

± 10,800 SF

2110 Brougher Lane

York, PA | 17404

FOR LEASE



PROPERTY OVERVIEW

Free standing commercial building situated on 0.53 acres located just beyond the Route 74 entrance of the West Manchester Town Center. This industrial style building was used for textile manufacturing and warehousing for many decades. Property is zoned Highway Commercial which allows for retail and office as well. Highest and best use is warehousing/storage. The non-insulated building has variable clear heights, single dock, drive in door, 3 phase electrical service, limited parking, suspended heaters, public water and sewer.



ACTIVE MEMBER OF:

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

KEITH KAHLBAUGH
717.843.5555
www.bennettwilliams.com

Bennett Williams
COMMERCIAL REAL ESTATE

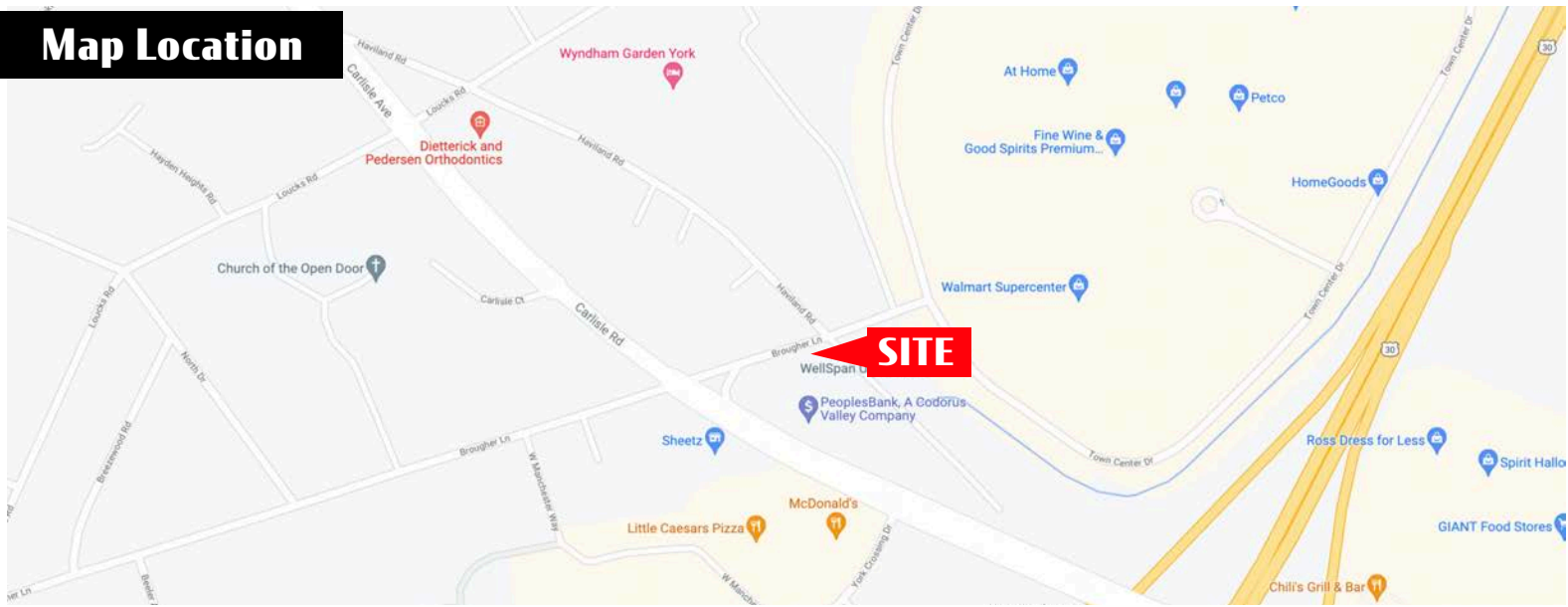
Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

2110 Brougher Lane

York, PA 17404

Available For Lease

Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	73,657	138,591	194,879
TOTAL EMPLOYEES	58,364	110,537	157,452
AVERAGE HHI	\$69,471	\$75,134	\$78,810
TOTAL HOUSEHOLDS	28,547	54,337	76,106
TRAFFIC COUNTS: PA 74 - 22,553 VPD			



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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

