

**285 Marcellus Drive  
Muncy, PA 17756**



**Ideal Industrial Park location with close access to I-80 and I-180. Property provides 17,224 square feet of warehouse and office space for a variety of uses and industries.**



- **High Ceilings & Dual 10-Ton Cranes:** The warehouse features high ceilings and two 10-ton overhead cranes for ample lifting capacity and versatile operations.
- **Durable Concrete Parking:** Roller-compacted concrete parking is designed to withstand heavy use and harsh conditions.
- **Flexible Office Space:** Includes over 10 offices, bullpen areas, a breakroom, and a locker room, all with adaptable layouts.
- **Outdoor Yard & Covered Storage:** Fenced yard with extended covered areas for additional inventory storage and weather protection; storage racks available.



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