

± 78,750 SF

31 INDUSTRIAL CIRCLE

FOR LEASE

Lancaster, PA | 17601



PROPERTY OVERVIEW

78,750 SF industrial/manufacturing building in a business park setting in Lancaster, PA.



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

JEFF HERR | JEFFREY HERR
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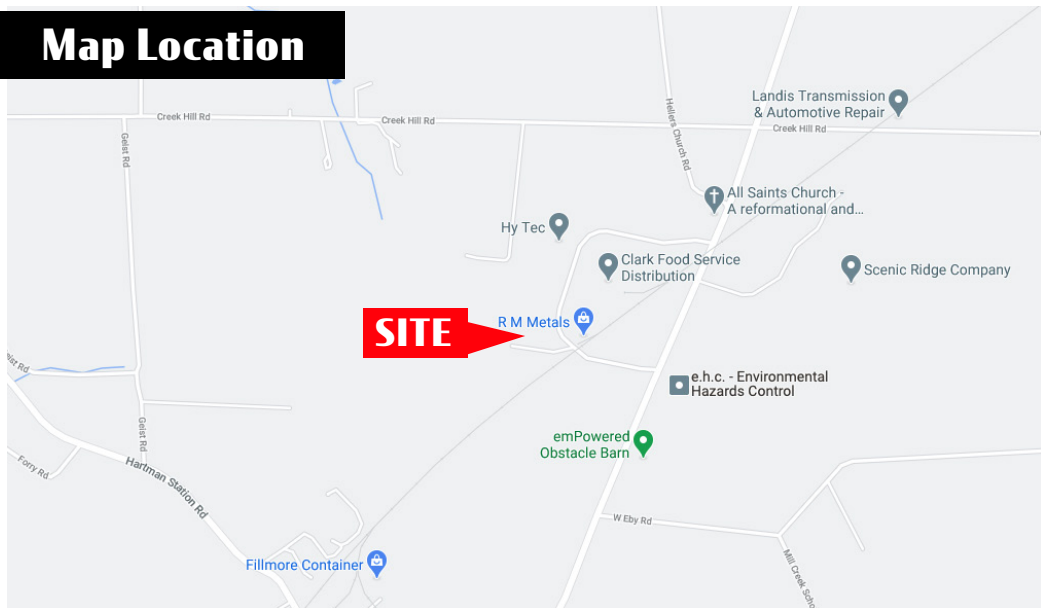
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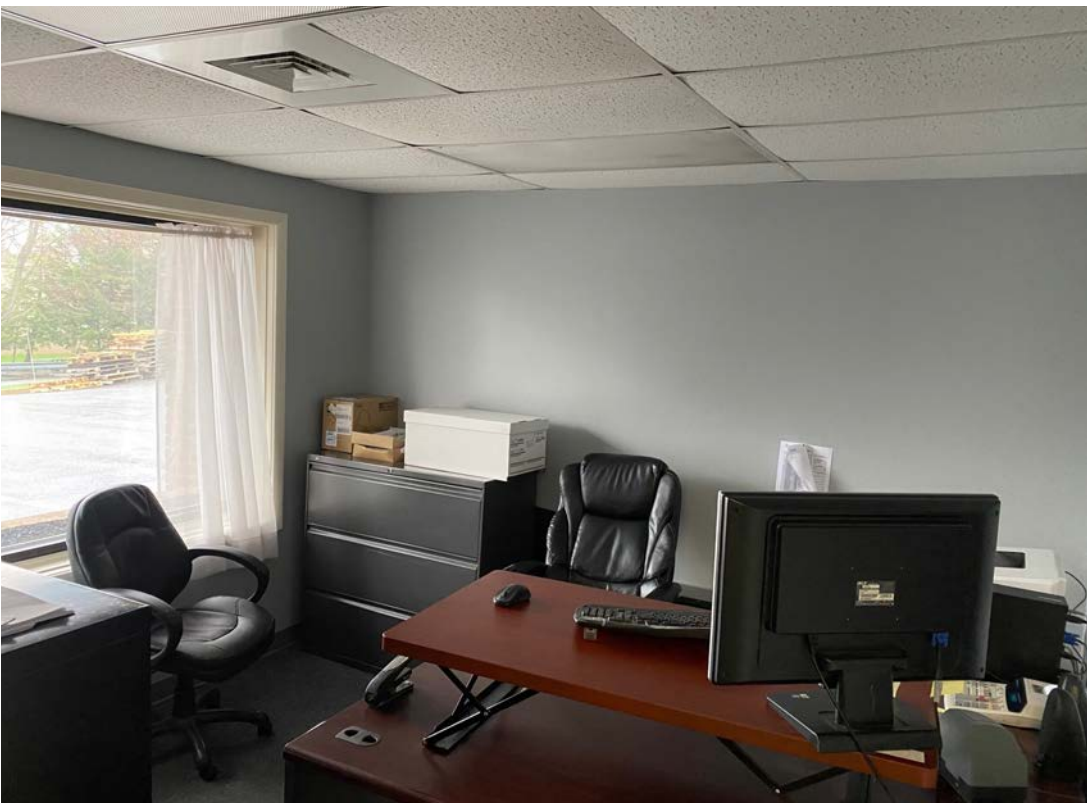
Map Location



PROPERTY HIGHLIGHTS

- 17' clear height
- 7 docks and 5 grade level doors
- 3-phase 480V heavy power
- Public sewer and well water
- Gas heat
- Potential to make use of rail siding
- 30-year rubber roof installed three years ago

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	19,047	74,074	188,457
TOTAL EMPLOYEES	14,730	40,157	103,770
AVERAGE HHI	\$93,841	\$96,738	\$90,194
TOTAL HOUSEHOLDS	7,200	27,854	72,130



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MARKET OVERVIEW

Red Rose Commons



Park City Mall



The Crossings

Wegmans

90,000 SF High-End Mixed Use Development (2017)

Centerville Square



Lime Spring Square



Hawthorne Centre



Shoppes at Belmont



Lancaster Shopping Center



Golden Triangle SC



Golden Triangle Shopping Center



Manor SC



Stone Mill Plaza



Millersville University

6,758 Students

Kendig Square



SITE

Tanger Outlets



Covered Bridge MP



Mill Creek Square



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