

FOR SALE OR LEASE

±177,000 SF Available | I-78/81 Split Submarket

25 Keystone Dr, Lebanon, PA 17042



ATTRACTIVE
Pricing

HEAVY
Power

READY FOR
Immediate Occupancy

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KBCADVISORS

Property Specifications



1991/2012
Year Built/Renovated

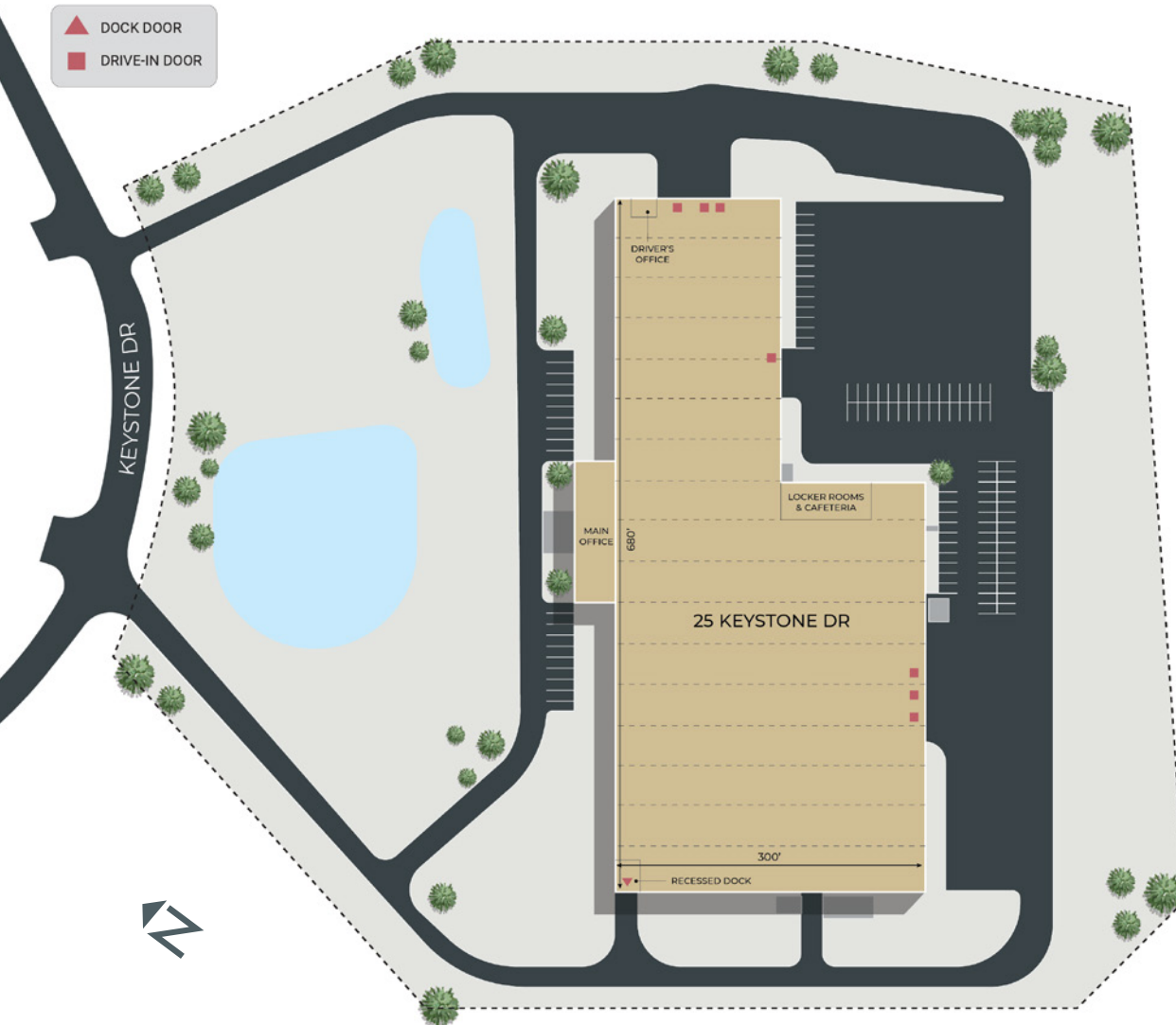
±176,848 SF
Available

24.33
Acres

23.5' - 25.5'
Clear Height

±100
Car Parking

HEAVY
Power



BUILDING SF	±176,848 SF
LAND AREA	24.33 acres
OFFICE	±8,000
CLEAR HEIGHT	23.5' - 25.5'
COLUMN SPACING	40' x 40'
FLOOR STRUCTURE	6" Reinforced Concrete
EXTERIOR WALLS	Masonry/Concrete
ROOF TYPE	Flat with EPDM membrane
DOCK DOORS	1
DRIVE-IN DOORS	7
CAR PARKING	100 Parking Spots
ZONING	(I-1) Industrial
FIRE PROTECTION	Wet Sprinkler System
POWER	Dual, Individual 3,000 AMP, 3-phase 480-Volt service
HVAC	Gas-fired radiator heat; Rooftop A/C

*All property specifications listed above shall be verified by prospective investors and/or users

25 KEYSTONE DR, LEBANON, PA 17042

Property Photos



25 KEYSTONE DR, LEBANON, PA 17042

Regional Access & Neighboring Occupiers



MR. BRANDS

Bemis

amcor

KAUFFMAN'S
ANIMAL HEALTH, INC.

Bell & Evans
VIB-CHILLED

25 KEYSTONE DR

Apex
AG-TEK SOLUTIONS

