

Executive Summary



SALE PRICE:	\$1,095,000.00
LOT SIZE:	1.98 Acres
BUILDING SIZE:	9,737 SF
GRADE LEVEL DOORS	4
CEILING HEIGHT:	16 FT
YEAR BUILT:	1987
RENOVATED:	2014
ZONING:	LI-B
LEASE:	This Building Is Available For Lease

PROPERTY OVERVIEW

Excellent opportunity for the owner/user to purchase a freestanding industrial flex building located at 4440 Spring Hill Drive, Schnecksville, North Whitehall Township. The property offers great flexibility. It consists of an approximately 9,737 SF building on 1.981 acres. The first floor of the building consists of 5,952 SF of warehouse with a kitchenette and an office or display/reception area. The second floor has 3,785 SF of well lit office space with an additional 1,000 SF bonus of unfinished storage. The warehouse area has 2 oil fired heaters. Permitted uses include office, packaging, manufacturing and warehousing. The property is perfect for an owner/occupant and is move-in ready.

PROPERTY FEATURES

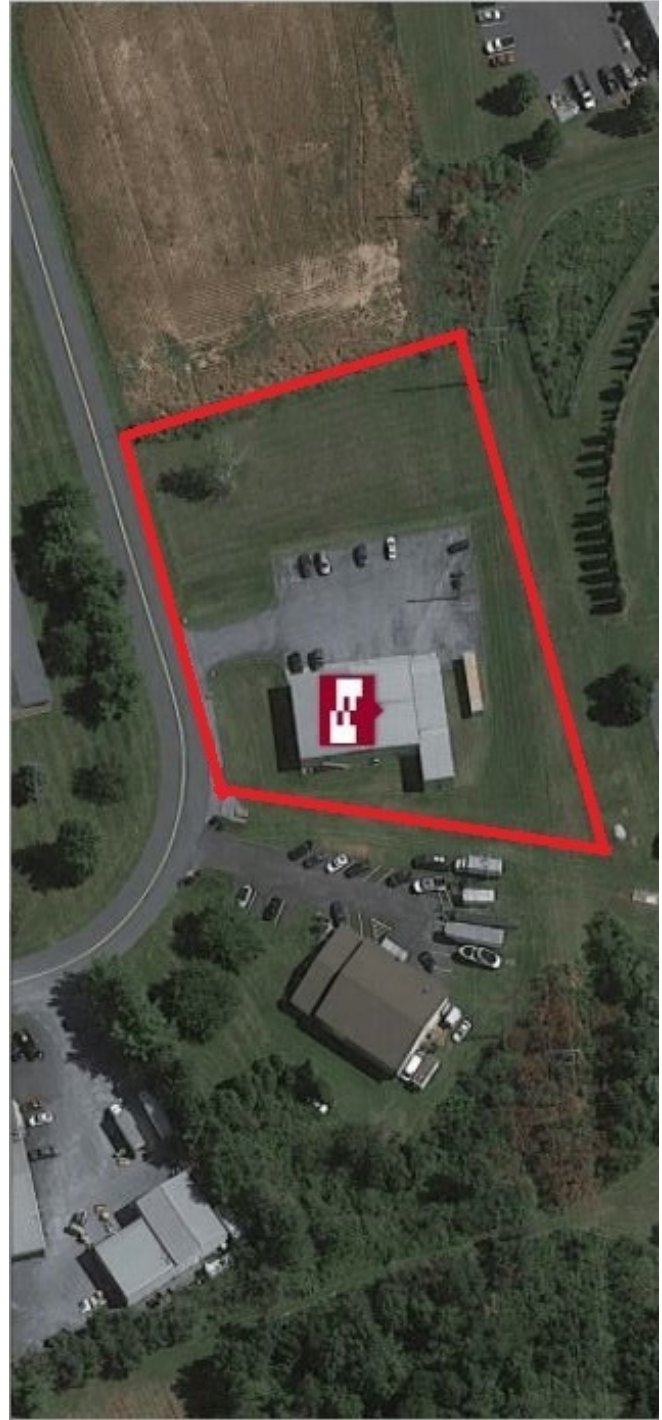
- Great Industrial Flex Building with Land for Expansion
- Freestanding 9,737 SF Building
- Excellent Industrial/warehouse Possibilities
- Renew Aire Energy Recovery Ventilators,
- Split Air/Heating Units in Office Areas

