



13,900 SF
OFFICE/FLEX FOR LEASE

2860 YELLOW GOOSE RD
LANCASTER, PA | 17601



6,100 SF
OFFICE SPACE FOR LEASE



4,100 SF
FARMHOUSE FOR LEASE



MICHAEL SHEAFFER

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

AVAILABLE: OFFICE/FLEX WITH OUTSIDE STORAGE (13,900 SF)

East Hempfield prime location just off Rt. 283 and State Road! Enterprise zoned Mixed use is a contractors paradise! 3- Phase electric.

Beautiful restored barn customized into 6,100 S/F 2nd and 3rd floor office and 7,800 S/F ground floor Shop, loading dock area with 83' deep garage. Two 13'x12' automated rollup doors.

Lots of value in all the private macadam area for cars, trucks, equipment, staging area and outside storage!

Zoning by right permits agriculture wholesale operations, Motor vehicle storage/sales and leasing, Horticultural operations, Auction/automobile, Auction/wholesale, Heavy equipment sales, service and repair, General Industrial, R&D technical offices, office/wholesale operations. A must see to appreciate all the possibilities this site has to offer.



AVAILABLE: OFFICE SPACE (6,100 SF)

FANTASTIC LOCATION near Penn State Hospital & Rt. 283

Beautifully converted barn into very attractive office space. Enterprise zoning allows for several ancillary uses to office including wholesale and light industrial.

Must see to appreciate this unique 6,100 S/F (second & third floor walkup with stunning stairwell & elevator access) so close to major highways and new infrastructure.

Lots of natural light with nice sized offices, three restrooms and open bull pen area waiting on your creative design and function.





Outside storage capability, plenty of parking and carport area for customers or employees. Perfect setup for all contractors, trades etc. drafting and design professionals or any business that desires something different than the ordinary office environment. Attached open bank barn area off the second floor can be made available for dry storage at additional rent.

AVAILABLE: FARMHOUSE (4,100 SF)

Beautifully restored Farmhouse with aesthetic features seldom found includes 2 car garage and lots of parking/outside storage!

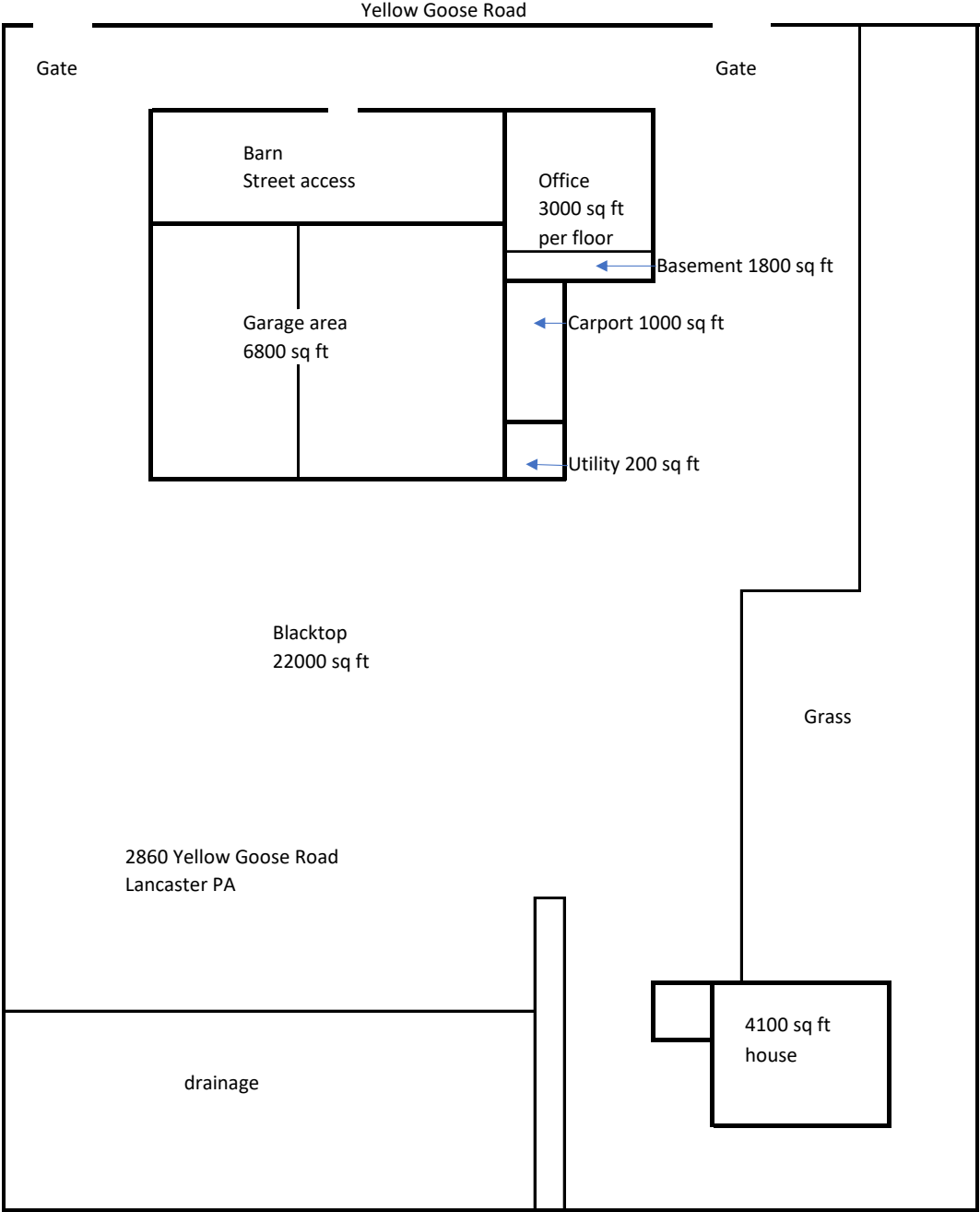
Hardwood floors, exposed brick, duel staircases, elegant kitchen. So close to everything yet tucked away in a cozy environment perfect for nonprofits, insurance, counseling, or any office use that can thrive in a unique setting so close to the Penn State Hospital and newly developed State Rd. corridor.



