

60 Black Rock Road | Hanover, PA 17331

± 26,777 SF Industrial Space Available

Available For Lease

Property Overview

60 Black Rock Road is an industrial building located on the south side of Hanover, Pennsylvania. The building has 26,777 SF of warehouse space available for lease. The space has been renovated with T-5 sensor motioned lighting and gas modine heat. The space has three interior docks and one drive-in. A majority of the ceiling height is 13'. Lease rate is \$2.00/SF with operating expenses of \$.33/SF.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	44,475	60,018	79,539
TOTAL EMPLOYEES	24,708	29,049	32,577
AVERAGE HHI	\$75,830	\$78,117	\$81,303
TOTAL HOUSEHOLDS	18,024	23,981	31,465

TRAFFIC COUNTS:

PA 94 - ±16,000 VPD | **Black Rock Road** - ±7,000 VPD

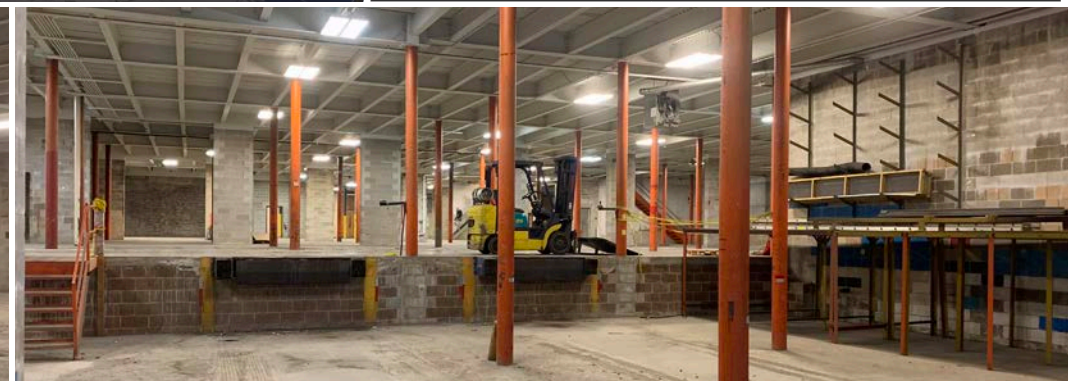
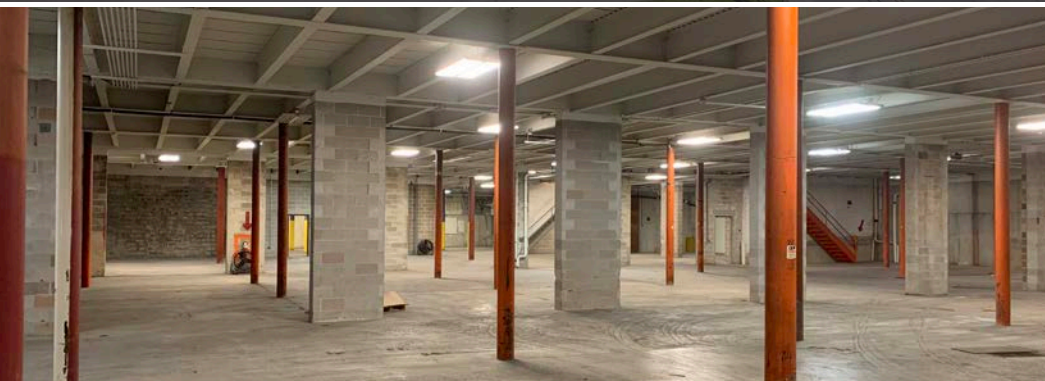
Nearby:

GIANT.

WELLSPAN
HEALTH

weis
UPMC

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RYAN MYERS
717.843.5555
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York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Dr, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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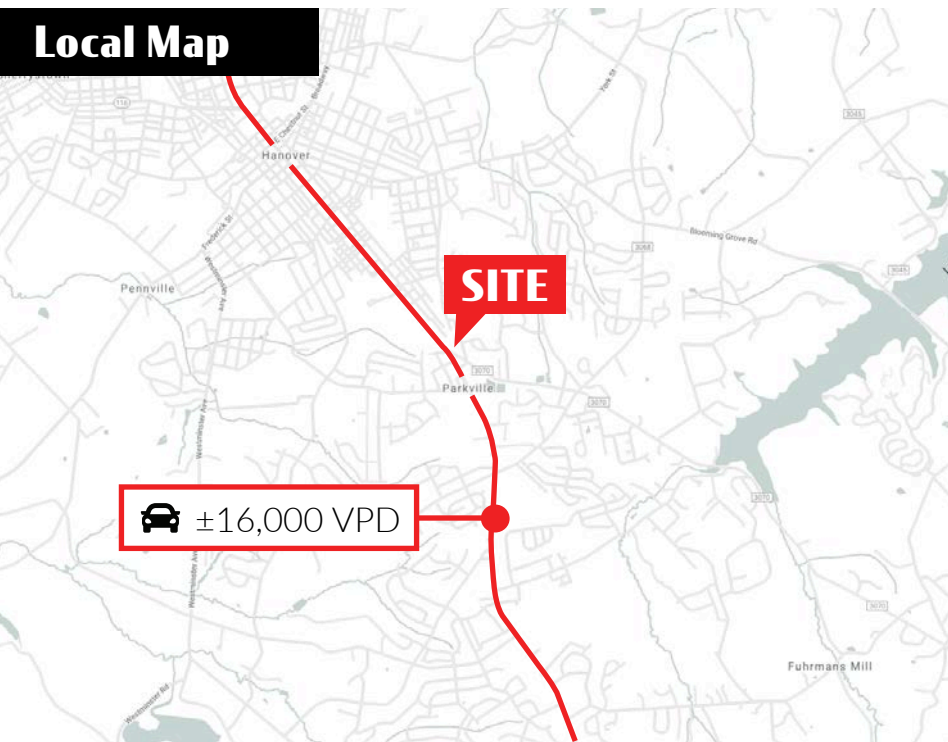
Location

