

6812 York Road

Hanover, PA | 17331

For Lease



Property Overview

Available
±5,068 SF

Excess office space available for lease. The space is finished with reception area, private offices, a conference area, and restrooms. The office space is carpeted. Many offices have natural light. Landlord will demise the space from the warehouse/manufacturing. The office area has approximately paved parking for 40 vehicles. The lease rate is \$9.00/SF NNN

Surrounding Business



HANOVER LOGISTICS
HANOVER TERMINAL, INC. - R.H. CRAWFORD, INC.



Ryan Myers
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
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

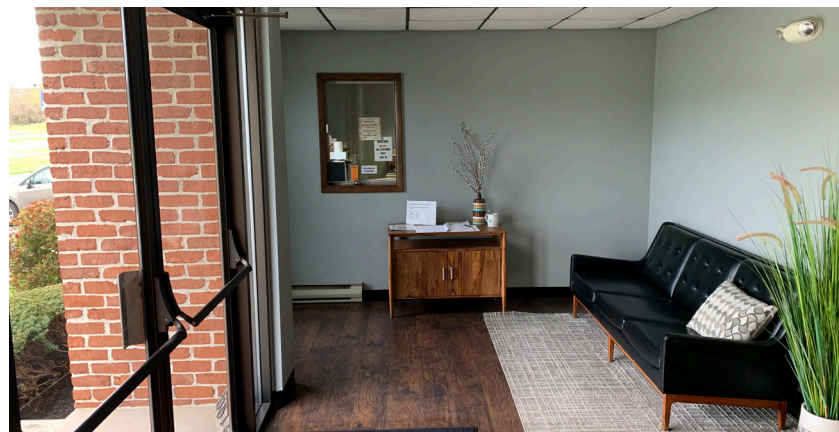
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Location

This property is located on Route 116 (York Road), at the corner of Smith Station Road, just east of Hanover. The location of the property provides easy access to north or south side of Hanover. Travelling to the East, it is approximately a 10-minute drive to Spring Grove or 20 minute drive to York.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 19,178 | 56,543 | 84,385 |
| TOTAL EMPLOYEES | 12,598 | 28,207 | 35,592 |
| AVERAGE HHI | \$80,500 | \$78,229 | \$80,705 |
| TOTAL HOUSEHOLDS | 7,839 | 22,723 | 33,360 |

TRAFFIC COUNTS: **York Road** ± 15,000 VPD

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The floor plan shows a building layout with several rooms and a highlighted path. The rooms include:

- Warehouse (top left, top right, and middle right)
- Office (multiple locations along the bottom and right)
- Shipping Office
- Storage (multiple locations)
- Lunch Room
- General Office
- Restroom (multiple locations)
- Secretary
- Receptionist

A red line highlights a path that starts at the Front Entrance, goes through the Receptionist area, past the Secretary, through the Shipping Office and Storage, then through the Lunch Room and Office, and finally through the General Office and Office areas.

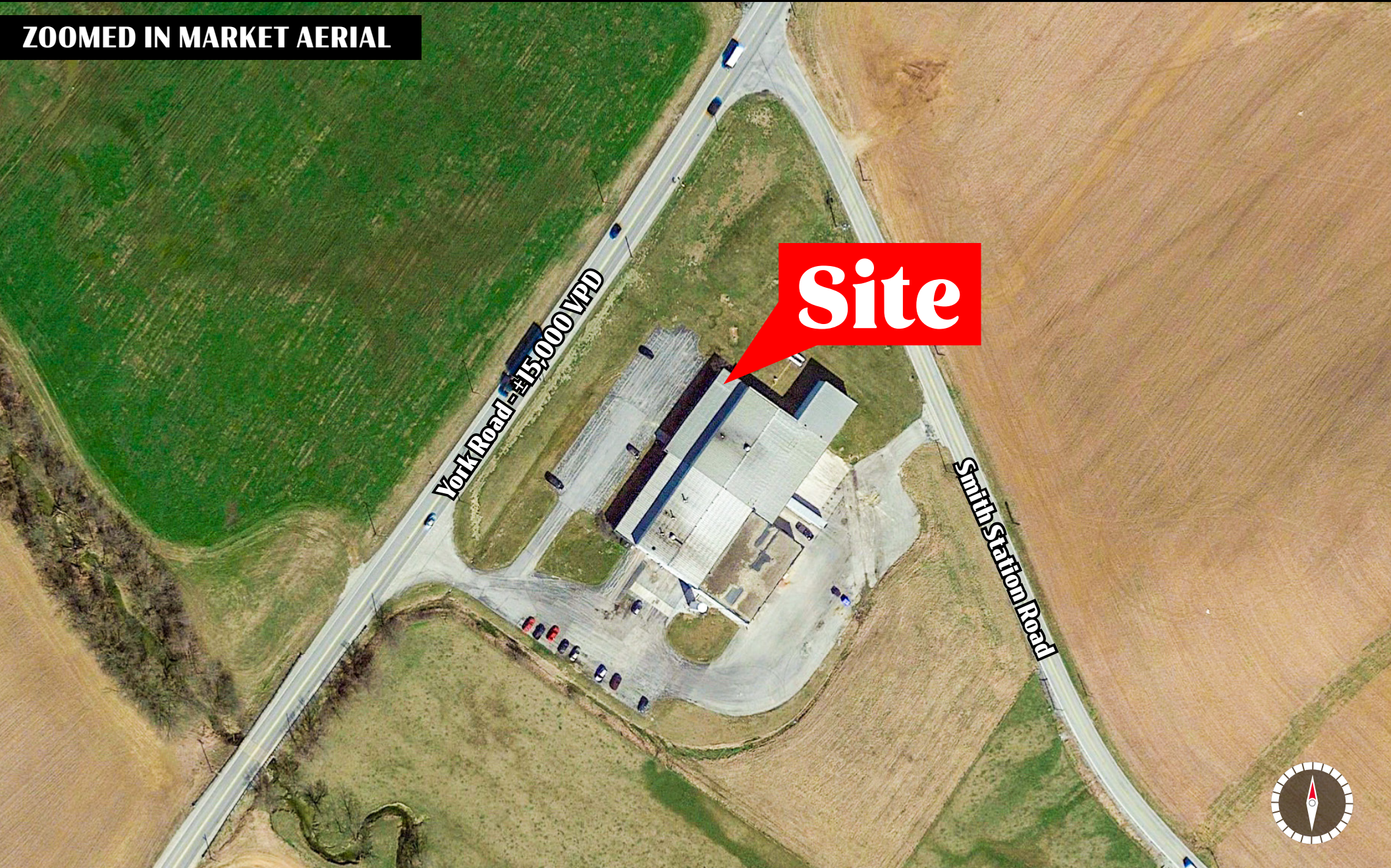
Site
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ZOOMED IN MARKET AERIAL



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