EAST INDIES
TEA CO.

Everlast Roofing, Inc.
OUR NAME SAYS IT ALL

RSPm
PLASTICS SYSTEMS PACKAGING MOLDING

millet
plastics inc.

ZEIGLER'S
Distributor, Inc.

NORTERA

SCHOTT PHARMA

Laserfab
We Shape Success

vs rubber
recycling

ABARTA
Coca-Cola
BEVERAGES

REGUPOL

TRU BLU

DHL

Menasha
MAKES IT HAPPEN

DRIVE TIMES	
ROUTE 422	4.4 MI 10 MINS
ROUTE 322	5.5 MI 10 MINS
I-76	8.3 MI 14 MINS

Labor Reach



2025 WAREHOUSE LABOR

- VERY LOW (7 - 20)
- LOW (21 - 49)
- MEDIUM LOW (50 -99)
- MEDIUM (100 - 175)
- MEDIUM HIGH (176 - 300)
- HIGH (301 - 495)
- VERY HIGH (496 - 742)



WAREHOUSE WORKERS \$18.95 Average Hourly Earnings

Drive Time	2025 Resident Workers	2019 - 2025 % Change in Resident Workers	2025 Net Commuters
45 Min	22,597	-2%	2,576
30 Min	6,336	-4%	-506
15 Min	1,285	0%	-248



FORKLIFT DRIVERS \$20.85 Average Hourly Earnings

Drive Time	2025 Resident Workers	2019 - 2025 % Change in Resident Workers	2025 Net Commuters
45 Min	4,165	40%	101
30 Min	1,086	37%	-229
15 Min	232	45%	-126



MANUFACTURING & FABRICATING \$19.89 Average Hourly Earnings

Drive Time	2025 Resident Workers	2019 - 2025 % Change in Resident Workers	2025 Net Commuters
45 Min	5,166	-9%	578
30 Min	1,627	-7%	121
15 Min	322	-7%	179

