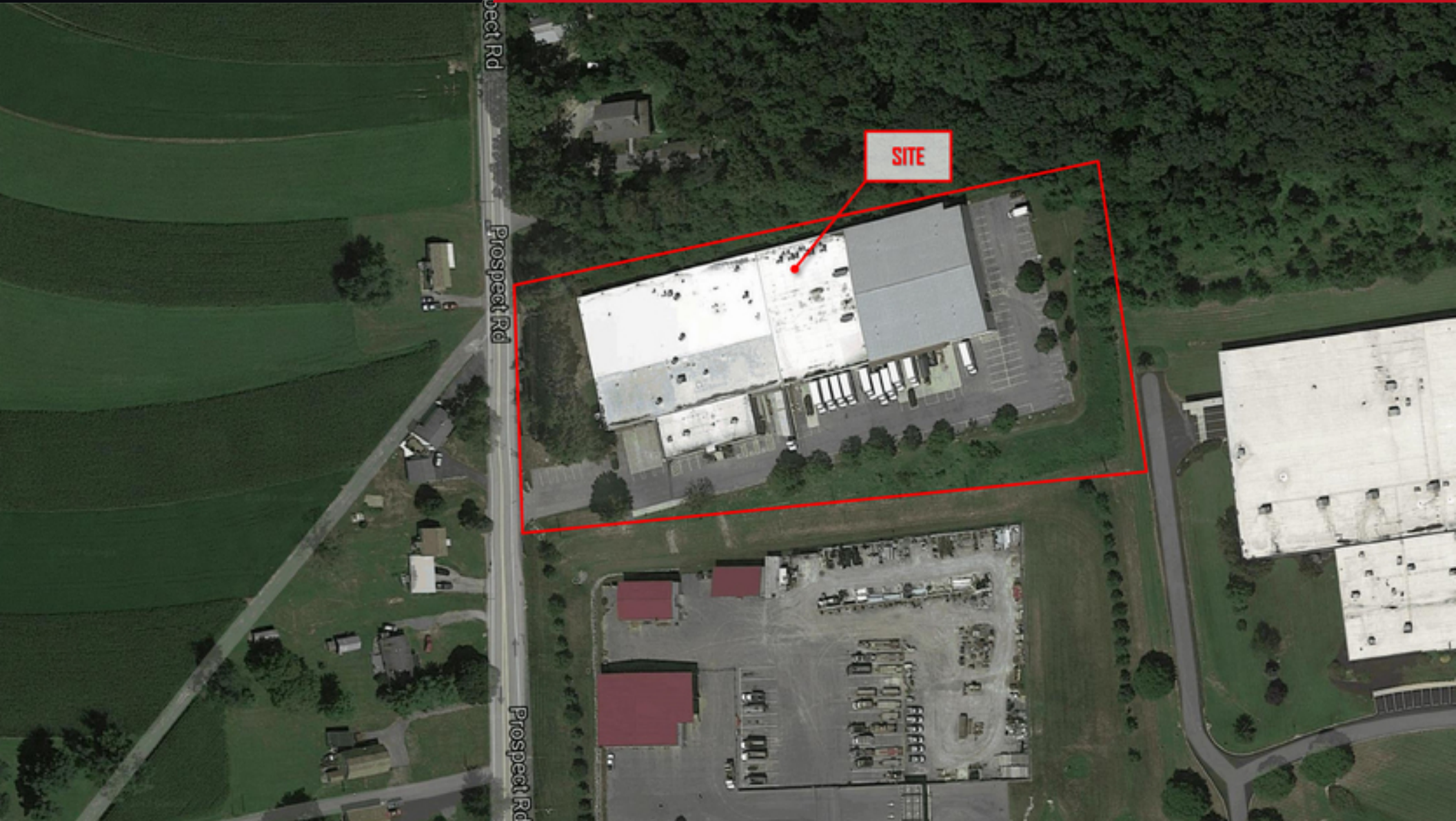


8,500 SF WAREHOUSE FOR LEASE \$4.35/SF

1060 Prospect Road, Columbia, PA 17512 • Opportunities up to 8,500 SF



Benefits



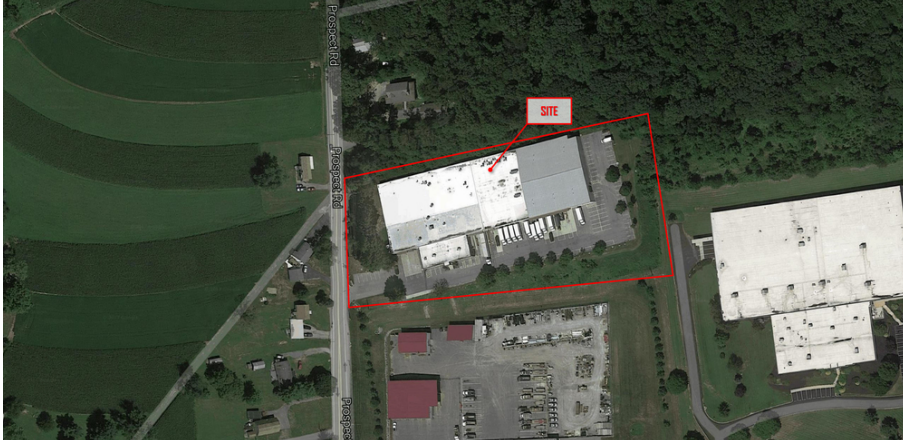
- 8,500 SF Warehouse/Dry Storage For Lease
- \$4.35/SF Gross Lease + Utilities
- Ample Parking
- Highly Visible to Route 30
- Drive-in/Dock Door
- Great for Light Industrial, Shipping, & Distribution

More Info



Tom Troccoli
ttroccoli@bennettwilliams.com





PROPERTY OVERVIEW

8,500 SF warehouse/dry storage space available for lease. \$4.35 PSF, tenant is responsible for all utilities. Ample off street parking in a paved parking lot. Highly visible and easy access to Route 30. Great for light industrial, shipping and distribution, drive-in/dock door for all deliveries. 24/ hour notice for all showings.

