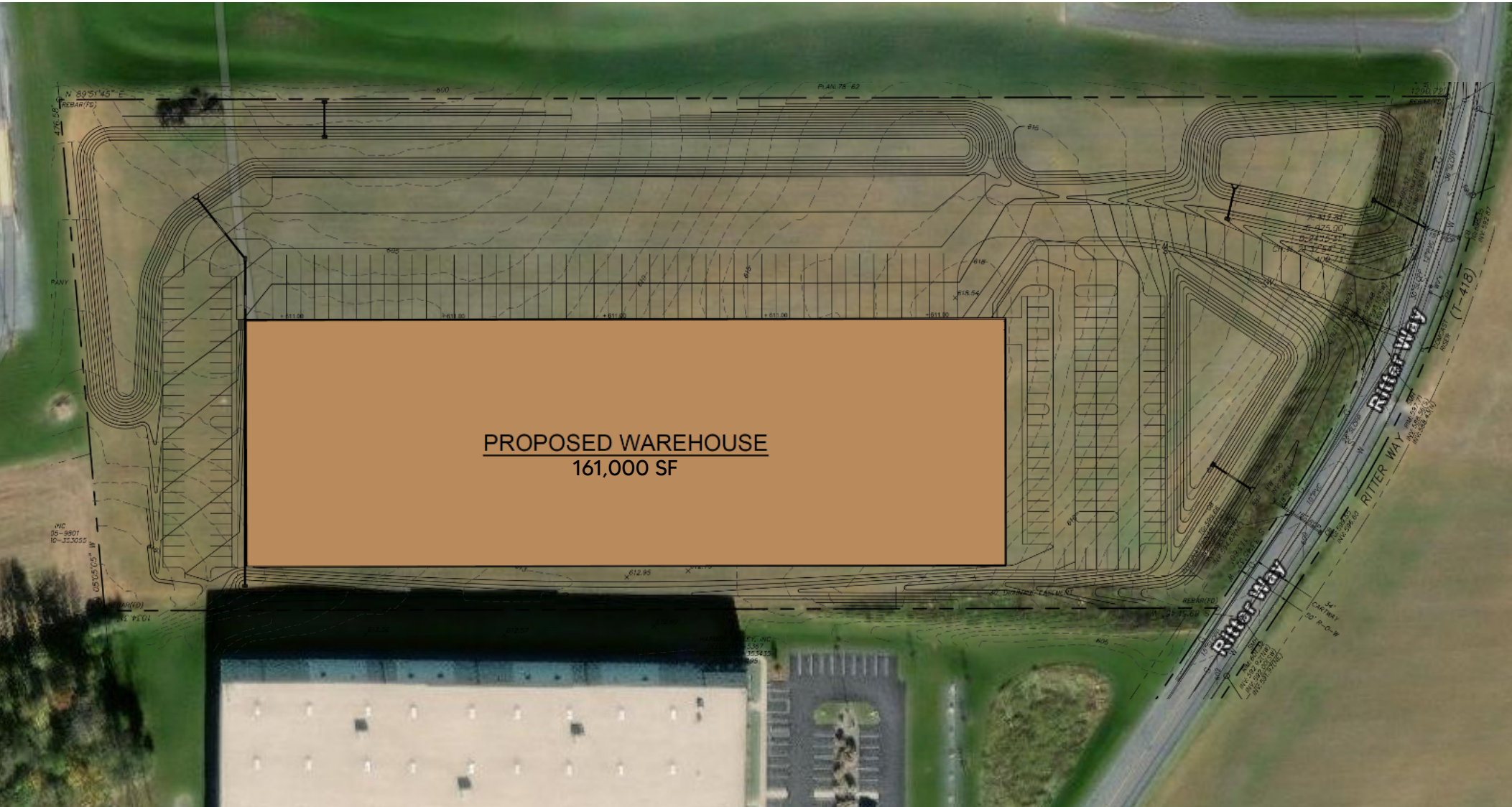
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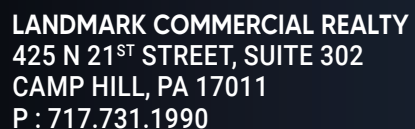
NNN