KEITH KAHLBAUGH
717.843.5555
www.bennettwilliams.com

Bennett Williams
COMMERCIAL REAL ESTATE

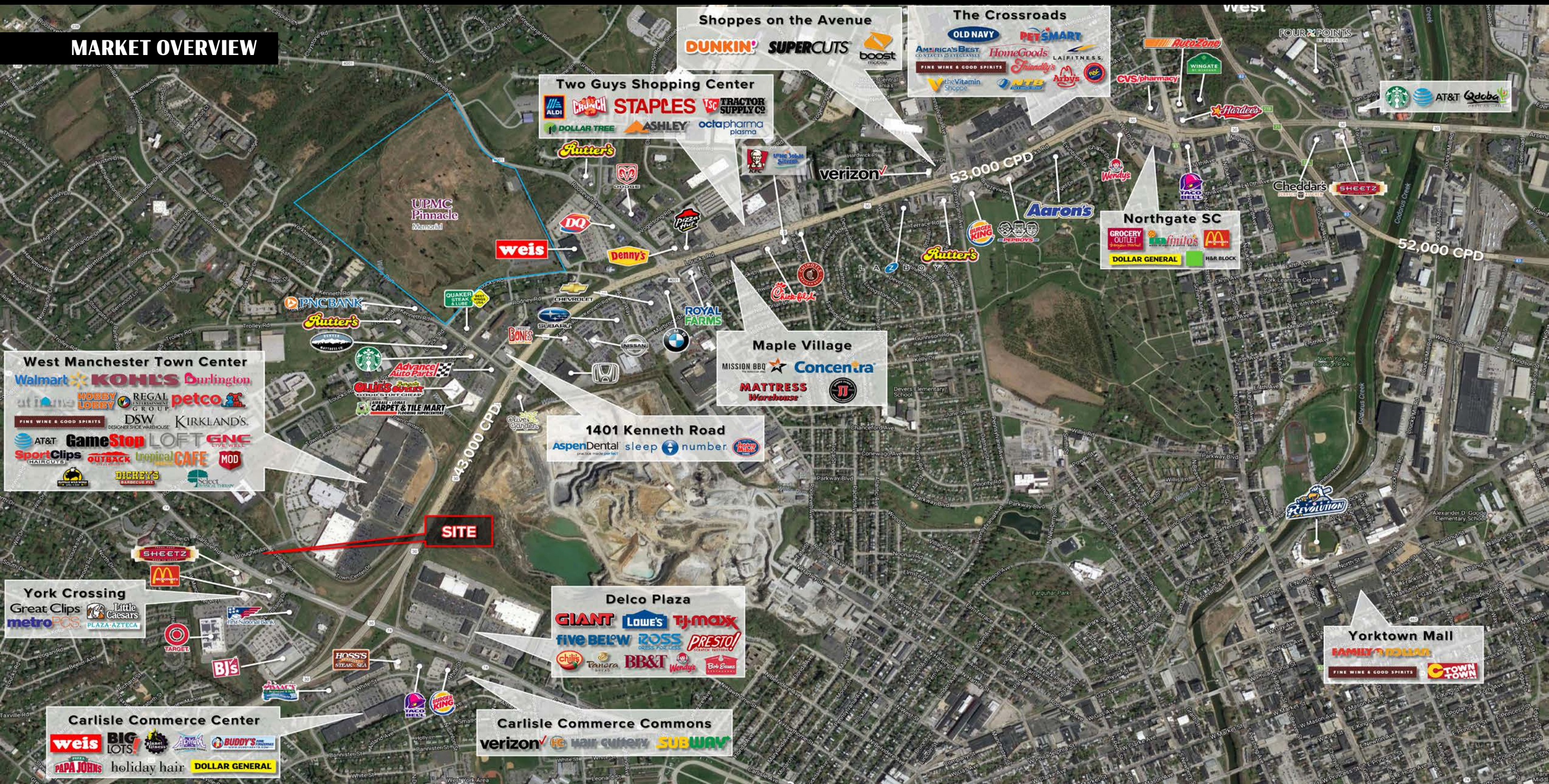
Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

2110 Brougher Lane

York, PA 17404

Available For Lease

MARKET OVERVIEW



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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

KEITH KAHLBAUGH
717.843.5555
www.bennettwilliams.com

Bennett Williams
COMMERCIAL REAL ESTATE

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.