

# 176 Technology Drive

BOALSBURG, PA | 16827

±2,170 - 7,200  
AVAILABLE FOR LEASE



Kandy Weader | Luke Higgins

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	8,233	54,830	91,668
TOTAL EMPLOYEES	3,789	19,863	31,454
AVERAGE HHI	\$133,736	\$93,679	\$96,714
TOTAL HOUSEHOLDS	3,622	18,400	32,535

TRAFFIC COUNTS: **Boal Ave** ±14,000 VPD

## PROPERTY HIGHLIGHTS

- Spacious, 2nd floor space with good mix of individual offices and large work areas
- Works for industrial or typical office uses
- It can work for a 7200-sf user or can be demised into 2 suites at 2,170 and 3,713 sf.
- Copious amounts of natural light with windows lining exterior walls
- View of the Rothrock State Forest and Tussey Mountain Ski slopes
- Has 2 large work areas, several private offices, a large conference room, restrooms, staff lounge, and lab
- Plenty of parking
- 2 docks in the rear
- Only 7 minutes to State College and located 5 miles from Penn State University
- Join the quaint but growing Boalsburg community of successful businesses



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## PROPERTY OVERVIEW

A spacious, 2nd floor, office/lab/manufacturing space of 2,170 - 7,200 sf is for lease in Boalsburg. This property overlooks scenic mountains surrounding Rt 322 and looks up at the Tussey Mountain ski slopes. The space is zoned general industrial and has 2 loading docks in the rear. The interior is illuminated with natural light from windows lining the exterior walls. There are several individual offices as well as a sizable lab. It can work for a 7200-sf user or can be demised into 2 suites at 2,170 and 3,713 sf.

The space also comes equipped with two large office areas, a conference room, lounge, restrooms, and 4 storage rooms. This space could easily be divided into two functional suites, as each would have their own entrance, as well as a shared entrance and restrooms. The property is perfect for light manufacturing an R&D user, or a typical office user. There are many different possibilities with this unique space. Call us for a showing!

## LOCATION

The property is in Boalsburg just off of Rt 322 and shares the building with Blatek Industries. Join the Boalsburg community including Climb Nittany, Boal City Brewing, Tussey Mountain Ski & Recreation, Breakfast on Boal, Brick's and Stone, Arc of Centre County, Kelly's Steak & Seafood, Pump Station Café, Hamer Bike Park and so many more.



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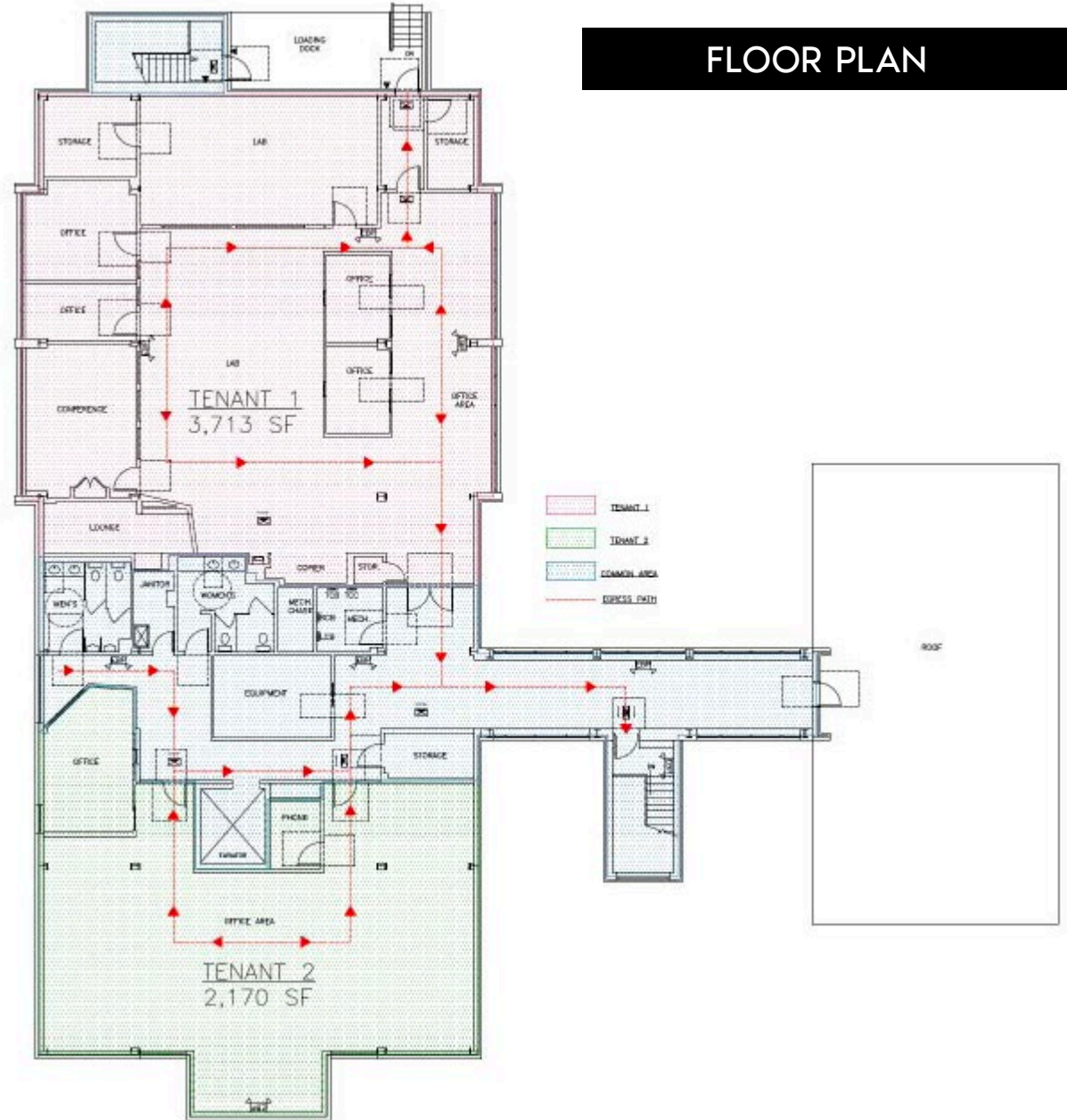
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## MARKET OVERVIEW



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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.



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 AGENTS:

**Kandy Weader**

KWeader@bennettwilliams.com

**Luke Higgins**

LHiggins@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, Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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

### WEST CHESTER OFFICE:

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

### CONTACT US

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