

3300

WAHOO DRIVE

WILLIAMSPORT, PENNSYLVANIA

CREXI 

FOR SALE



Rail Service



6,900 SF Office Space



Ample Car & Trailer Parking

±250,000 SF

AVAILABLE FOR SALE

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**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

ABOUT 3300 WAHOO DRIVE

Built in 2006 and renovated in 2011, the property occupies approximately 22.1 acres of land with an industrial warehouse building of +/-250,000 SF located in Williamsport, Lycoming County, PA. The building is a metal over block with 18 loading dock doors, 8 drive-in doors, and 8 rail dock doors, ESFR wet pipe system, T5 lighting, and clear height is 30'. It has 6,900 SF of office space.

The building is served by a rail spur that enters the property at the southeast corner and that runs along the south side of the building. The property is located at the end of Wahoo Drive in the Wahoo Industrial Park, itself part of a larger industrial area.

The site is zoned MH- Heavy Manufacturing and is part of the Wahoo Industrial Park. The surrounding area is predominantly industrial with a residential community approximately 1 mile to the east. Near major interstates such as Highway 15, I-80, and I-180.

ADDITIONAL INFORMATION

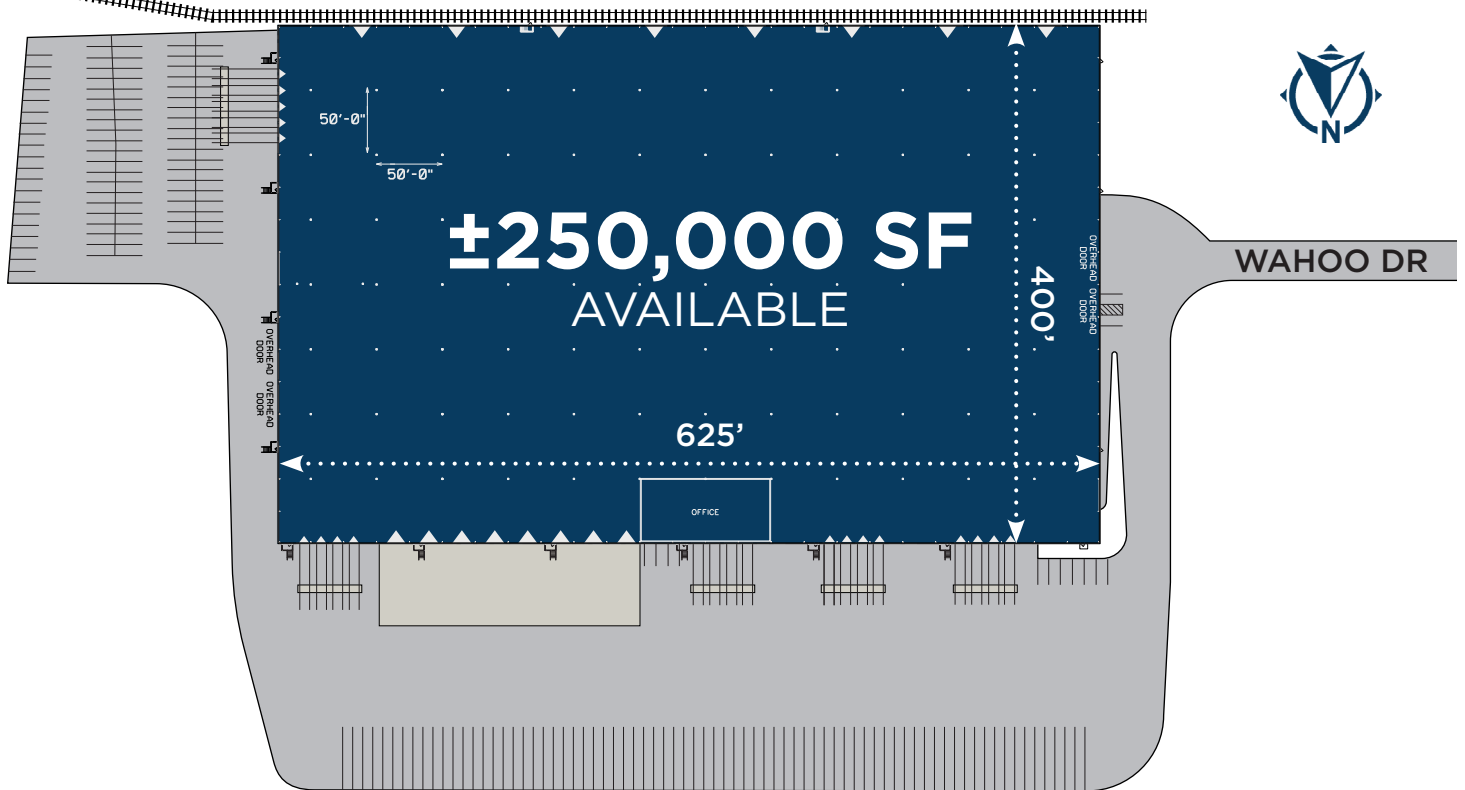
- Non-contingent
- Earnest Money Deposit is 10% if the Winning Bid Amount
- Platform Fee: 3% of the Winning Bid Amount, \$20,000 minimum
- \$10,000 Participation Deposit Required

