FOR SALE/LEASE

MODERN INDUSTRIAL WAREHOUSE

26,800 SF Multi-tenant Building

211 Piper Circle Annville, PA 17003











For More Information, or a personal tour, Call:

Justin Geisenberger, CCIM
717-208-3204 Direct

SABLE
Commercial Realty

See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601
717-399-9361

MULTI-TENANT INVESTMENT OPPORTUNITY

Welcome to 211 Piper Circle, a 26,800 SF like-new Industrial facility on 3.38 acres thoughtfully divided into two primary spaces with a long-term outdoor storage user. The building features eight (2) 9' x 9' dock doors and one (1) 9' x 9' overhead door for seamless loading access. This fully conditioned building offers modern amenities such as 24-27' Ceiling Heights, 3 Phase Power, and Fire Sprinkler system. This facility is in the highly sought after Flightpath Sports Park in Lebanon, PA. This unique opportunity won't last long. Call Sable Commercial Realty today to schedule your showing! 717-399-9361.





FEATURES:

Unit 1: *12,000 SF (**Available for Lease**)*
Unit 2: *14,800 SF (Currently Leased)*
Unit 3: *Outdoor Storage (+/- 14yr lease)*

- *(2) 9' x 9' Dock Doors*
- *(1) 9' x 9' Overhead Door*
- *Ceiling Heights: 24'-27'*
- *Fully Conditioned Building*
- *3 Phase Power*
- *Fire Sprinkler System*
- *Property built in 2015*
- *3.38 Acres*

FOR LEASE: $8.95/SF NNN

FOR SALE @ $2,950,000

Information herein deemed reliable but not guaranteed. Property offered As-Is. Neither Owner or Broker shall be liable for errors or omissions. Some facts and data are from third party sources. Buyer is responsible for verifying all property facts and conditions prior to purchase.

FOR SALE **211 Piper Circle Lebanon, PA 17003**

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PROPERTY SUMMARY

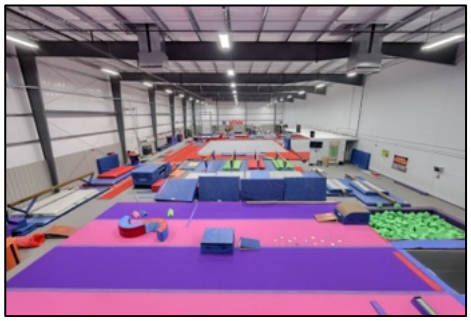
PROPERTY SUMMARY	211 Piper Circle, Annville, PA 17003
MUNICIPALITY:	South Londonderry Township, Lebanon County PA
TAX PARCEL ID#:	31-2299214-349556-0000
DEED REFERENCE #:	02100-6089
CONSTRUCTION:	Steel; metal siding
YEAR BUILT:	2015
SQUARE FOOTAGE TOTAL	26,800
ACREAGE	3.38 acres
ZONING	Light Industrial
REAL ESTATE TAXES 2026	$34,273, based on $1,366,800 Assessment
PARKING	92+/- spaces
UTILITIES	Electric (3 Phase), Natural Gas, Public Water and Sewer.
HVAC	Gas heat; Fully conditioned
ELECTRIC	3 phase
ROOF	Metal seamed roof
COLUMN SPACING	Varies; mostly 25' x 25'; some areas 23' x 25'
CEILING HEIGHTS	24' - 27'
MOST RECENT USE	Indoor Recreation
DOCKS/DOORS	(2) 9’ x 9’ Dock Doors (1) 9’ x 9’ Overhead Door
SPRINKLERED	Yes
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.
DEEDED OWNER:	KM Gingrich LLC







