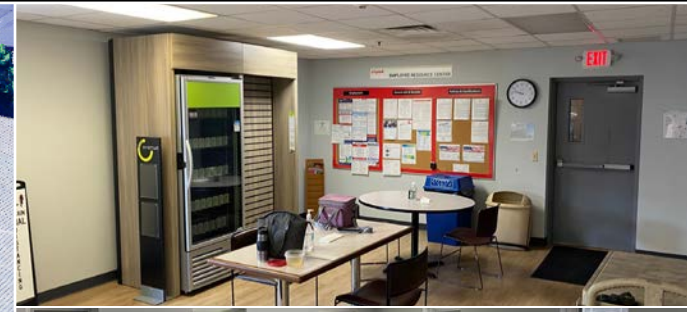


216 Wohlsen Way

Lancaster, PA | 17603

For Lease



Property Overview

29,011+/- industrial building available for lease in East Hempfield Township. \$6.95/sf lease rate + \$1.30/sf operating expenses. 36 parking spaces on site. Two dock doors and three drive-in doors. Clear height is 22' in some portions of the building and 19' in others. 3-phase electric plus public utilities. Approximately 6,000 sf of the building is well-appointed office space.

DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
TOTAL POPULATION	151,376	328,629	491,520
TOTAL EMPLOYEES	80,726	150,151	197,768
AVERAGE HHI	\$83,918	\$91,289	\$91,546
TOTAL HOUSEHOLDS	59,165	128,182	188,346

TRAFFIC COUNTS: Rt 30 ± 76,000 VPD

Property Highlights

- Building: 29,011 +/- sf industrial building
- Lease Rate: \$6.95/sf + NNN
- Operating Expenses: \$1.30/sf
- 36 parking spaces
- 2 dock doors
- 3 drive-in doors
- 19' to 22' ft clear height
- 3-phase electric + all public utilities

Jeff Herr | Jeffrey Herr
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
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FLOOR PLAN



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For Lease

MARKET AERIAL



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www.bennettwilliams.com

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