*DATA COURTESY OF EMSI: LIGHTCAST Q4 2025 DATA SET & ERI SALARY ASSESSOR 11.10.2025

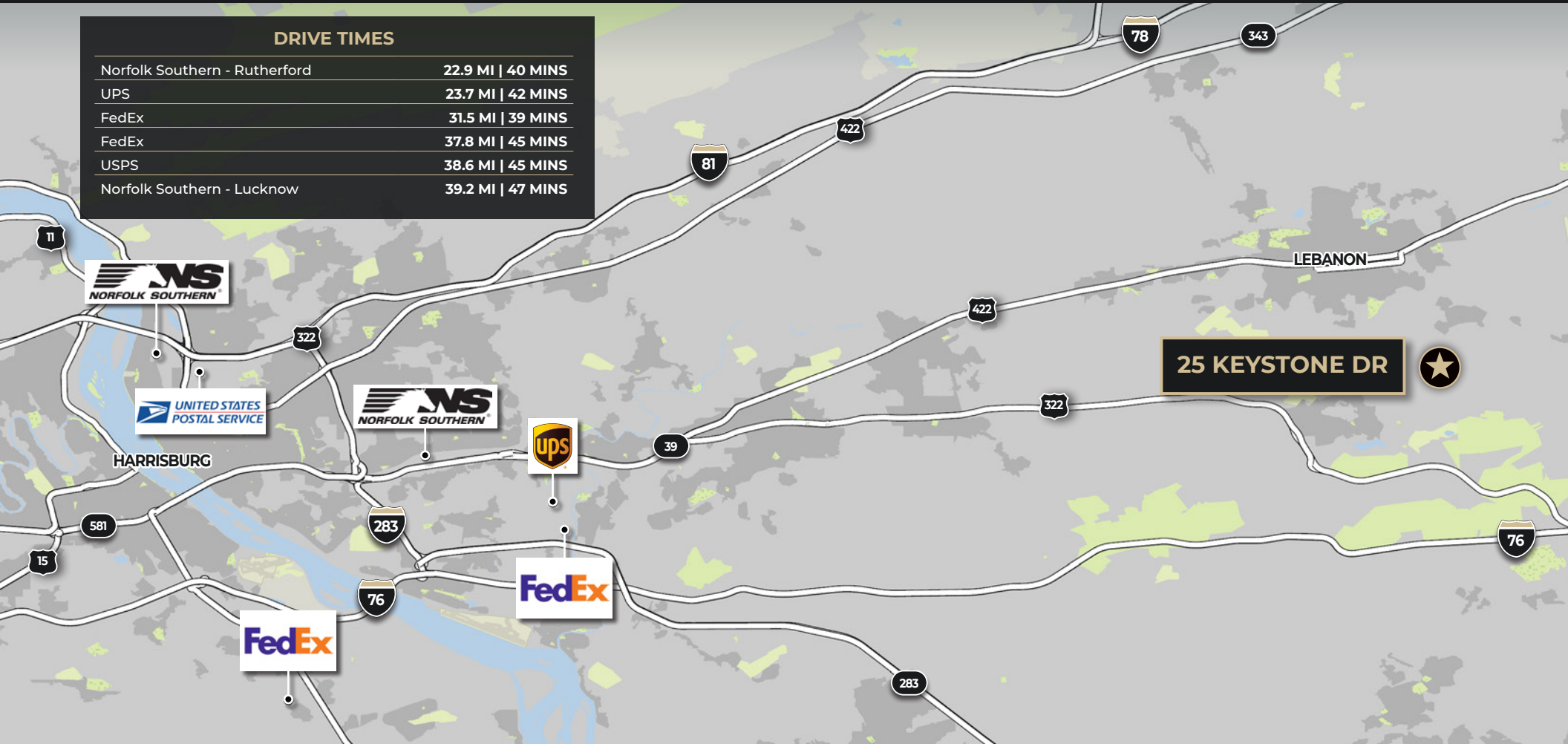


Regional Support



DRIVE TIMES

Norfolk Southern - Rutherford	22.9 MI 40 MINS
UPS	23.7 MI 42 MINS
FedEx	31.5 MI 39 MINS
FedEx	37.8 MI 45 MINS
USPS	38.6 MI 45 MINS
Norfolk Southern - Lucknow	39.2 MI 47 MINS



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