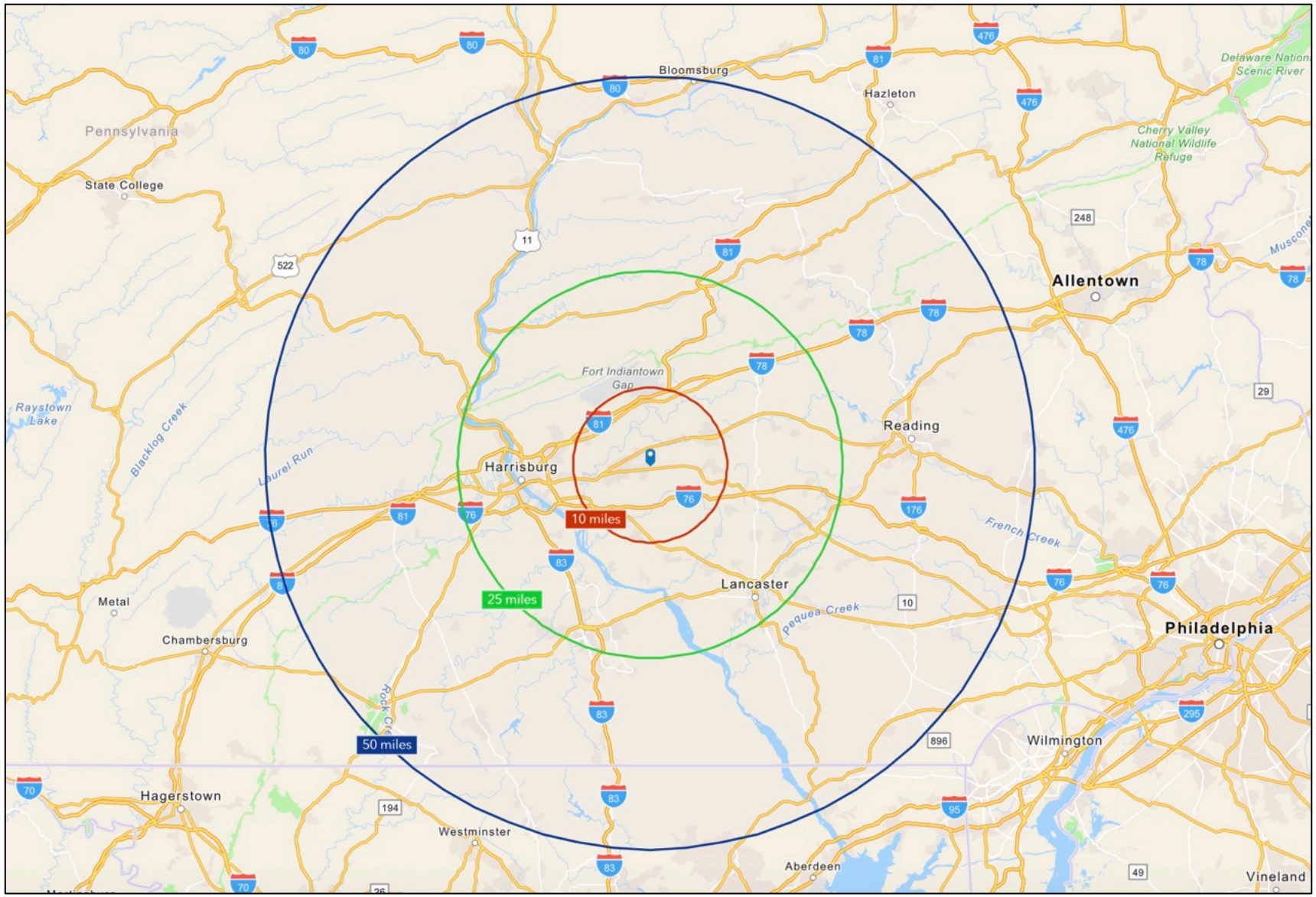






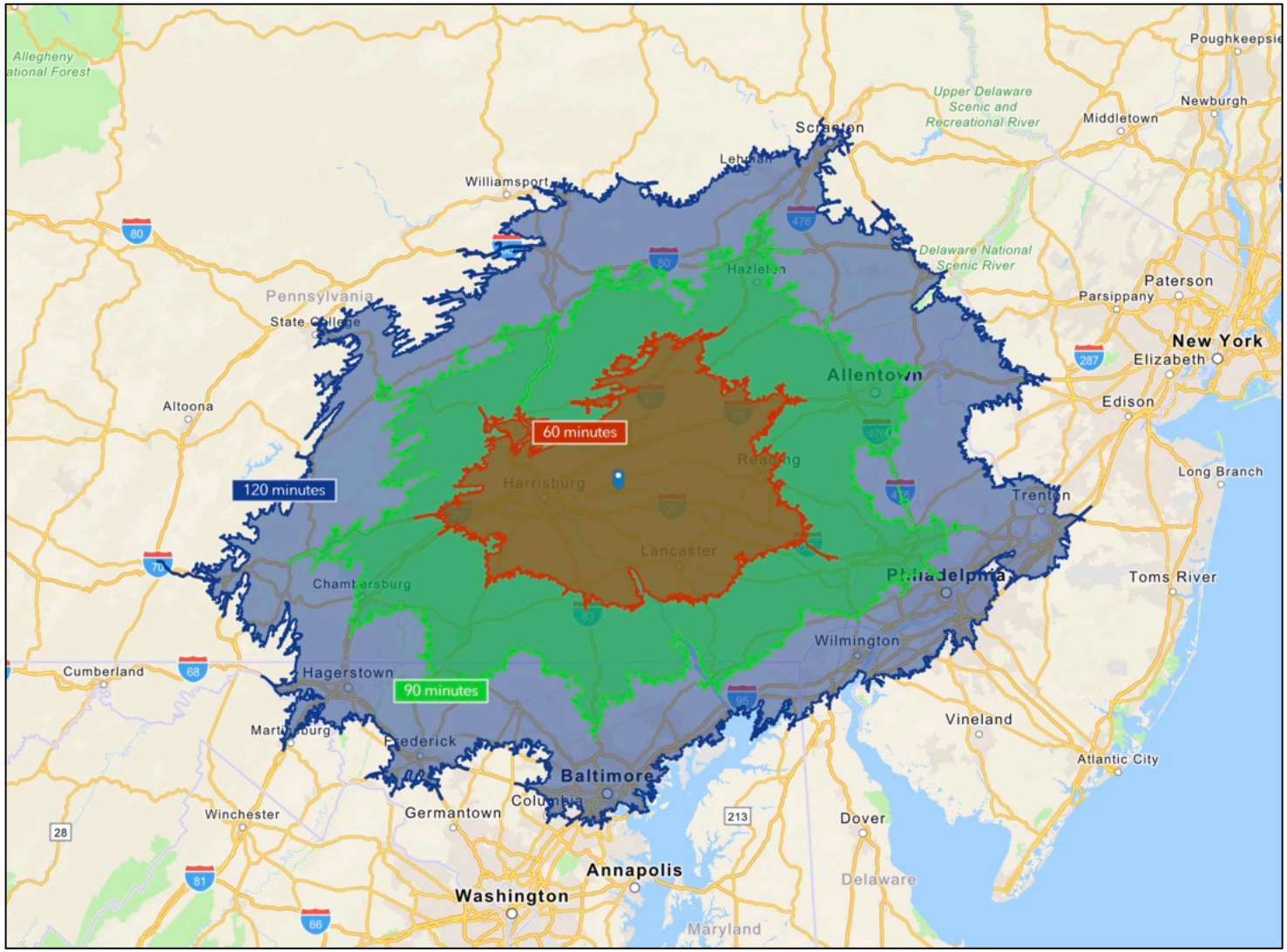
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MARKET RADIUS MAP



