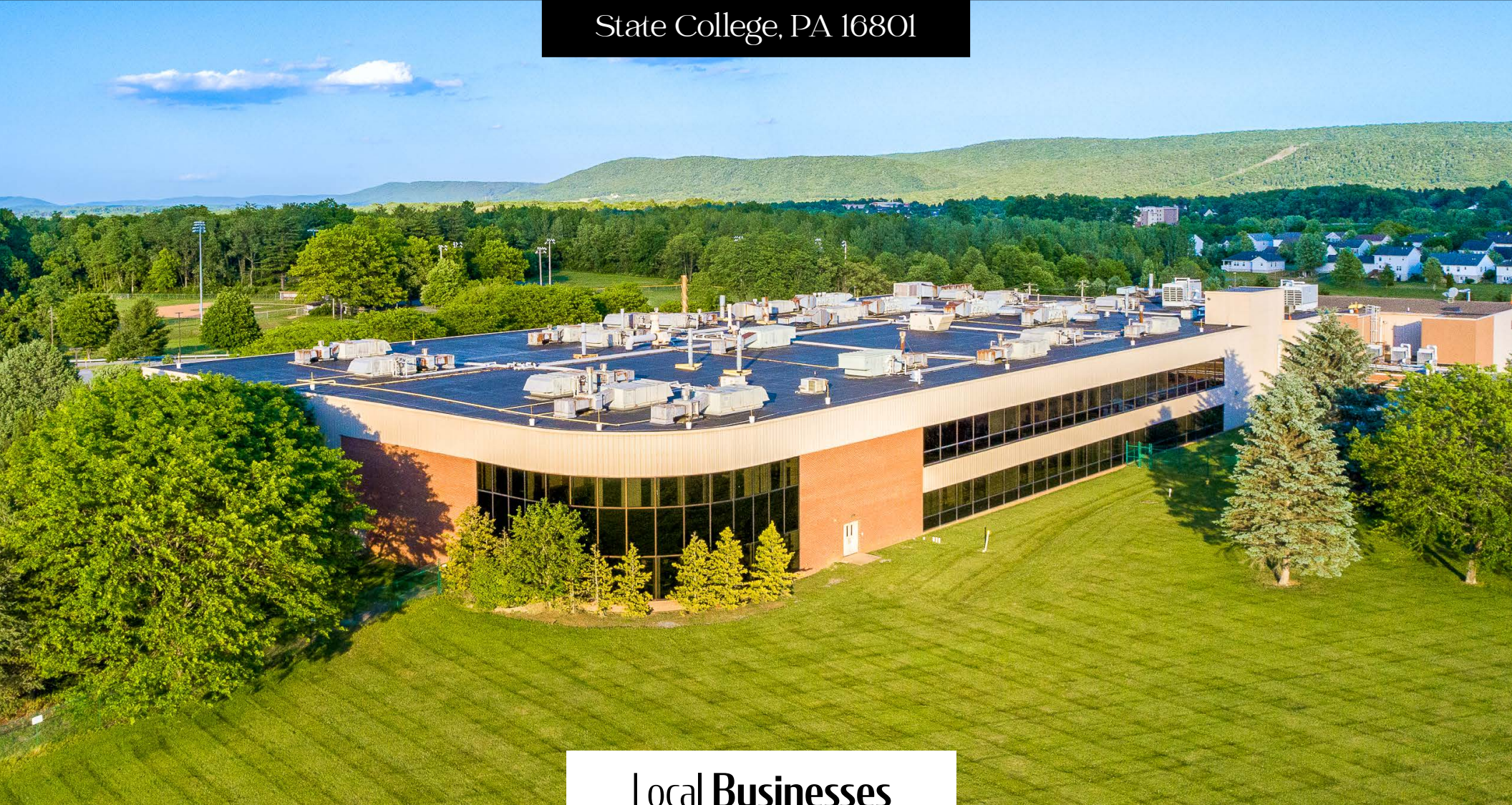


# For **Sublease** 1900 West College Ave

**±2,539 -  
66,735 SF**

State College, PA 16801



Local Businesses



Kandy Weader  
Office: 717.843.5555 | Cell: 814-574-5570 | [kweader@bennettwilliams.com](mailto:kweader@bennettwilliams.com)  
Retail Brokerage. **Redefined.**

**Bennett Williams**  
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK



1900 West College Ave  
State College, PA 16801



For **Sublease**  
±2,539 - 66,735 SF

## Road Counts



## Property Overview

Rare opportunity for up to 66,735 SF of warehouse, manufacturing, or research & development space in the heart of State College. There is individual space between 2,539 SF – 28,824 SF. The building has 3 shared docking areas with 10' x 10' doors and restrooms on the 250,000-sf complex. The production areas have electric and compressed air throughout the facility. Building B has several hood systems. The property has plenty of parking and lay down space available on the 53-acre lot. There are several portions of the building that are ideal for office use. Note that this is a sublease until 2028, but longer leases are available. Please call for a showing of this secured facility.



## Location Overview

Centre County is in the center of Central Pennsylvania and in the heart of Happy Valley, which is the home of Penn State University and a major hub for transportation for PA and the Mid-Atlantic area. Major highways in the region are I-99, I-80, and Rt 322. The area is also serviced by the University Park Airport along with North Shore Railroad Company and Nittany & Bald Eagle Railroad.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,329	85,858	111,665
TOTAL EMPLOYEES	3,494	34,173	43,841
AVERAGE HHI	\$97,842	\$63,306	\$68,635
TOTAL HOUSEHOLDS	2,196	31,335	40,016

**TRAFFIC COUNTS:** West College Avenue ± 7,400 VPD

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For **Sublease**  
±2,539 - 66,735 SF

**CENTER TOTAL**            **66,735**





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High Level Aerial



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# 1900 West College Ave

State College, PA 16801



For **Sublease**  
±2,539 - 66,735 SF

## Mid Level Aerial





# 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.

## LISTING AGENT

**KANDY WEADER**

814.574.5570

kweader@bennettwilliams.com

## OUR LOCATIONS

### YORK OFFICE

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### 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

717.843.5555

bennettwilliams.com

