

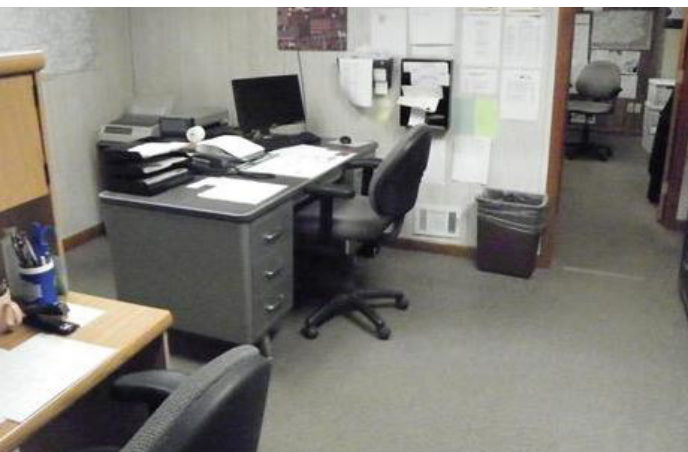
1255 Bittner Blvd | Lebanon, PA 17046

± 12,750 SF Office/Warehouse

Available For Lease

Property Overview

Great Warehouse/Distribution Center in the Western End of the City of Lebanon. Great for Distribution, Light Manufacturing, Shipping & Receiving. Parking lot offers easy access and great turn-around radius for multiple sizes of trucks/tractor trailers. 10,540 SF Well maintained, fully insulated dry warehouse with heat and air conditioning. Offering 400 Amp/ 3 Phase Service, 1 loading dock and two drive-in capabilities. Over head is 16'-20'Ft and offers a service area for your clients. 2,200 SF of office space on two levels boasting private offices, conference room, restrooms, and service areas for your clients. Outside parking consists of 14,000 SF +/- of open-air fencing on a paved area allowing for easy access for deliveries, or shipments. \$5.75 PSF, NNN



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	53,935	72,951	93,433
TOTAL EMPLOYEES	22,861	30,502	37,429
AVERAGE HHI	\$65,157	\$69,830	\$74,498
TOTAL HOUSEHOLDS	21,329	28,465	36,535
TRAFFIC COUNTS: Rt 422 - ±15,000 VPD			

TOM TROCCOLI
717.390.9858
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

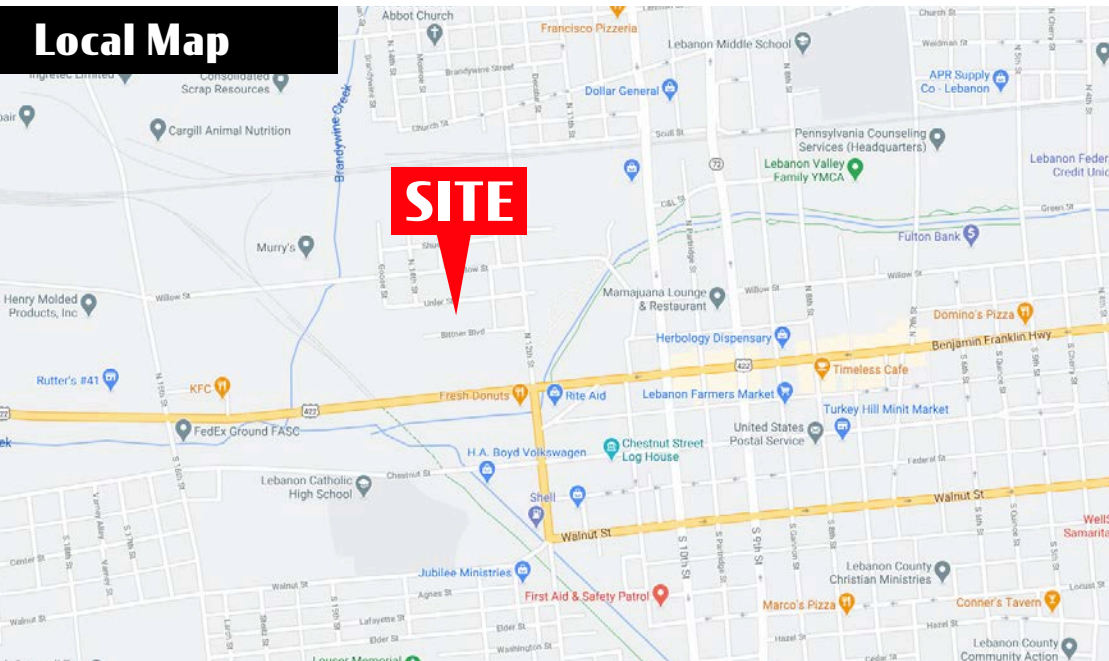
Bennett WILLIAMS
COMMERCIAL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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MARKET AERIAL



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