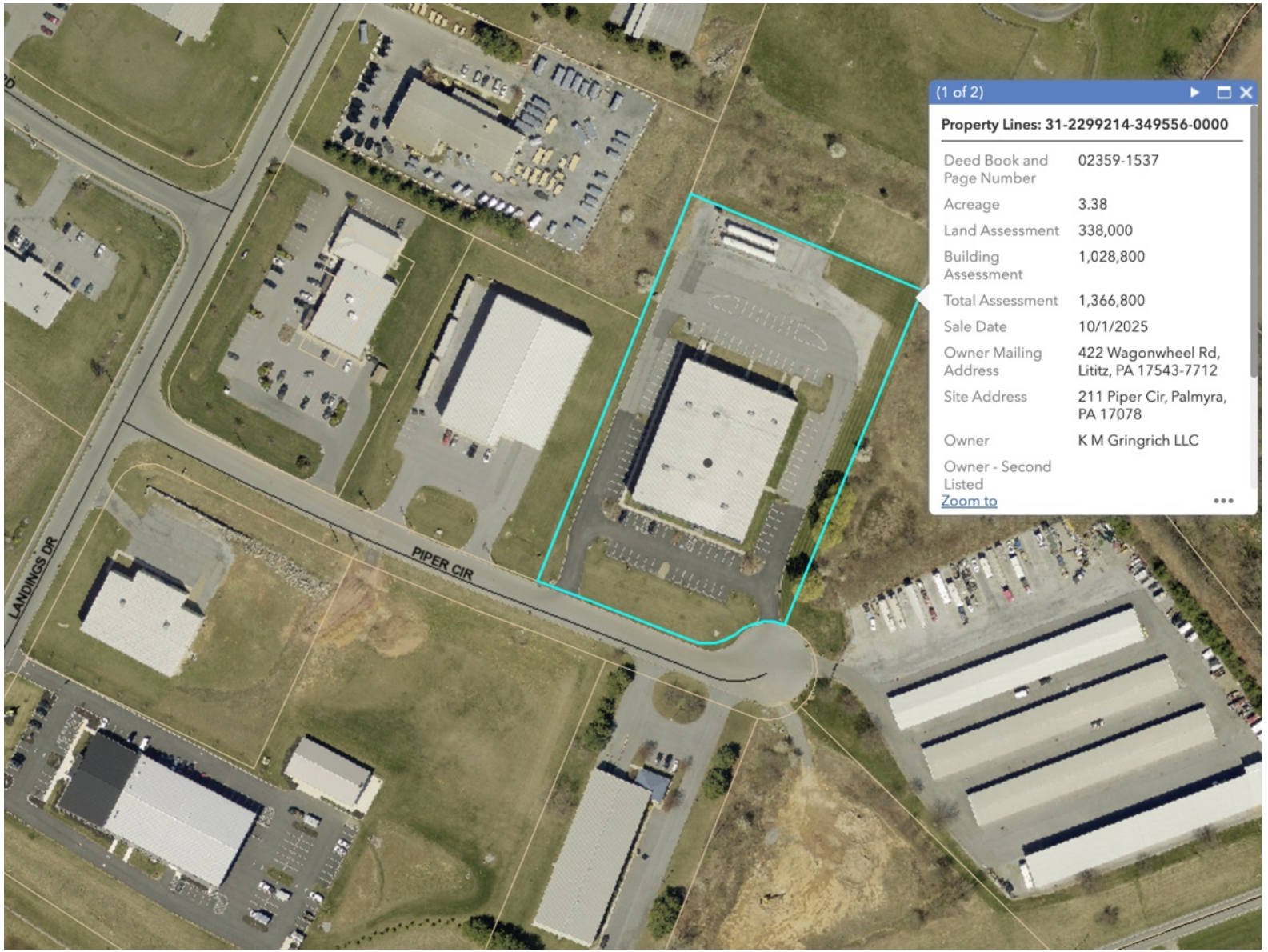
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60, 90, AND 120 MINUTE DRIVE TIME RADIUS MAP



