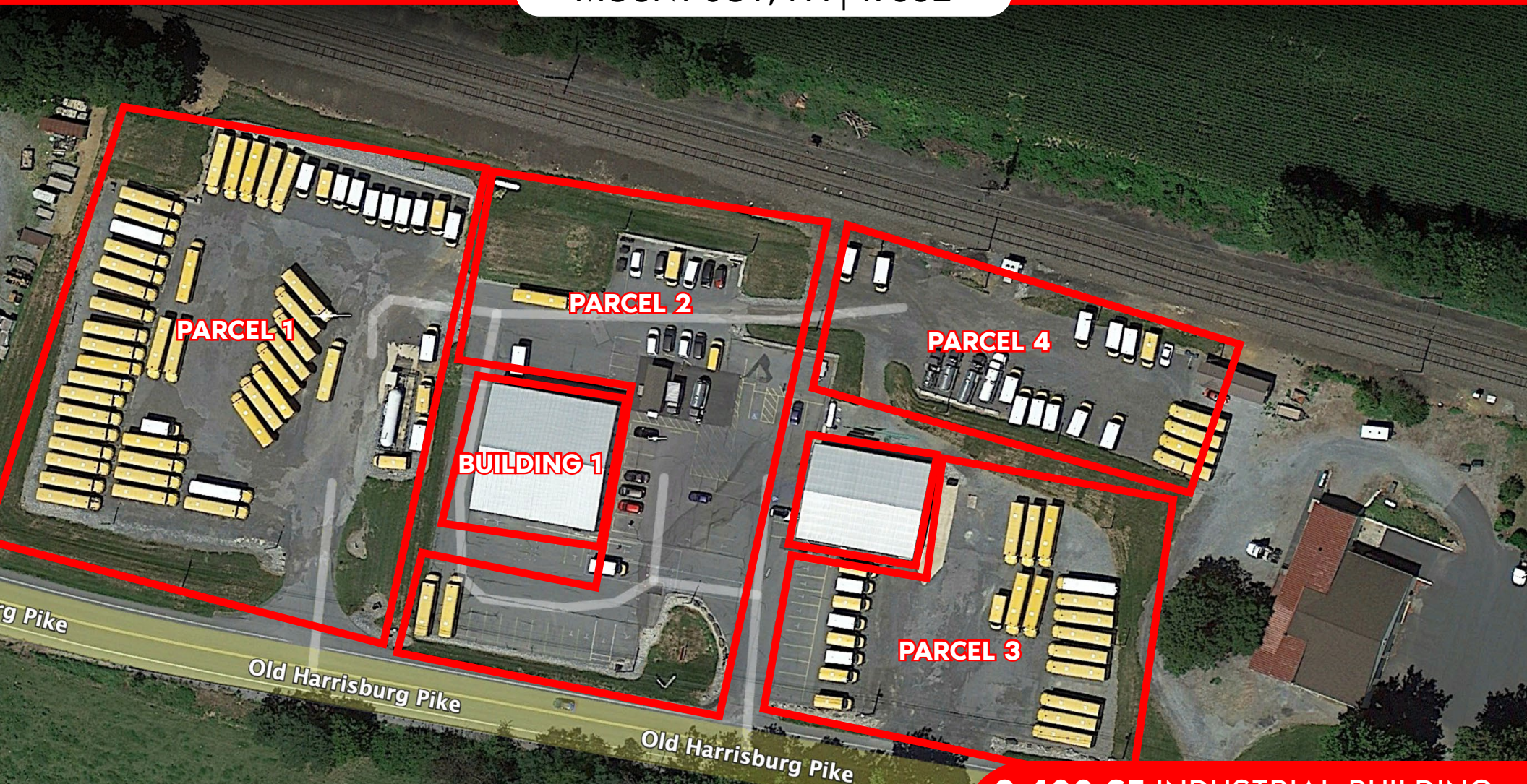


3871 Old Harrisburg Pike

MOUNT JOY, PA | 17552



**8,400 SF INDUSTRIAL BUILDING
±5 AC INDUSTRIAL LAND
FOR LEASE**



Joshua Miller | Tom Troccoli

For Leasing Information: 717.390.9858 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

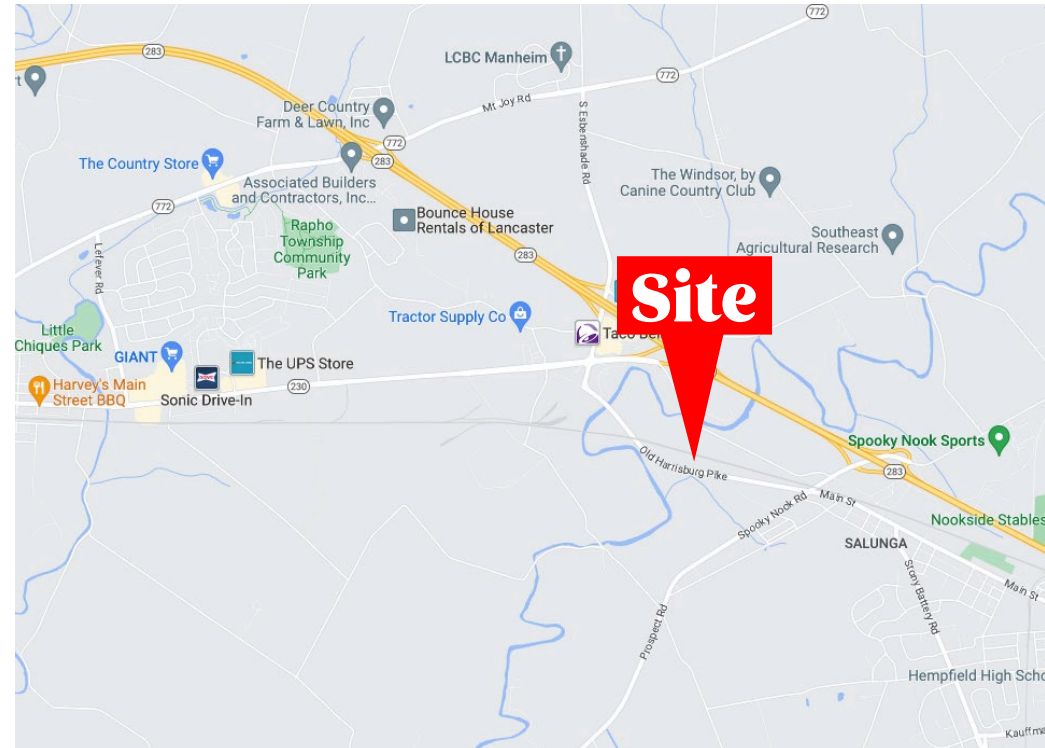
3871 Old Harrisburg Pike

FOR LEASE

PROJECT DESCRIPTION

Industrial property for lease consisting of 8,400 SF warehouse/garage space

with office and ± 5 acres of industrial parking or outdoor storage. Flexibility to lease the entire property or choose from smaller customizable divisions. Ample industrial parking for trucks, trailers, buses, cars, and equipment storage. Strategic location with road frontage on Old Harrisburg Pike and easy access to Route 283 (<1 mile away). Contact us to secure this prime industrial location.



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE

TOTAL POPULATION

15,744

63,167

128,072

TOTAL EMPLOYEES

7,328

26,775

60,447

AVERAGE HHI

\$123,734

\$128,627

\$122,401

TOTAL HOUSEHOLDS

6,391

24,860

50,953

TRAFFIC COUNTS: **Old Harrisburg Pike** $\pm 8,000$ VPD



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FOR LEASE

MARKET OVERVIEW



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COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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CONTACT US

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