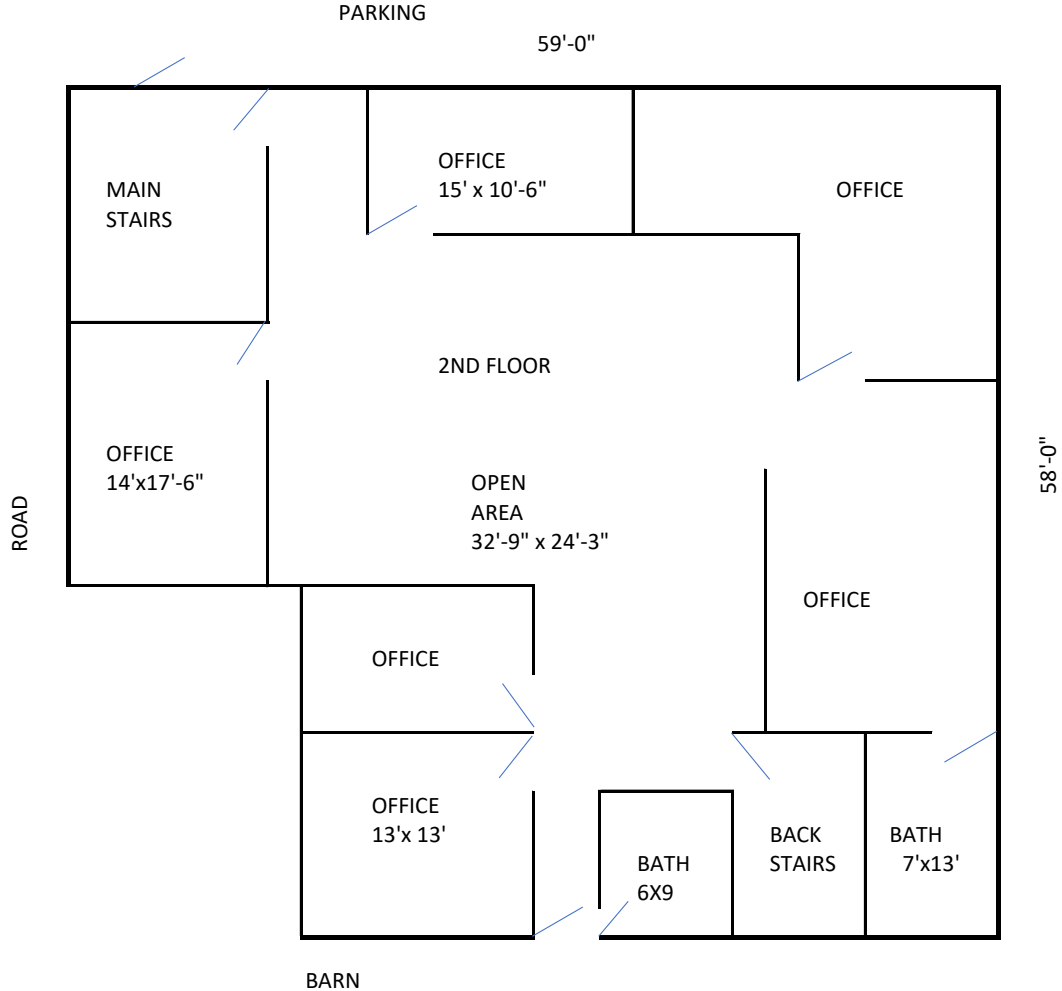
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	39,448	125,092	248,895
 TOTAL EMPLOYEES	27,831	69,933	111,743
 AVERAGE HHI	\$138,845	\$128,629	\$117,856
 TOTAL HOUSEHOLDS	15,756	49,764	98,028