[CLICK TO VIEW LISTING](#)

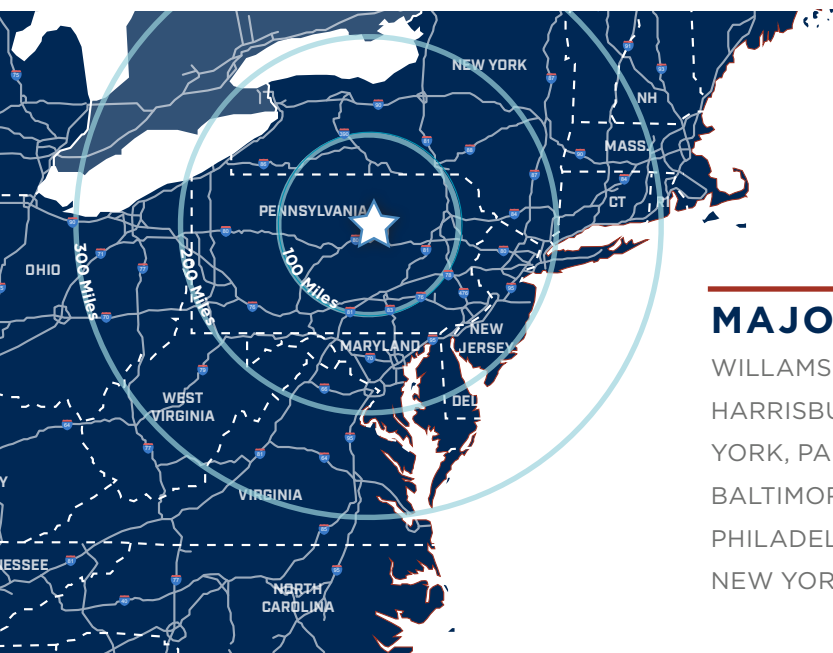


BUILDING SPECS

FOR SALE



Building Area	±250,000 SF	Auto Parking	±100 Spaces
Building Dimensions	625' x 400'	Trailer Parking	±50 Spaces
Office SF	±6,900 SF	Dock Doors	±18
Acreage	±11 Acres	Drive-in Doors	±8
Column Spacing	50' x 50'	Rail Doors	±8
Clear Height	30'	Lighting	T-5
Truck Court	190'	Fire Protection	ESFR



INTERSTATES

15	2.2 MILES	6 MINS
80	37.8 MILES	47 MINS
180	24.4 MILES	28 MINS

MAJOR CITIES

WILLAMSPORT, PA	4.6 MILES	11 MINS
HARRISBURG, PA	90 MILES	109 MINS
YORK, PA	115 MILES	2 HR, 24 MINS
BALTIMORE, PA	168 MILES	3 HRS, 11 MINS
PHILADELPHIA, PA	183 MILES	3 HRS, 30 MINS
NEW YORK, NY	254 MILES	4 HRS, 36 MINS