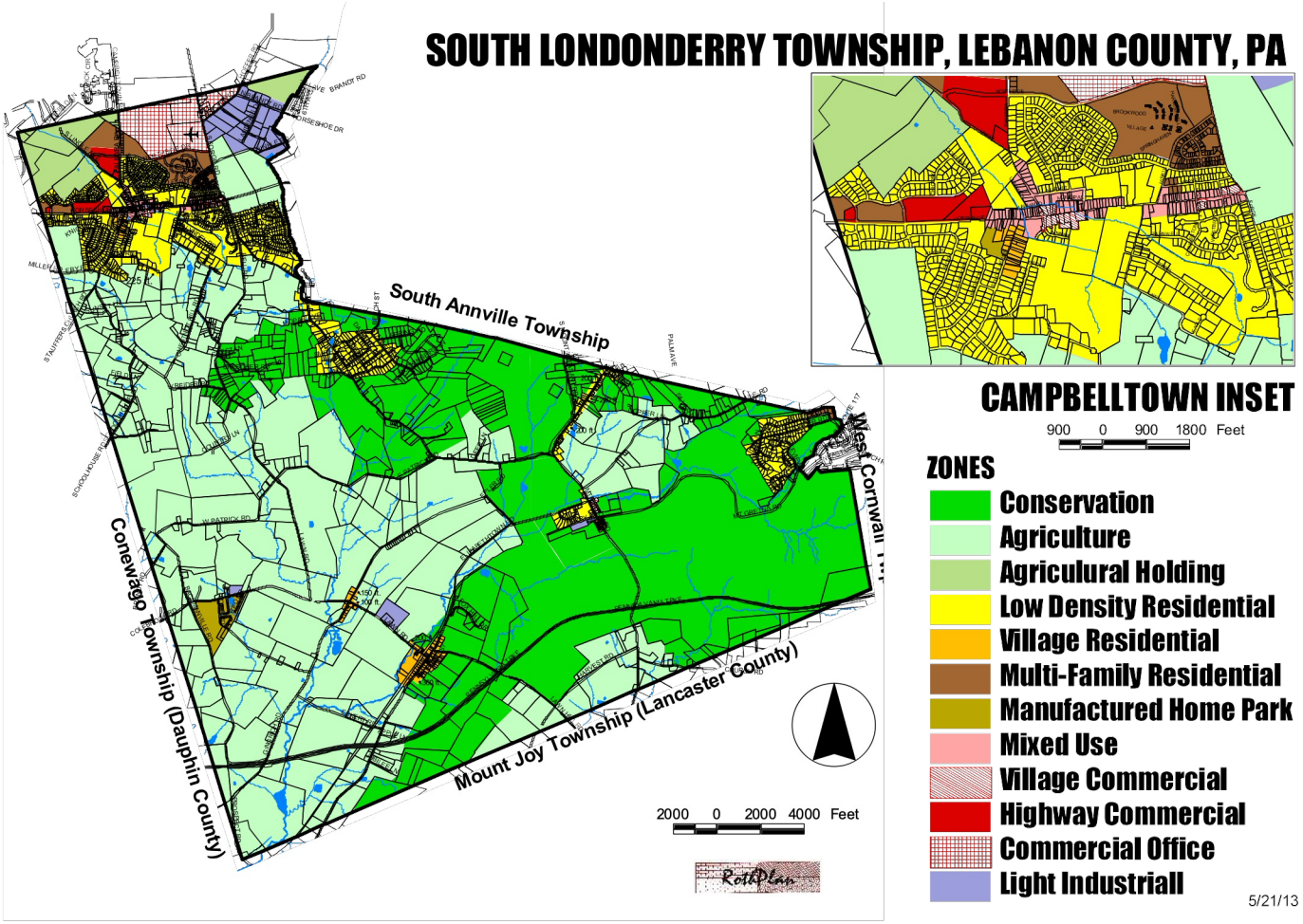
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TAX PARCEL MAP



ZONING INFORMATION

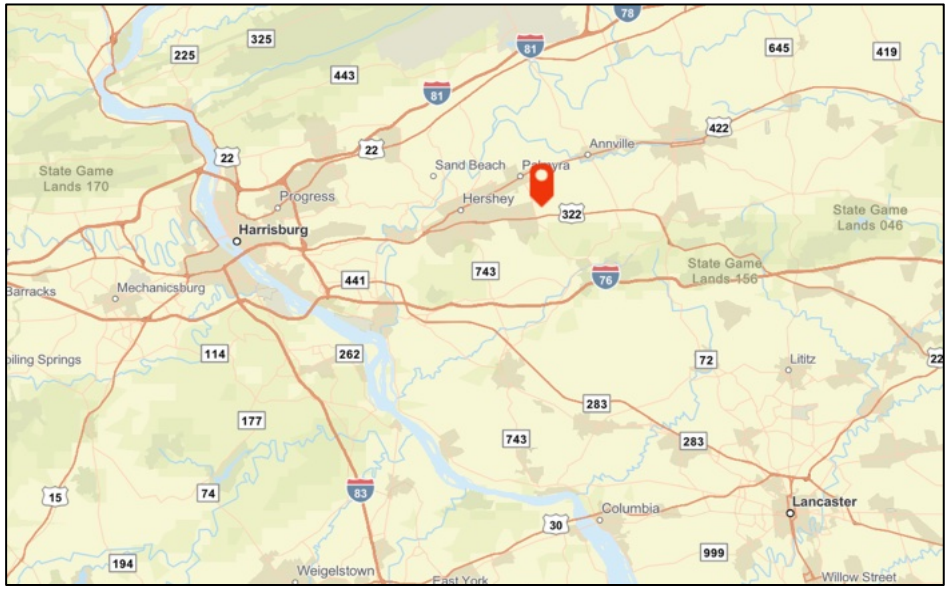
Property is Zoned Light Industrial in South Londonderry Township Lebanon County, PA



The information herein is provided as a convenience to Buyer, however, neither Seller nor listing agent make any representation as to allowed uses. Please contact the South Londonderry Township Zoning Office to verify your intended use and for all zoning related questions at: **zoning@southlondonderry.org**