PROPERTY SITE PLAN



2ND FLOOR OFFICE



OFFICE BUILDING

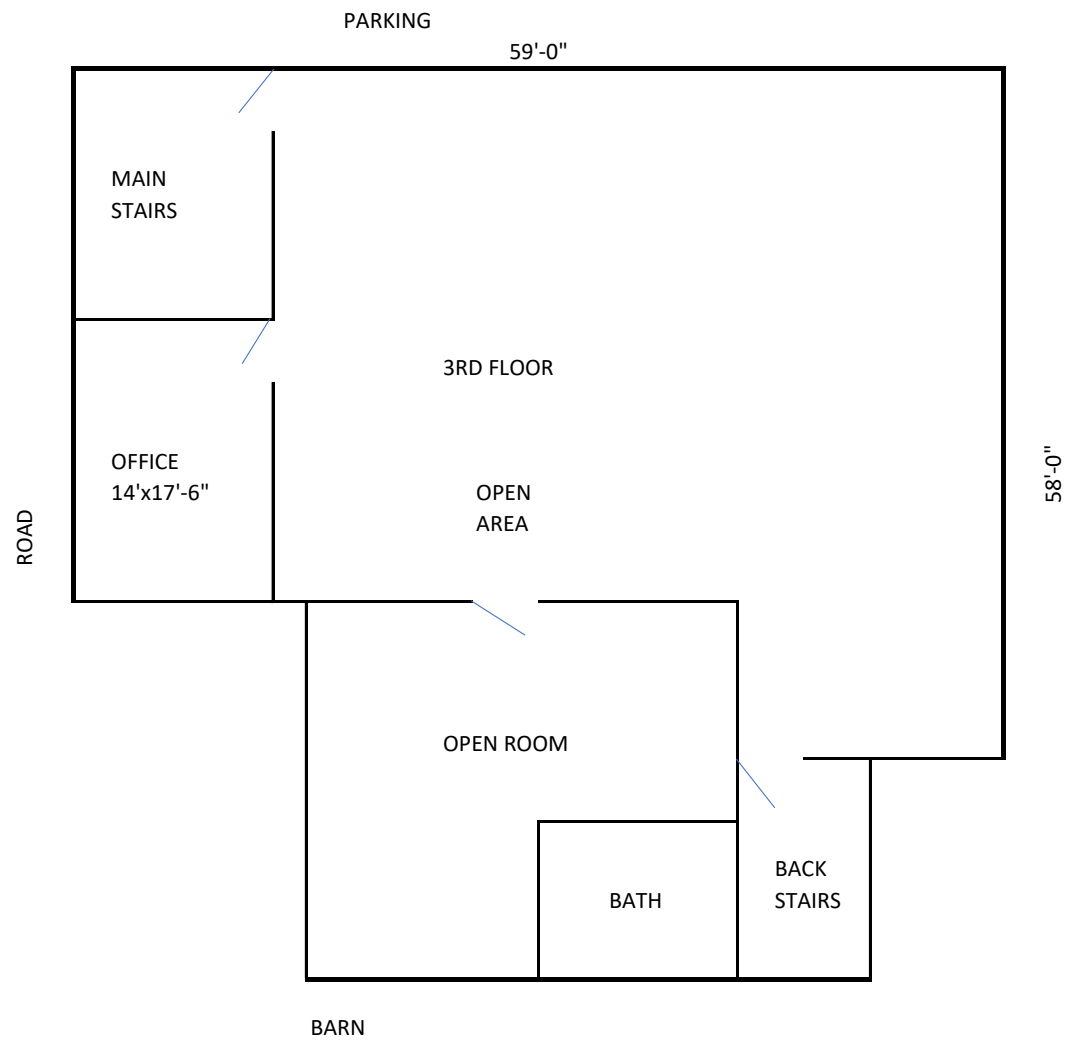
2nd FLOOR

2860 YELLOW GOOSE
LANCASTER PA

SCALE
2'X2'



3RD FLOOR OFFICE



OFFICE BUILDING

3rd FLOOR

2860 YELLOW GOOSE
LANCASTER PA

SCALE
2'X2'



MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

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York, PA 17402

EXTON OFFICE:

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Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



MICHAEL SHEAFFER

msheaffer@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