PROPERTY SUMMARY

Available SF:	8,500 SF
Lease Rate:	\$4.35 SF/yr (Gross)
Property Type:	Light Industrial
Lot Size:	5.5 Acres
Building Size:	75,000 SF
Year Built:	1970
Zoning:	Industrial

AVAILABLE SPACES

SF Available	Lease Rate
8,500	\$4.35 SF/yr

PROPERTY HIGHLIGHTS

- 8,500 SF Warehouse/Dry Storage For Lease
- \$4.35/SF Gross Lease + Utilities
- Ample Parking
- Highly Visible to Route 30
- Drive-in/Dock Door
- Great for Light Industrial, Shipping, & Distribution

Demographics



Population

1 Mile	5 Miles	10 Miles
3,714	66,067	280,950

Daytime Population

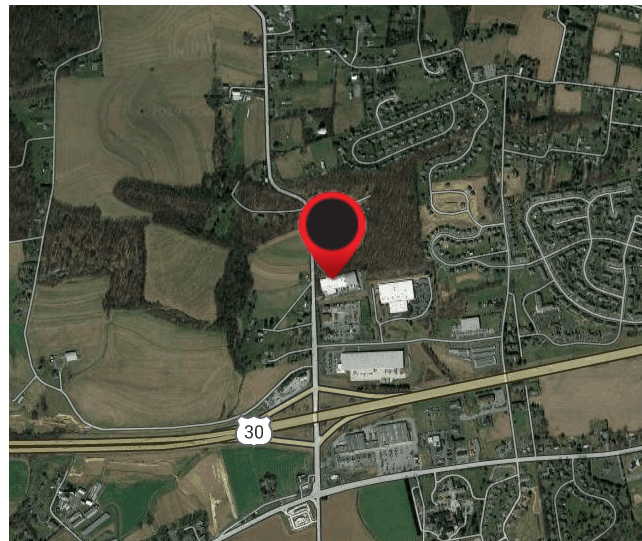
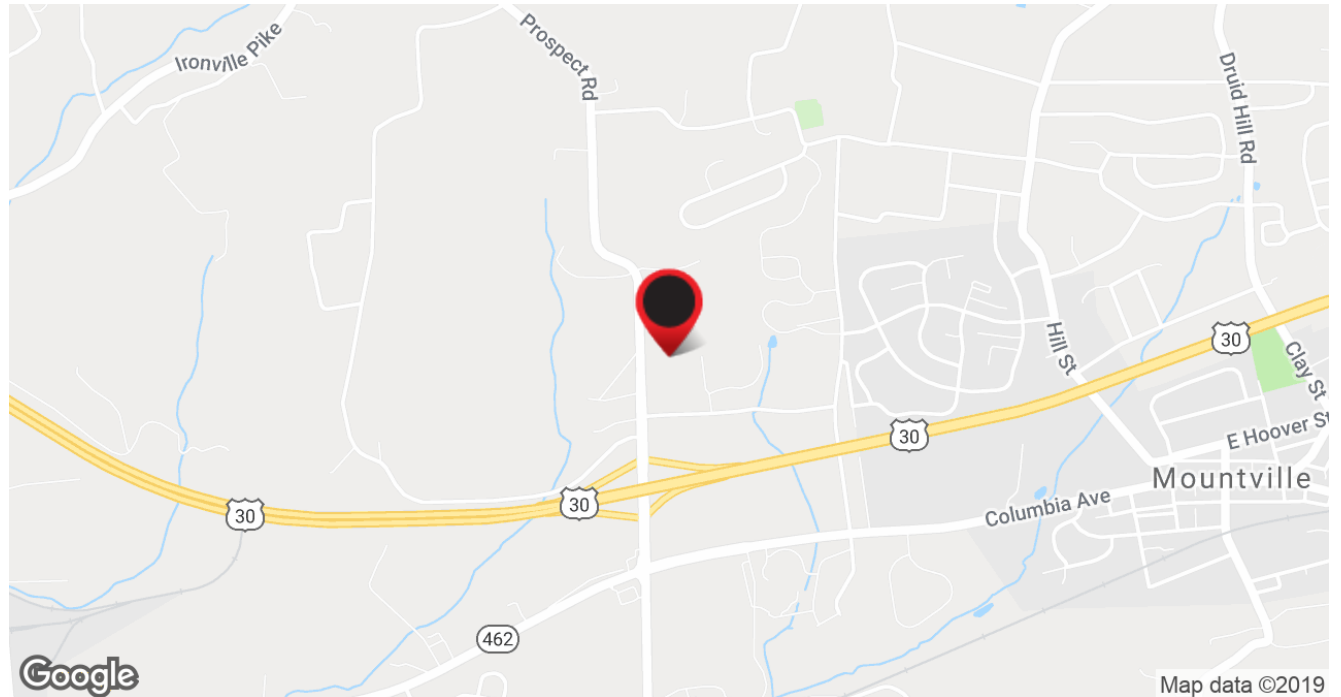
1 Mile	5 Miles	10 Miles
1,314	34,992	154,939

Average Household Income

1 Mile	5 Miles	10 Miles
\$81,562	\$91,960	\$84,652

Number of Households

1 Mile	5 Miles	10 Miles
1,578	26,422	111,499



Traffic Counts



Prospect Road
14,000 CPD

