

±100,000 SF

141 Innovation Drive

FOR LEASE

WYE View Center
DUNCANSVILLE, PA 16635



Project Description

Join the WYE View Center, which has 100,000 SF of warehouse available with ceiling heights between 15-21 ft. and access to 5 docks along with a drive-in, grade door and office space. The 11-acre site on a signalized corner makes for easy access, parking, and laydown space. The property is just off Plank Road (±16,000 VPD) and Route 22 (±15,000 VPD). There is no zoning in Blair Township.

Surrounding businesses include national and local users such as Rutter's, Sheetz, McDonalds, Martins grocery store, Marzoni's Brick Oven & Brewing, Ollies, Wendy's, United Rentals, Stuckey Subaru and Ford, and many more!



Kandy Weader

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



COMMERCIAL BROKERAGE. *Redefined.*

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Property Highlights

- +/-100,000 SF of warehouse space with ceilings up to 20'
- Office or flex space available
- 5 docks and a drive-in, grade door
- Yard space
- Easy access from Plank Rd & Rt 22
- Convenient to I-99
- Signalized corner
- Security system
- Sprinkler system
- 24-hour access



Location Overview

The site is located on the signalized corner of Plank Rd and Route 22 in the heart of the Duncansville, PA market. Plank Rd extends over 10 miles from Duncansville through Altoona and serves as the main retail strip. Plank Rd has excellent access from Rt. 22 and Interstate-99 (±22,000 VPD) which allows for convenient proximity to the entrance of I-99.

Trade Area Description

Duncansville is part of the Altoona MSA and has strong demographics showing a 10-minute drive time of over 33,317 people with household incomes more than \$81,620 and daytime demographics equally as strong with 35,095. The demographics within a 10-mile radius include 105,685 people in 44,020 homes, a labor force of 87,706 with an average household income of \$73,863. The area has seen a growth of 7.3 % since 2000 with over 3,561 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	21,912	39,975	72,128
TOTAL EMPLOYEES	11,710	24,069	36,047
AVERAGE HHI	\$85,828	\$86,591	\$74,300
TOTAL HOUSEHOLDS	9,464	17,298	30,984
TRAFFIC COUNTS: Plank Rd ±16,000 VPD Rt 22 ±15,000 VPD			



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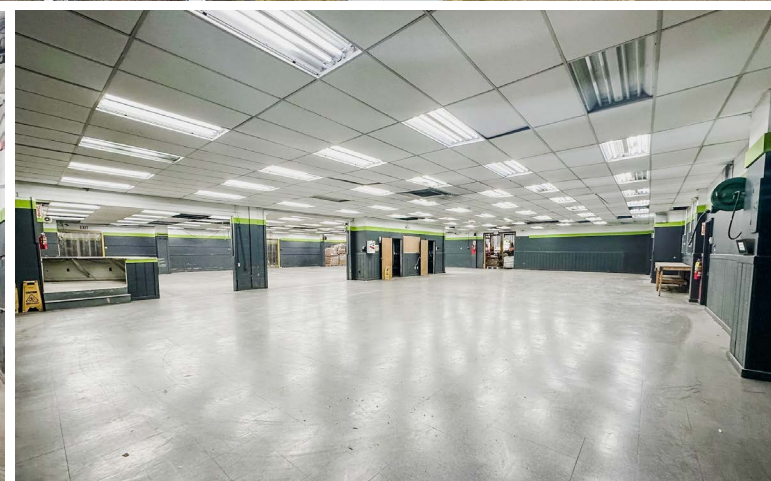


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About Bennett Williams



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.

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.



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LISTING AGENTS:

Kandy Weader

kweader@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

CONTACT US

717.843.5555
www.bennettwilliams.com

