

1260 CORPORATE BLVD

West Hempfield Twp., PA | 17601

± 59,000 SF FLEX SPACE AVAILABLE | FOR LEASE



PROPERTY OVERVIEW

+/- 59,000 sf warehouse/flex space available for lease in West Hempfield Township. 8 drive-in doors and 8 docks. Building has 26' clear height. 3-phase power with 1200 amp service. Public water and sewer with 8 inch water line. Gas heat in warehouse and heat pump in office. Property is located minutes from Route 30 and Route 283



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

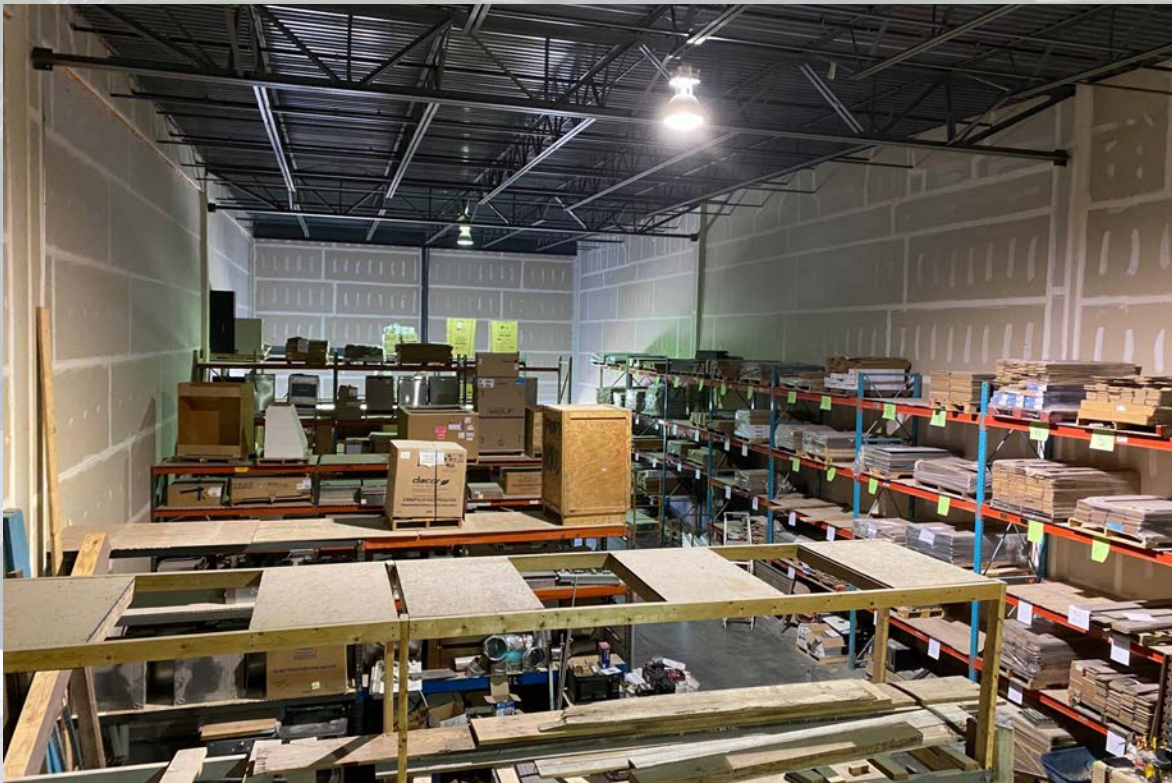
JEFF HERR | JEFFREY HERR
717-843-5555
www.bennettwilliams.com



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.

