

1260 CORPORATE BLVD

— END CAP UNIT —

LANCASTER, PA | 17601



**±12,880 SF AVAILABLE
FOR SUBLEASE**



Michael Sheaffer

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



COMMERCIAL BROKERAGE. *Redefined.*

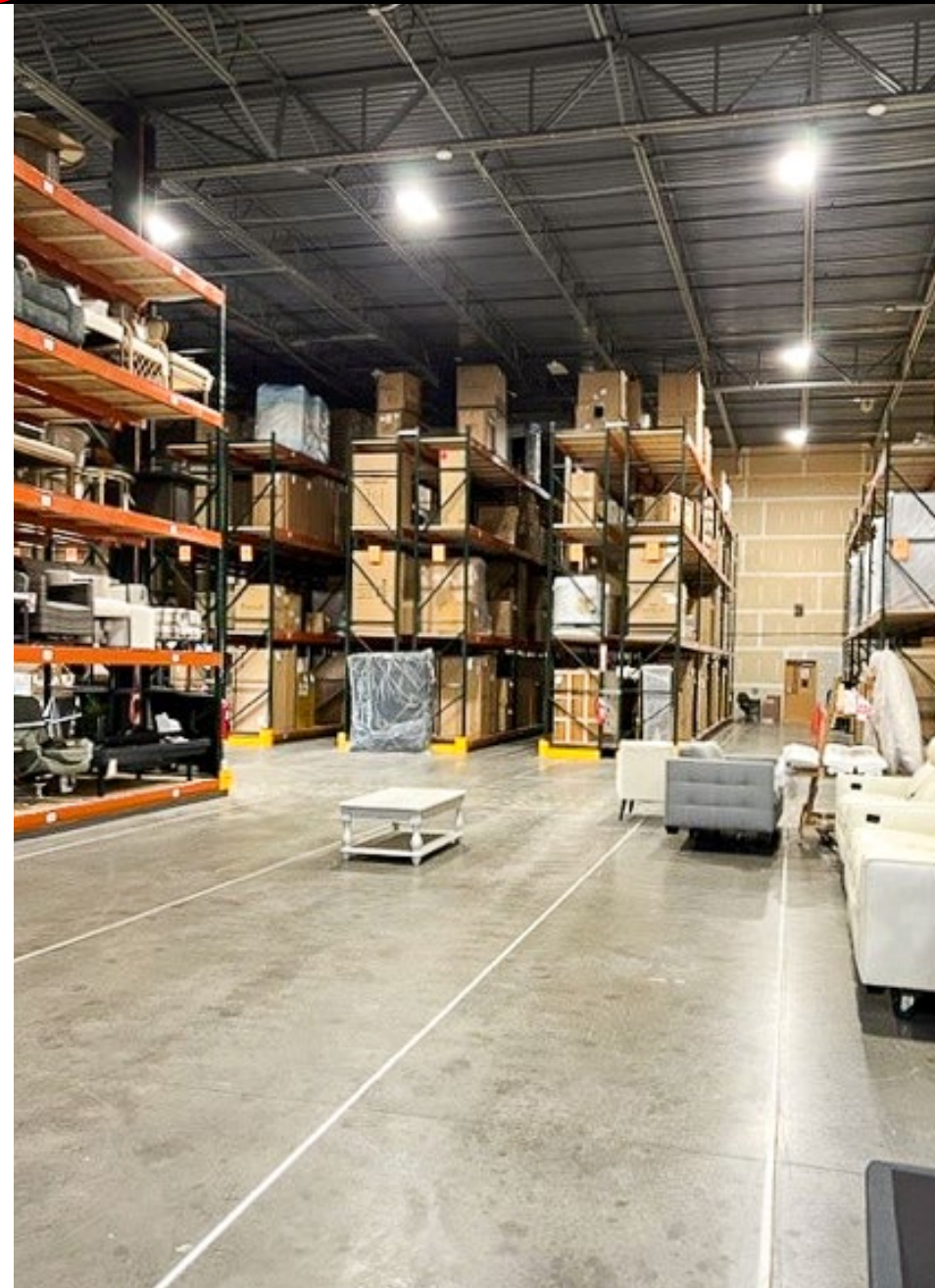
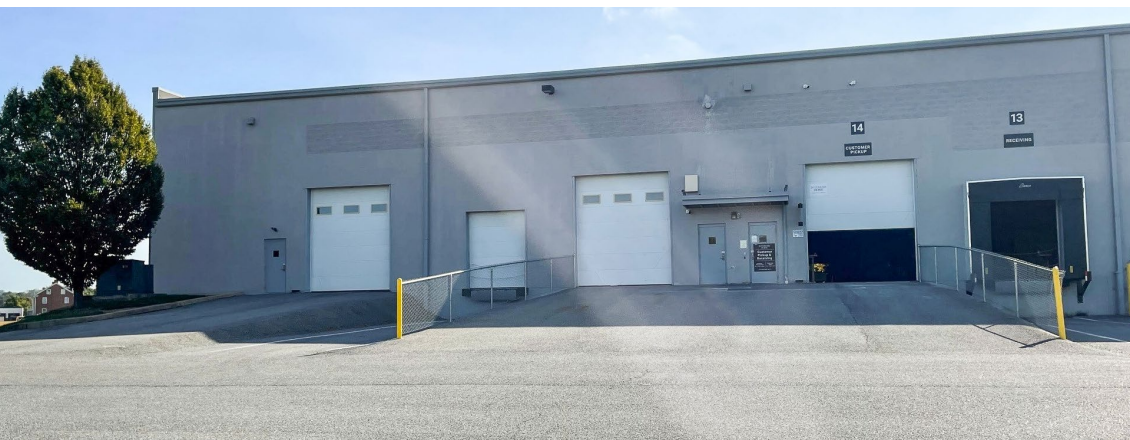
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PROPERTY OVERVIEW

