

For **Sale/Lease**

# 300 SHADYLANE DR

**±3,200 SF**  
Warehouse Space

Philipsburg, PA 16866



## Property Overview

There is a stand-alone industrial building that has 4 over-head doors. There is 3,200 SF available with .5 acres of paved laydown space. 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 More Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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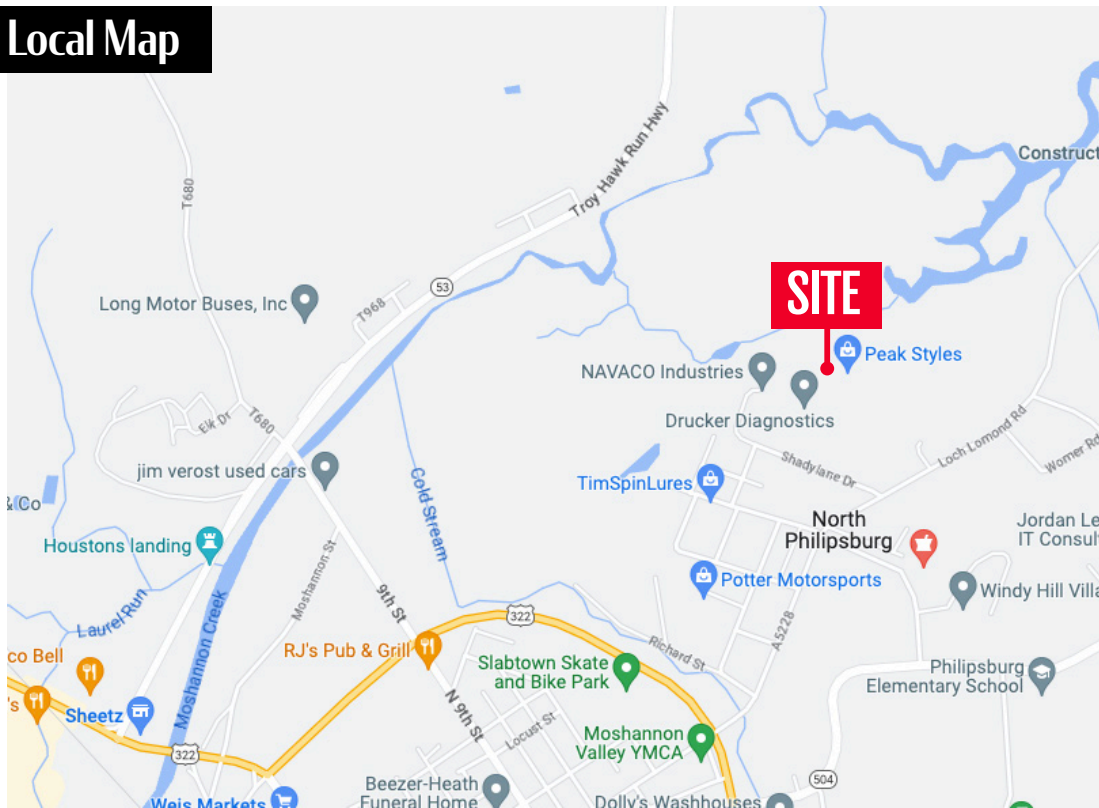


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±3,200 SF

SPACES	TENANT	SF
Warehouse Space (Stand-Alone Building)	AVAILABLE	3,200
Lot-Parking/Laydown Space	AVAILABLE	.5 AC
Land/Laydown Space/Garage	AVAILABLE	7.3 AC



## Local Map



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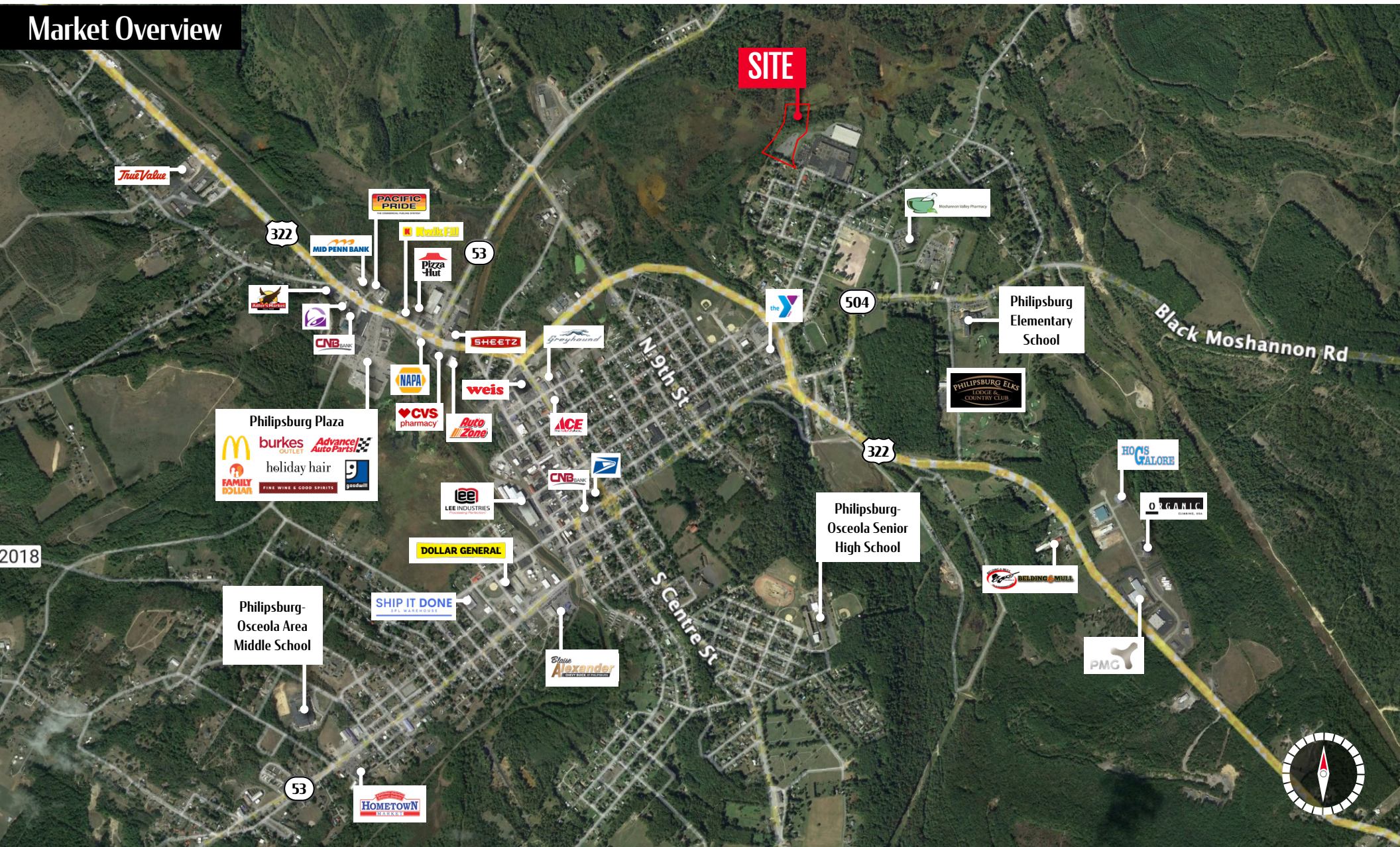
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## Market Overview



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



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### CONTACT US

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REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