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DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
TOTAL POPULATION	84,379	316,275	491,743
TOTAL EMPLOYEES	69,031	257,120	398,210
AVERAGE HHI	\$93,499	\$91,746	\$91,648
TOTAL HOUSEHOLDS	34,523	125,493	191,975
TRAFFIC COUNTS: Marietta Ave. - 10,305 VPD			

ADDITIONAL FEATURES

- +/- 59,000 sf warehouse/flex space available for lease
- 8 drive-in doors and 8 docks
26' clear height
- 3-phase power with 1200 amp service
Public water and sewer
- Gas heat in warehouse and heat pump in office
- Property is located minutes from Route 30 and Route 283



ACTIVE MEMBER OF:
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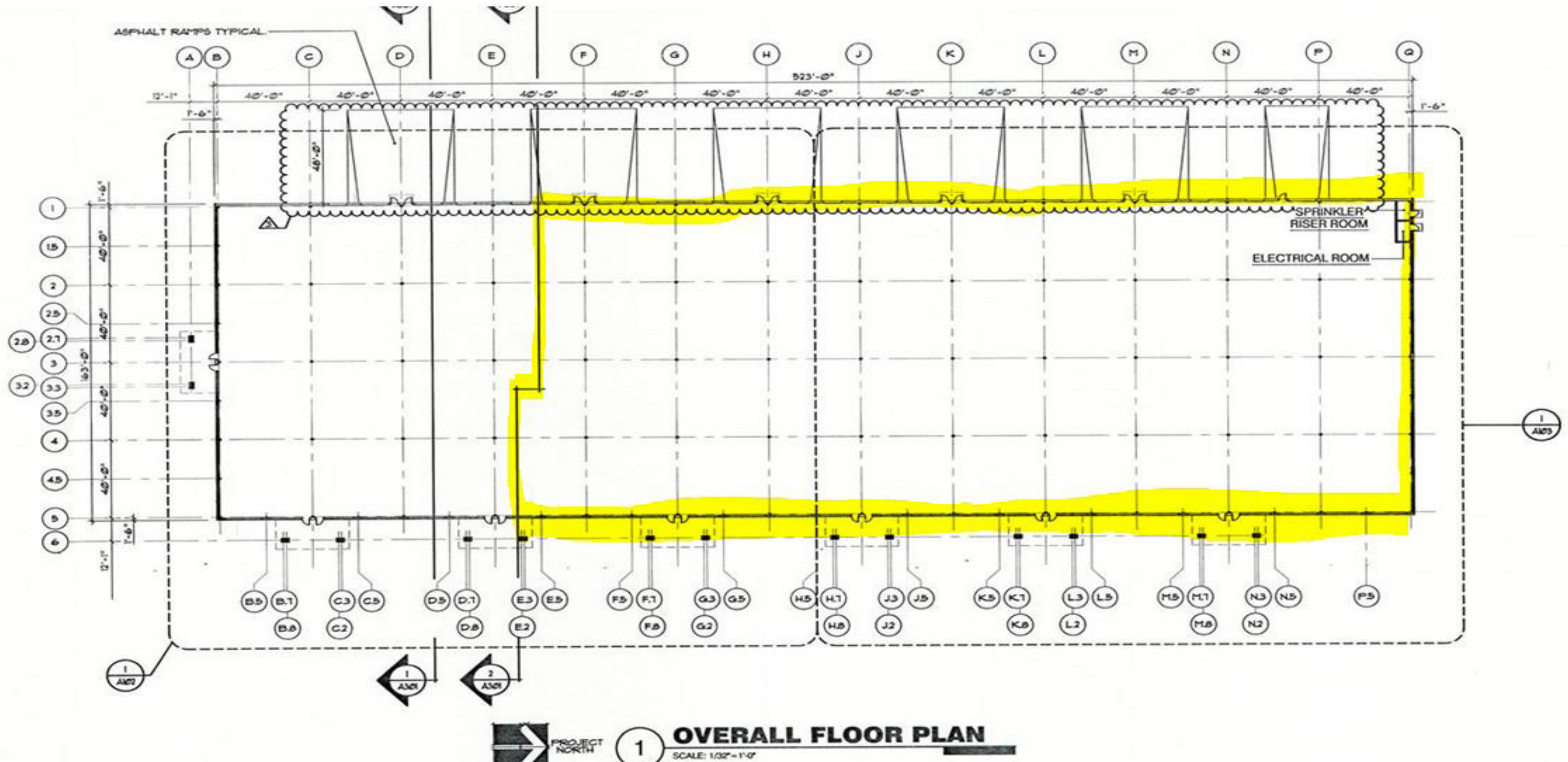
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