RENDERING



SITE PLAN AERIAL

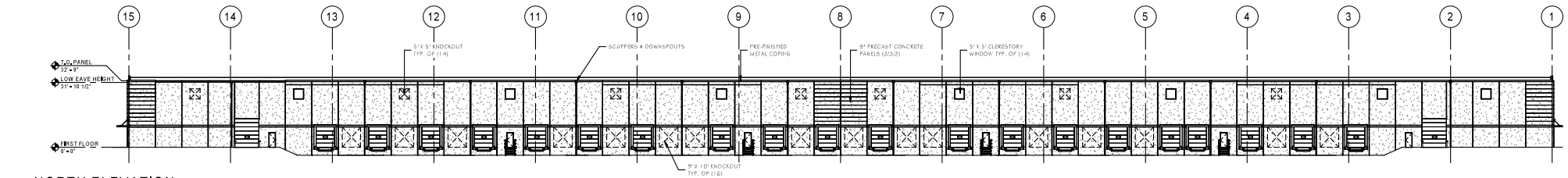




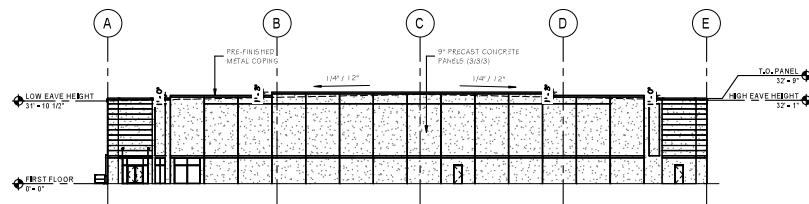
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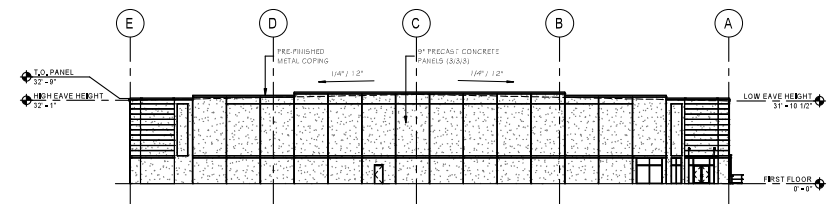
ELEVATION PLANS



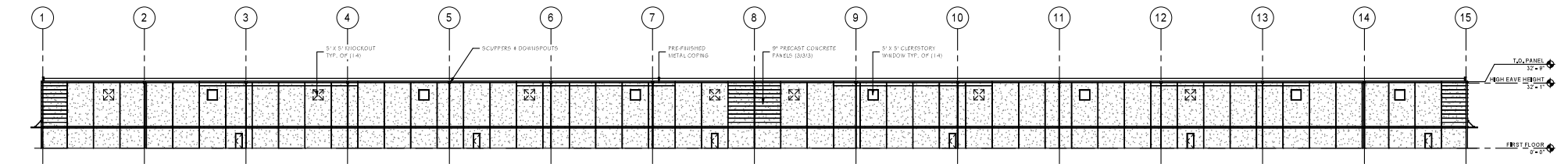
3 NORTH ELEVATION
304'-0" x 114'