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Property Details

PROPERTY TYPE:	Industrial
APN:	5469425881391
LOT SIZE:	1.98 AC
BUILDING CLASS:	Industrial
ZONING:	LI-B
PARKING SPACES:	Approximately 20
CROSS STREETS:	Sand Spring Road
CONSTRUCTION TYPE:	Concrete Block
NUMBER OF STORIES:	2
FOUNDATION:	Reinforced Concrete Slab
EXPANSION CAPABILITIES:	Expansion Capacity 25,000 SF
MEZZANINE:	Yes
NUMBER OF UNITS:	1
ELECTRIC:	200 amp
ROOF:	Metal Roof
HVAC:	Mini Split Units and Oil Fire Furnace Heat



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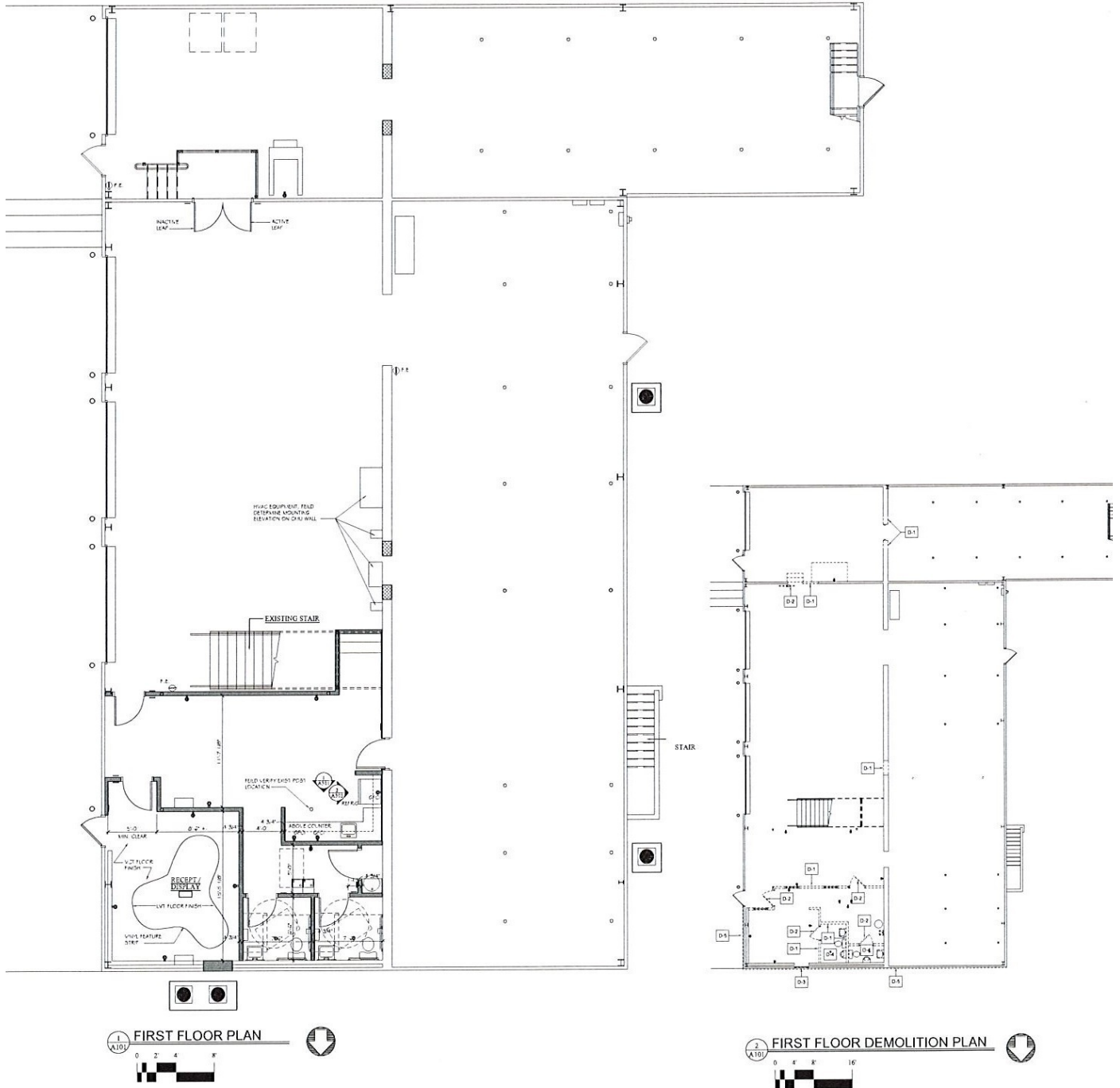


