

280 N PARK STREET

DALLASTOWN, PA | 17313



Site

Nearby Industrial Businesses



±23,789 SF AVAILABLE | FOR SALE OR LEASE
INDUSTRIAL FLEX PROPERTY



Keith Kahlbaugh | Brad Rohrbaugh | Chad Stine
For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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OVERVIEW

280 N. Park Street is a 23,789 square foot industrial flex building situated on 1.38 acres in Dallastown Borough, Pennsylvania. Located among other industrial and commercial properties, the property offers excellent accessibility, being just 1/4 mile from Route 74 and 4 miles from Interstate 83. The building features a well-balanced mix of finished office space on the first floor, and partially finished office areas on the second floor. The industrial section boasts a clear span fully insulated steel structure with 16' clear to rafters and 13' 6" to ceiling, providing an expansive, versatile space for a variety of uses. This area includes one 16' X 12' drive-in door, one 8' X 8' dock with no leveler, restroom facilities, two offices, and a large paint booth—ideal for businesses requiring specialized equipment or workspaces. The property is equipped with 200A/480V/3Phase power, compressed air, and all public utilities, ensuring that it meets the demands of modern industrial operations.

Additionally, there are two tenant-occupied spaces (2,438 SF and 2,605 SF), which can provide rental income or remain as-is, depending on your needs. The property has twelve parking spaces in the front and ample yard space in the rear, offering room for expansion, storage, or additional parking.

Visibility is a key benefit of this property, with an illuminated box sign on the building and a large pylon sign at the property entrance, offering excellent exposure for any business.

This property is highly adaptable, offering multiple layout options and a range of possibilities for a wide variety of businesses, from light manufacturing to distribution. Its prime location, strong infrastructure, and flexibility make it an ideal investment for both owner-occupiers and investors seeking long-term growth potential.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	38,306	79,256	156,424
TOTAL EMPLOYEES	7,794	18,914	62,388
AVERAGE HHI	\$106,630	\$112,386	\$101,534
TOTAL HOUSEHOLDS	15,148	31,878	60,372

TRAFFIC COUNTS: RT 74 ± 14,000 VPD



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MARKET OVERVIEW



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Bennett Williams

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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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.

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