12,880 S/F Sublease to June 30, 2028. Fantastic industrial flex with 1 dock & 2 large overhead doors. Office 3,409 S/F and warehouse 9,471 S/F with 26' clear height. 3 phase power 1200-amp service.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	38,658	87,600	212,368
TOTAL EMPLOYEES	17,676	46,876	96,294
AVERAGE HHI	\$137,823	\$122,096	\$111,352
TOTAL HOUSEHOLDS	15,019	35,490	84,478
TRAFFIC COUNTS: CORPORATE BLVD ±5,000 VPD MARIETTA AVE ±9,000 VPD			



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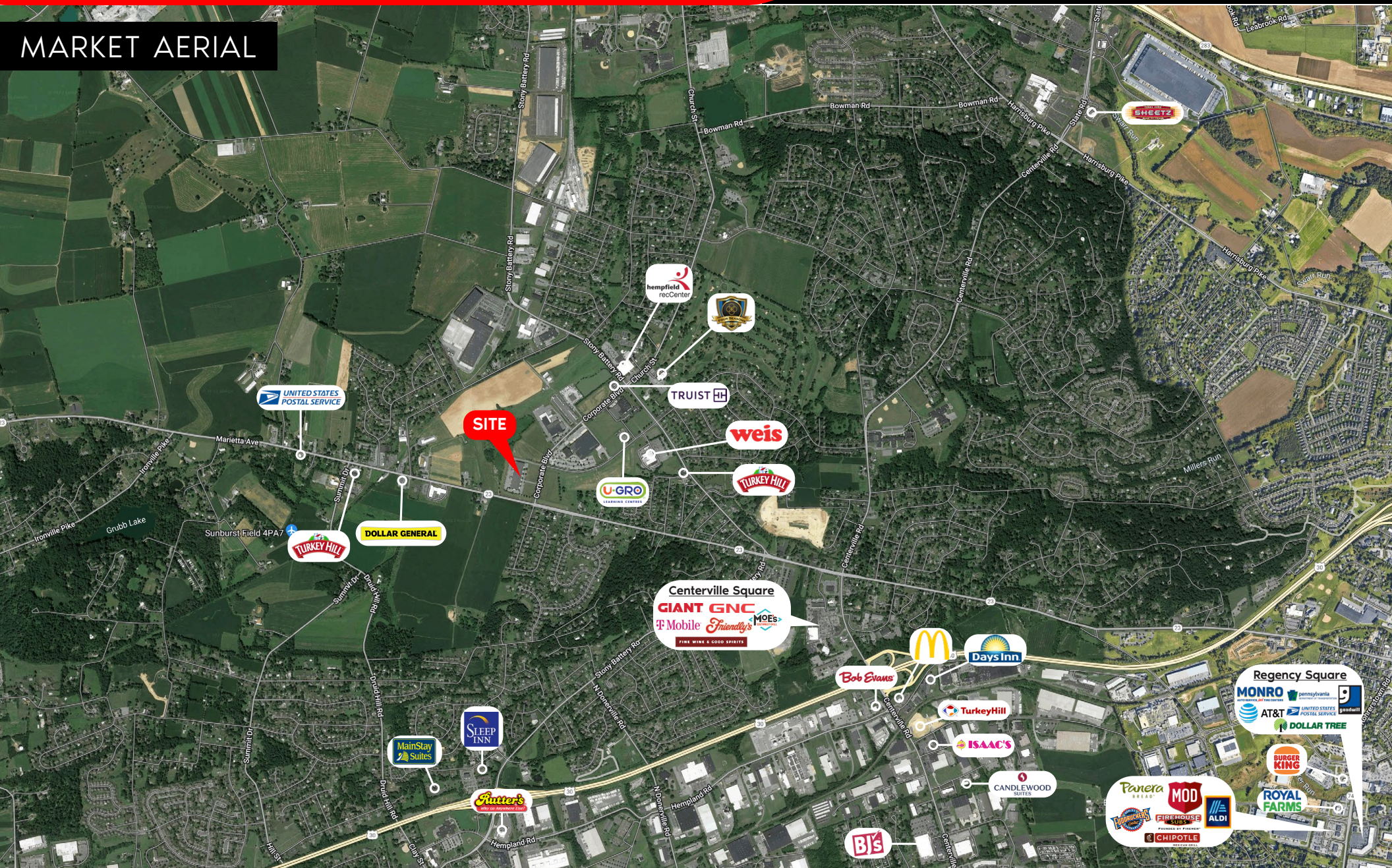


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MARKET AERIAL



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ACTIVE MEMBER OF:
RETAIL BROKERS
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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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