

For **Lease**

300 Shadylane Dr

± 800 - 11,405 SF
Warehouse Space

Philipsburg, PA 16866



Property Overview

Located at 300 Shadylane Drive is a large, industrial building available with 5,375 RSF conditioned space and 6,030 RSF of heated, 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. There is 3,200 SF available with .75 acres of paved laydown space. There is three-phase electricity and access to a forklift and a pallet jack 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 HHI	\$44,737	\$50,453	\$52,460
TOTAL HOUSEHOLDS	1,028	5,410	10,057



Kandy Weader | Luke Higgins

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



COMMERCIAL BROKERAGE. *Redefined.*

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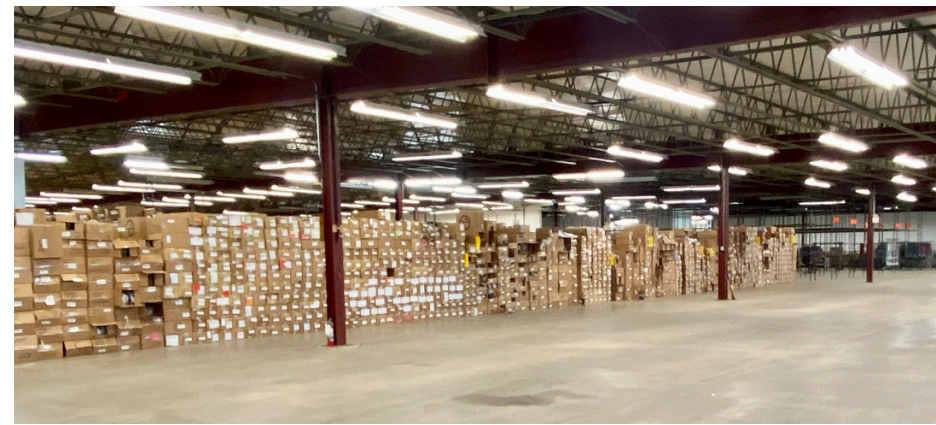
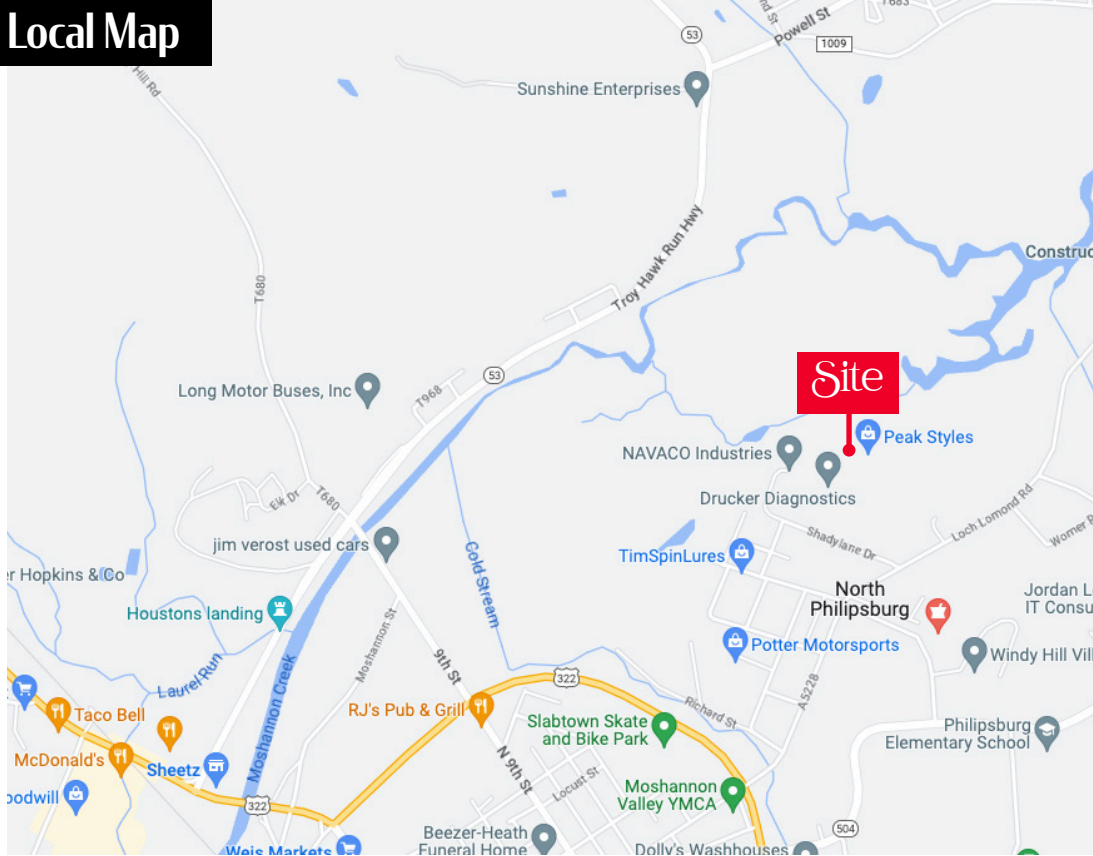


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WAREHOUSE SPACES	TENANT	SF
Conditioned Warehouse/Flex/Office Space	AVAILABLE	5,375
Warehouse Space	AVAILABLE	6,030
Warehouse Space (Stand-Alone Building)	AVAILABLE	3,200



Local Map



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

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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.