2 WEST ELEVATION
304'-0" x 114'



4 EAST ELEVATION
304'-0" x 114'



1 SOUTH ELEVATION
304'-0" x 114'

TRADE AREA MAP

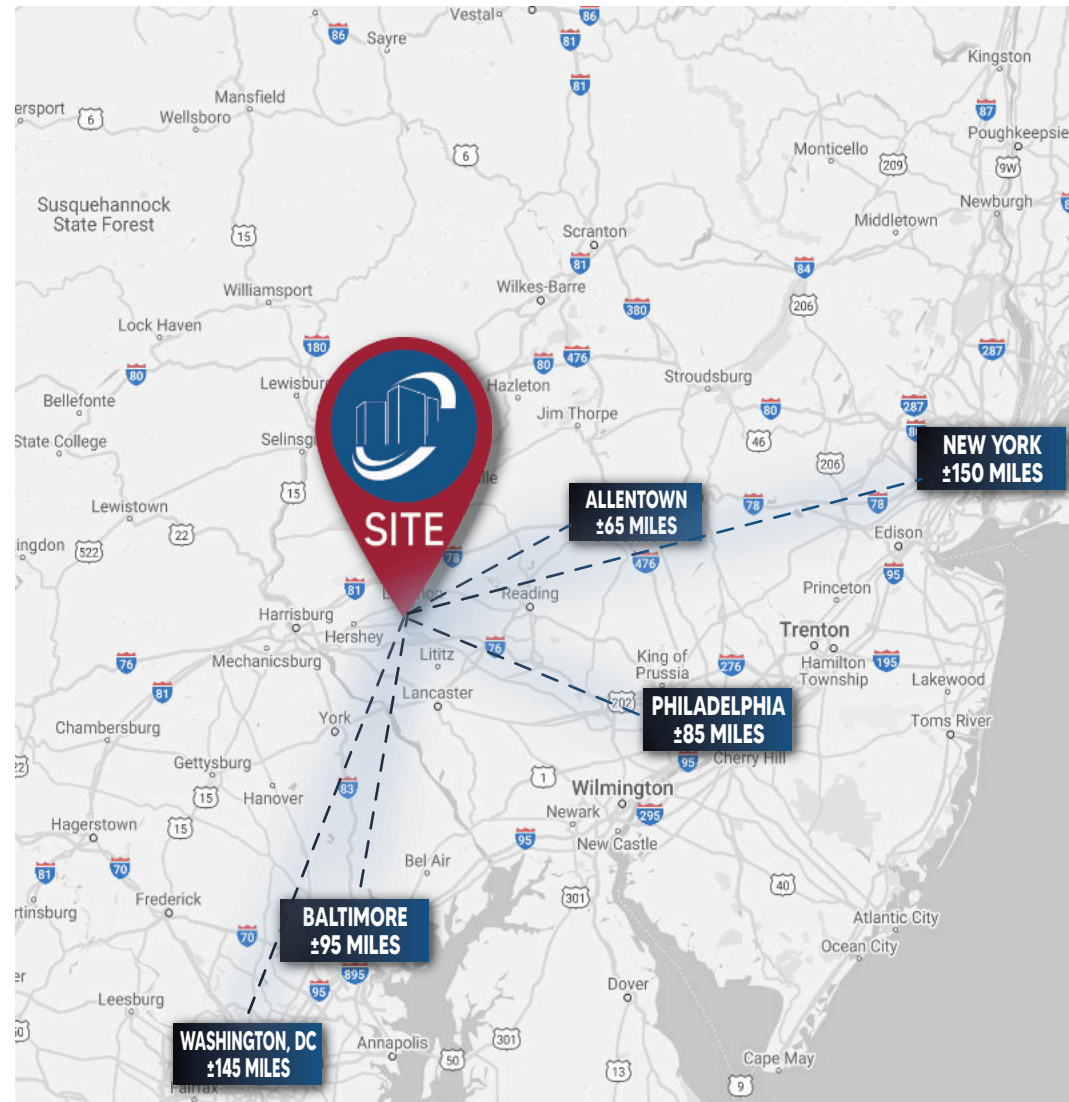


AREA OVERVIEW

LEBANON COUNTY : Superior transportation networks link businesses and consumers to regional and overseas markets. Interstate Routes 81, 78 and 76 (the Pennsylvania Turnpike) run through the County and connect to other major roadways serving the Northeast and Mid-Atlantic states. More than 30 motor freight lines in the Northeast cross the Lebanon Valley, handling double stack cars. These lines also provide local switching facilities, numerous sidings, piggy-back pick-up and drop shipment distribution and deliveries. Scheduled passenger and air freight service is available through Harrisburg International Airport, less than 30 miles west along the Pennsylvania Turnpike.

Direct overseas travel can be easily accessed through Philadelphia International, Newark International and Baltimore-Washington International Airports, located less than two hours from Lebanon County. Corporate aircraft are also served at nearby private airstrips. Businesses transporting goods via ship have discovered that this area's proximity to the ports of Philadelphia, Baltimore, New York and Wilmington provide another cost advantage. Cargo-handling facilities, container capability and intermodal connections (with rail and truck) are readily available.

Many business opportunities are available in Lebanon County. The top five industries by employment are manufacturing, health care/social services, retail trade, educational services, and accommodation/food services. Lebanon County is diversifying, seeing new growth in technology-based business research and development, printing, pharmaceutical operations, warehousing, distribution and services. Understanding this workforce advantage and market location, many smaller entrepreneurs have also chosen Lebanon County because it provides a solid base for their future expansions.




POPULATION
144,011


AVG FAMILY INCOME
\$66,614


TRAVEL TO WORK
22.6 MIN


EMPLOYEES
74,100

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.