

For **Lease**

300 Shadylane Dr

± 60,427 SF
Warehouse & Office Space

Philipsburg, PA 16866



Property Overview

Located at **300 Shadylane Drive** is a large, heated industrial building available with 465–5,203 RSF of office or workspace and 800–16,566 RSF of open floor space for warehouse or manufacturing. The property has 4 loading docks, and 2 drive-in garage doors. There is also a stand-alone industrial building that has 4 over-head doors. It is 3,200 SF with .75 acres of paved laydown space.

There is three-phase electricity and access to a forklift onsite. Take advantage of the flexible terms and affordable pricing for your company or for the local community member needing some additional space. Perfect for the hobbyist who is running out of room in their home or the company needing an office, warehouse, and/or light industry space. Common restrooms are available.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,320	14,051	25,480
TOTAL EMPLOYEES	722	4,043	5,688
AVERAGE HHH	\$44,737	\$50,453	\$52,460
TOTAL HOUSEHOLDS	1,028	5,410	10,057

Kandy Weader
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Retail Brokerage. **Redefined.**

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COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

300 Shadylane Dr
Philipsburg, PA 16866



For **Lease**
± 774 – 35,458 SF

OFFICE SPACES	TENANT	SF
Office Space 1	AVAILABLE	465-5,203
Office Space 2	AVAILABLE	784-5,203
Office Space 3	AVAILABLE	929-5,203
TOTAL OFFICE SPACE		5,203 SF

WAREHOUSE SPACES	TENANT	SF
Warehouse Space 1	AVAILABLE	1,600-9,850
Warehouse Space 2	AVAILABLE	1,600-5,916
Warehouse Space 3	AVAILABLE	800
Stand-Alone Warehouse	AVAILABLE	3,200
Warehouse/Manufacturing Space 4	AVAILABLE	35,458 SF



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Market Overview



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISOR

KANDY WEADER

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OUR LOCATIONS

YORK OFFICE

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE

2173 Embassy Dr.
Lancaster, PA 17603

EXTON OFFICE

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE

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

CONTACT US

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