Located at the north east corner of Black Rock Road and Baer Avenue in Hanover, York County. With easy access to PA Route 94, MD Route 30 and Route 194. The site is easily accessible for anyone traveling through the area. The site is located only 14 miles from Gettysburg, 20 miles from York, and 43 miles from Harrisburg.

Trade Area

The site shows a 5 mile demographic of over 56,000 people with household incomes of more than \$75,000 and daytime employment demographics equally as strong with 48,325. The demographics within a 1 mile radius include 8,066 people in 3,174 homes.

Local Map



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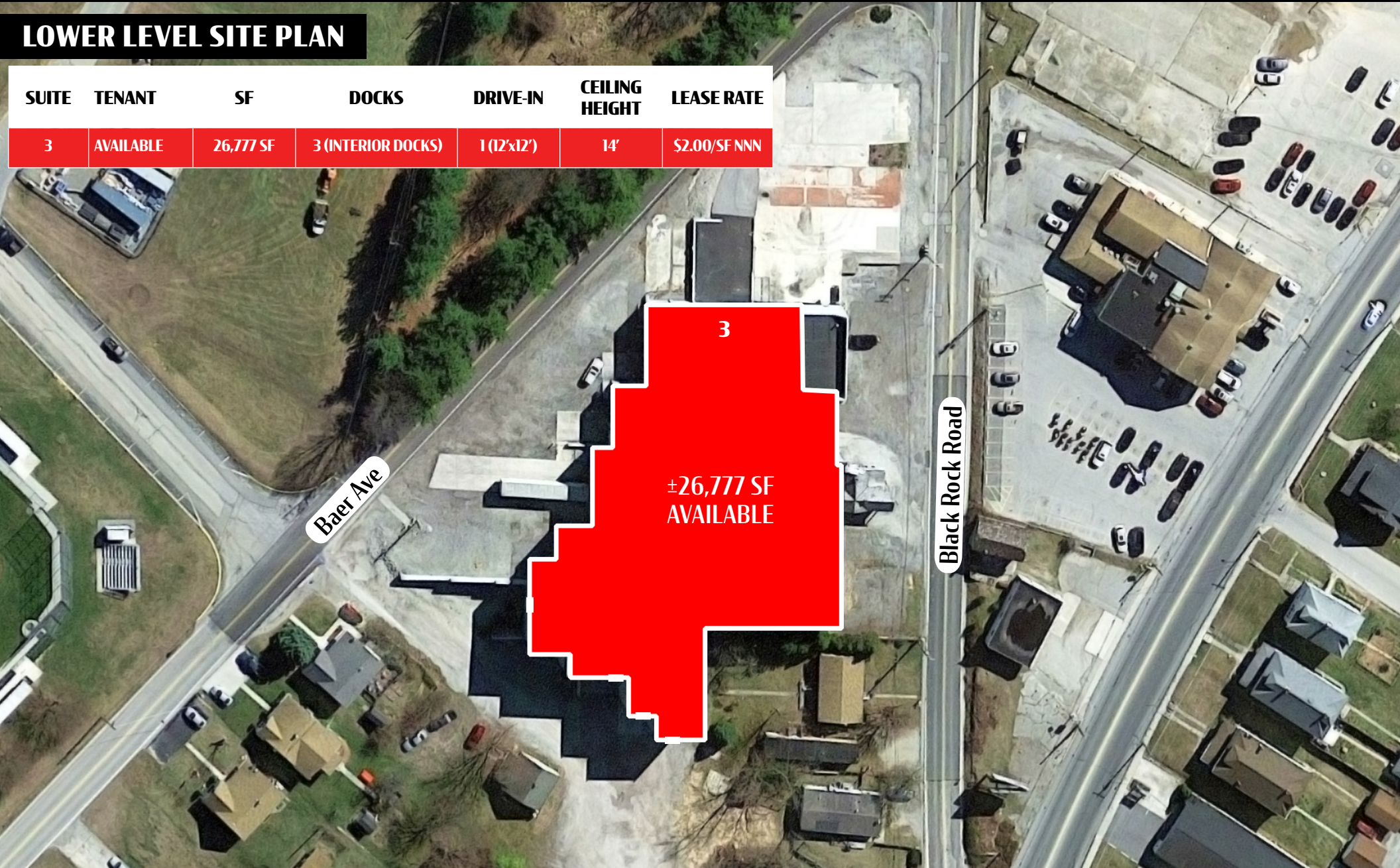
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LOWER LEVEL SITE PLAN

SUITE	TENANT	SF	DOCKS	DRIVE-IN	CEILING HEIGHT	LEASE RATE
3	AVAILABLE	26,777 SF	3 (INTERIOR DOCKS)	1 (12'x12')	14'	\$2.00/SF NNN



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MARKET AERIAL



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