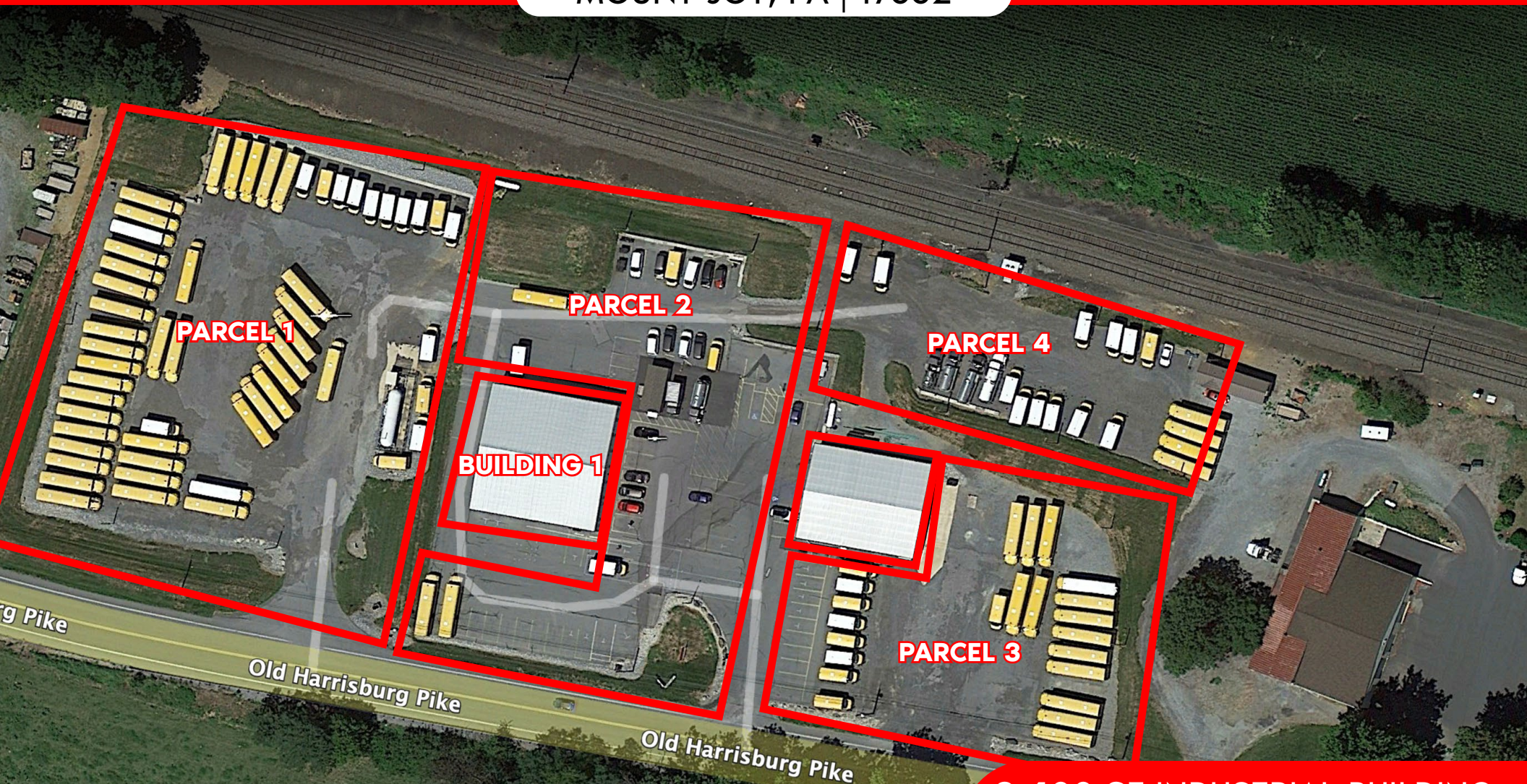


3871 Old Harrisburg Pike

MOUNT JOY, PA | 17552



**8,400 SF INDUSTRIAL BUILDING
3.5 AC INDUSTRIAL LAND
FOR LEASE**



Joshua Miller | Tom Troccoli

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



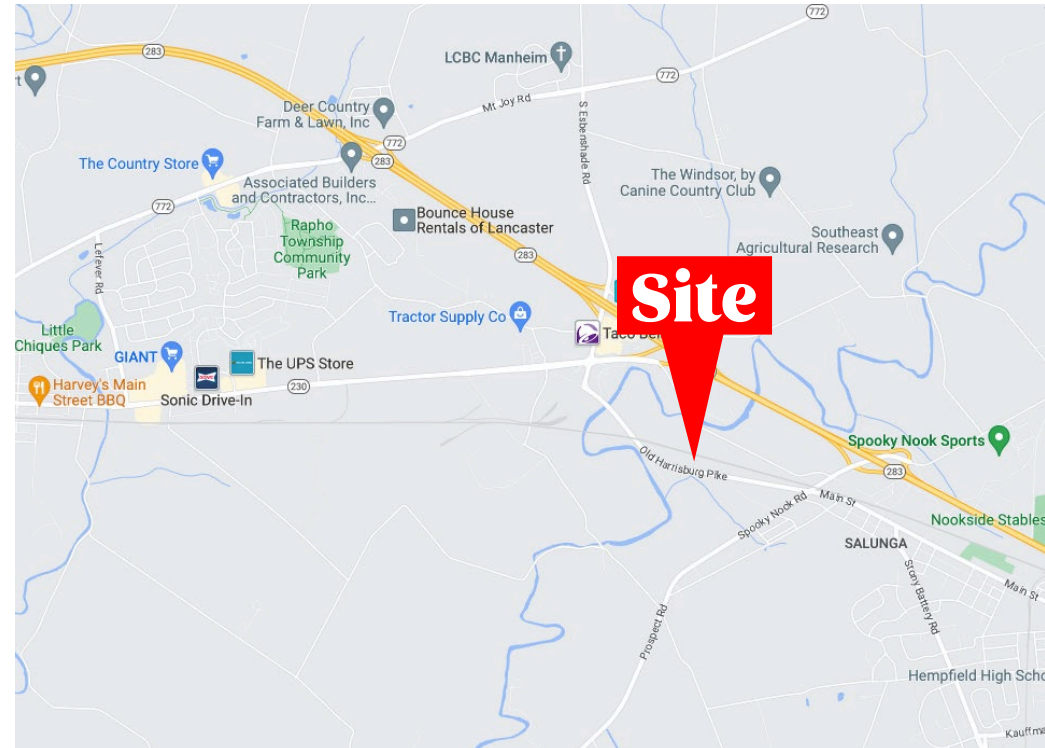
COMMERCIAL BROKERAGE. *Redefined.*

3871 Old Harrisburg Pike

FOR LEASE

PROJECT DESCRIPTION

Industrial property for lease consisting of 8,400 SF warehouse/garage space with office and 3.5-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 ±8,000 VPD			



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FOR LEASE

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.

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