Additional Photos



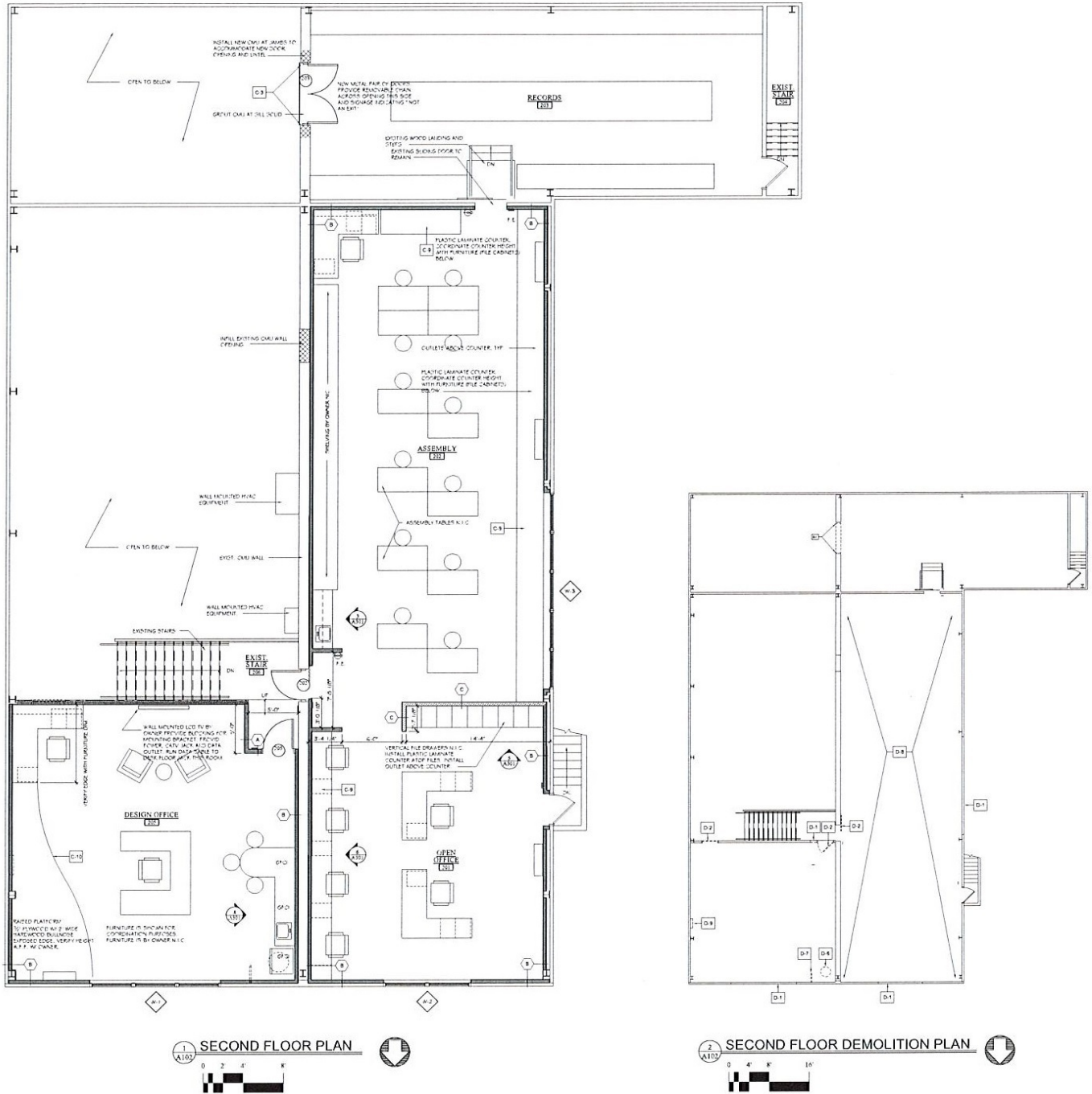
