

**3820 Hempland Road | Mountville, PA 17554**

**± 24,993 SF Industrial Space Available**



*Available For Lease*

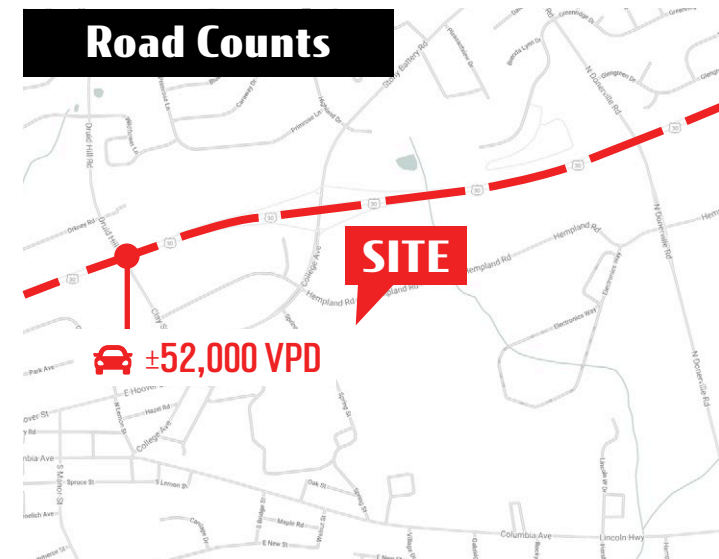
## Property Overview

24,993 sf Industrial property available in West Hempfield at the Mountville exit of Route 30. There is a 24,993 sf section with 3 docks and 1 grade level drive-in door. Building is equipped with an ESFR sprinkler system. 27' clear height at the eaves. 6" floor thickness.

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	7,834	90,505	315,056
TOTAL EMPLOYEES	3,756	40,453	140,612
AVERAGE HHI	\$90,614	\$89,746	\$90,552
TOTAL HOUSEHOLDS	3,063	35,970	123,168

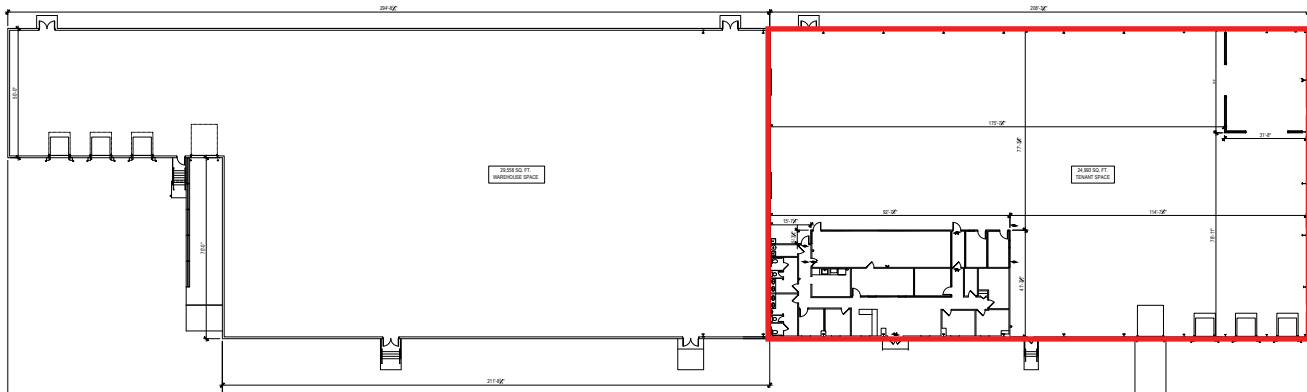
TRAFFIC COUNTS: **Hempland Rd** - ±6,000 VPD

## Road Counts



## Property Highlights

- 27 ft clear height at the eaves
- 6 docks
- 2 grade level drive-in doors
- ESFR sprinkler
- 6" floor thickness
- Metal roof



**JEFF HERR | JEFFREY HERR**  
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**MARKET AERIAL**



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