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LOCAL MAP AND AERIAL VIEWS



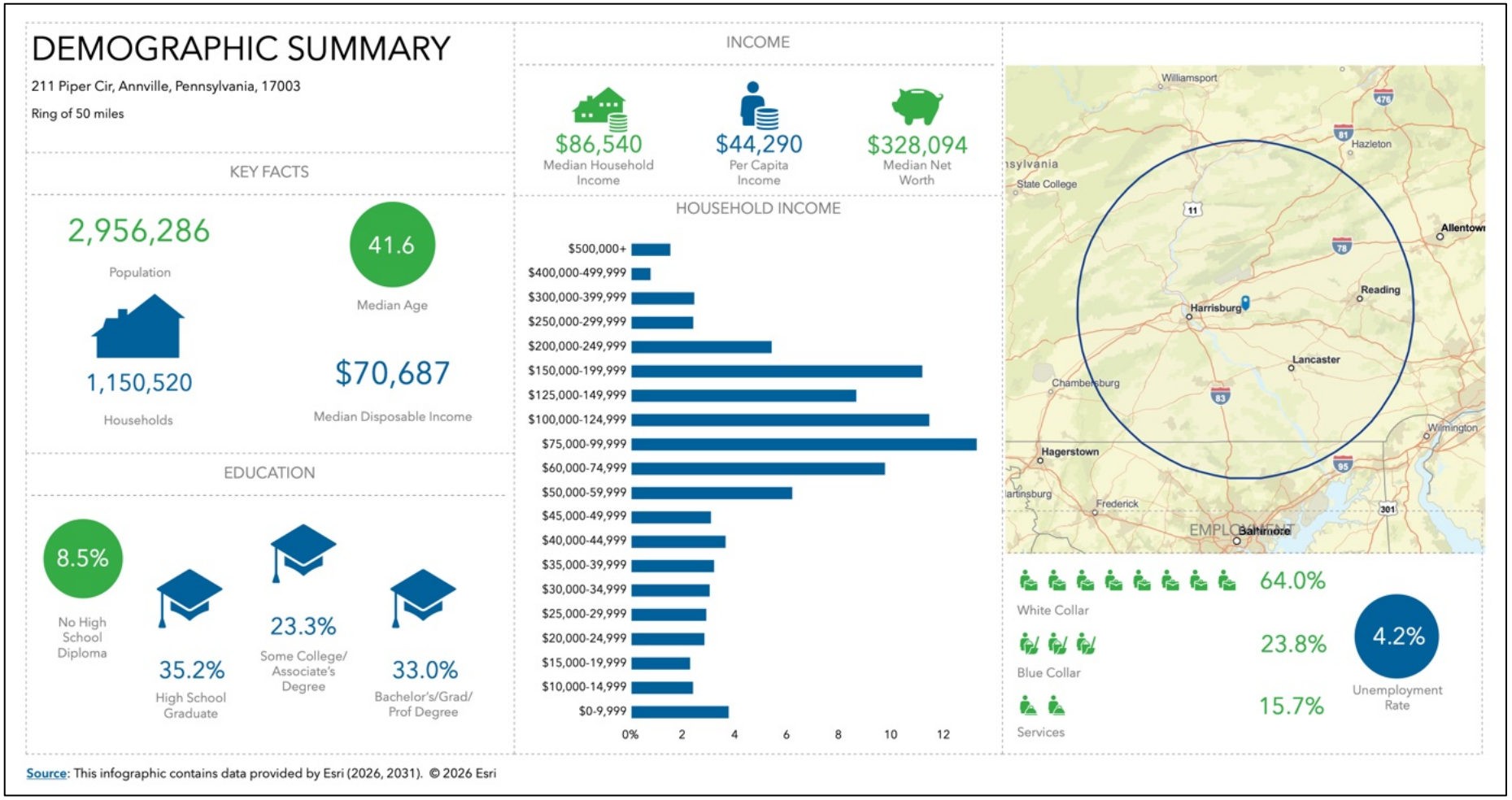






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REGIONAL DEMOGRAPHIC SNAPSHOT
50 MILE RING
Spanning Lebanon, Lancaster, York, Berks and Chester Counties



Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

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TO POTENTIAL BUYERS AND BUYER AGENTS:

This Property is sold AS-IS and not based upon any representation or information provided by Seller or Agent.

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Listing Agent is solely the representative of the Seller in any contemplated transaction. Listing Agent may still submit offers on a Buyer's behalf, but doing so does not imply representation of Buyer. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

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