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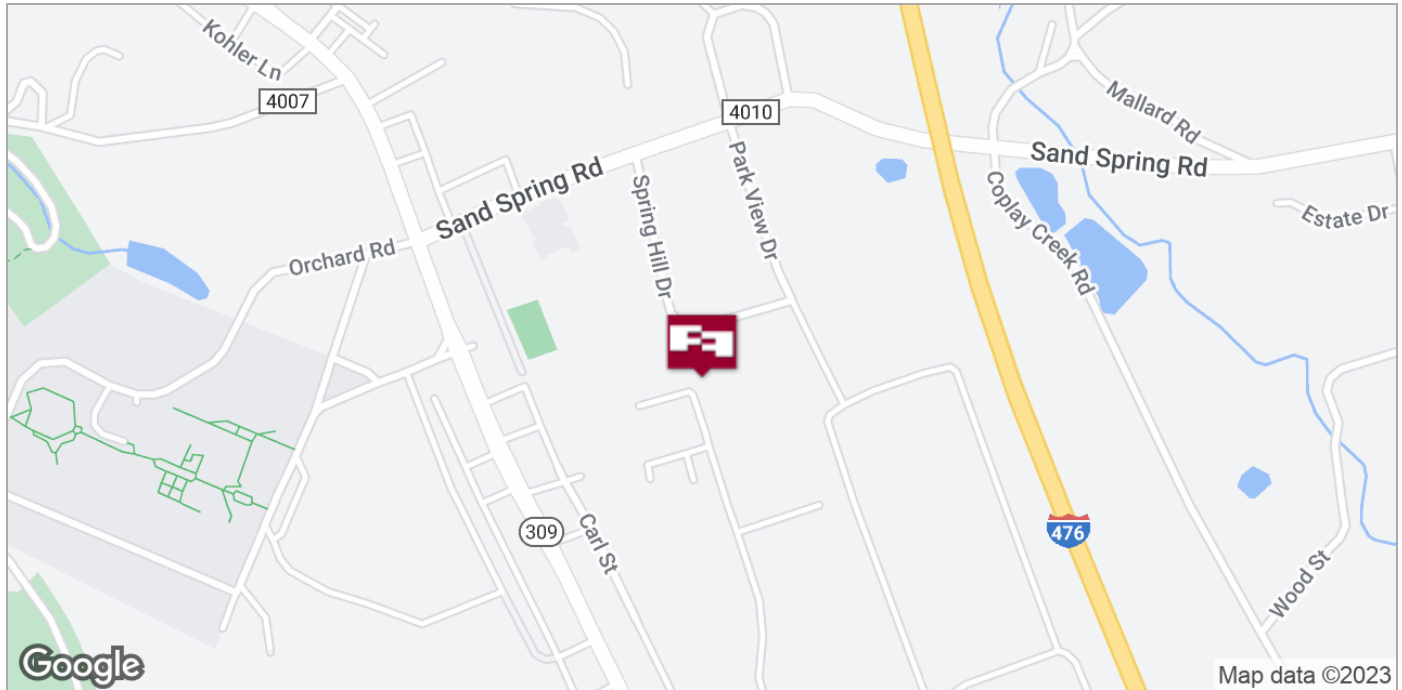




