

±71,116 SF Industrial Warehouse FOR SALE

3rd & Oak St, Berwick, (Columbia County), PA 18603



OFFERING SUMMARY

| | |
|----------------|-------------|
| Price: | \$1,990,000 |
| Lot Size: | ±2.4 acres |
| Building Size: | ±71,116 SF |

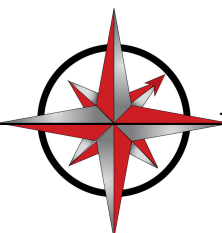
DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES |
|------------------|----------|----------|----------|
| Population | 8,758 | 17,557 | 22,428 |
| Average HHI | \$62,806 | \$76,384 | \$79,527 |
| Employees | 3,593 | 6,593 | 7,822 |
| Total Businesses | 293 | 526 | 633 |

*SitesUSA, 2025

PROPERTY/AREA HIGHLIGHTS

- Located in Berwick Industrial Park
- Zoned I-2 (General Industrial District)
- One story brick & concrete block warehouse
- Open warehouse space
- Three 10' high metal overhead doors at loading dock and two 16' high metal overhead doors
- Ceiling height is approximately 20'
- Warehouse, office, kitchenette, restrooms
- Currently rented to several tenants on short term leases



ARROW
Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com



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**±71,116 SF
Industrial Warehouse
For Sale**

weis



SUBWAY

Berwick

DUNKIN'



CVS pharmacy



Orange St

17,928 VPD

East Branch Briar Creek

Susquehanna River

Susquehanna River

Mifflin Nescopeck Hwy

339

11

93

339



ARROW
Real Estate Services

**WAREHOUSE
FOR SALE
3rd & Oak St
Berwick, PA**

Berwick

Scranton

Wilkes-Barre

State College

Harrisburg

Allentown