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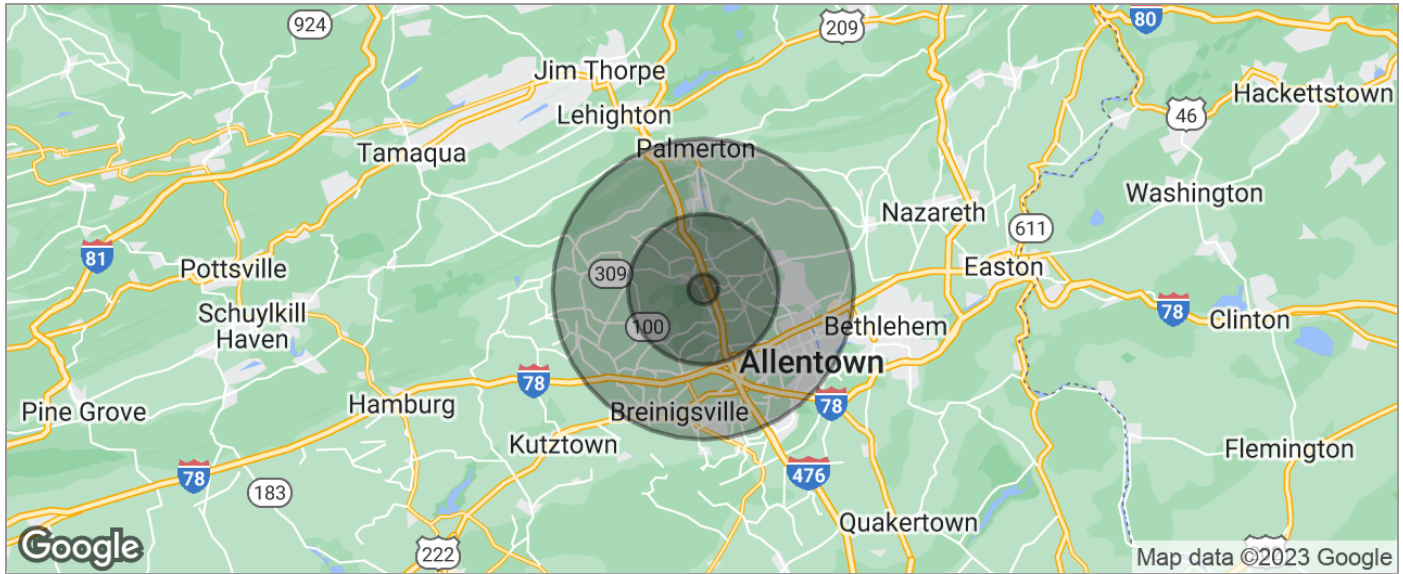
Location Maps



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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,913	35,244	298,824
MEDIAN AGE	44.4	43.6	39.6
MEDIAN AGE (MALE)	42.4	43.1	38.3
MEDIAN AGE (FEMALE)	44.9	43.5	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	747	13,239	115,959
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$88,381	\$93,710	\$70,763
AVERAGE HOUSE VALUE	\$276,771	\$302,558	\$253,699
RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.1%	94.1%	83.1%
% BLACK	1.1%	1.3%	4.8%
% ASIAN	1.0%	2.5%	3.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	0.3%	0.7%	6.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	4.8%	3.5%	15.0%

* Demographic data derived from 2020 ACS - US Census

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