

1260 CORPORATE BLVD
— END CAP UNITS —
LANCASTER, PA | 17601



**±19,500 SF AVAILABLE
FOR SUBLEASE**

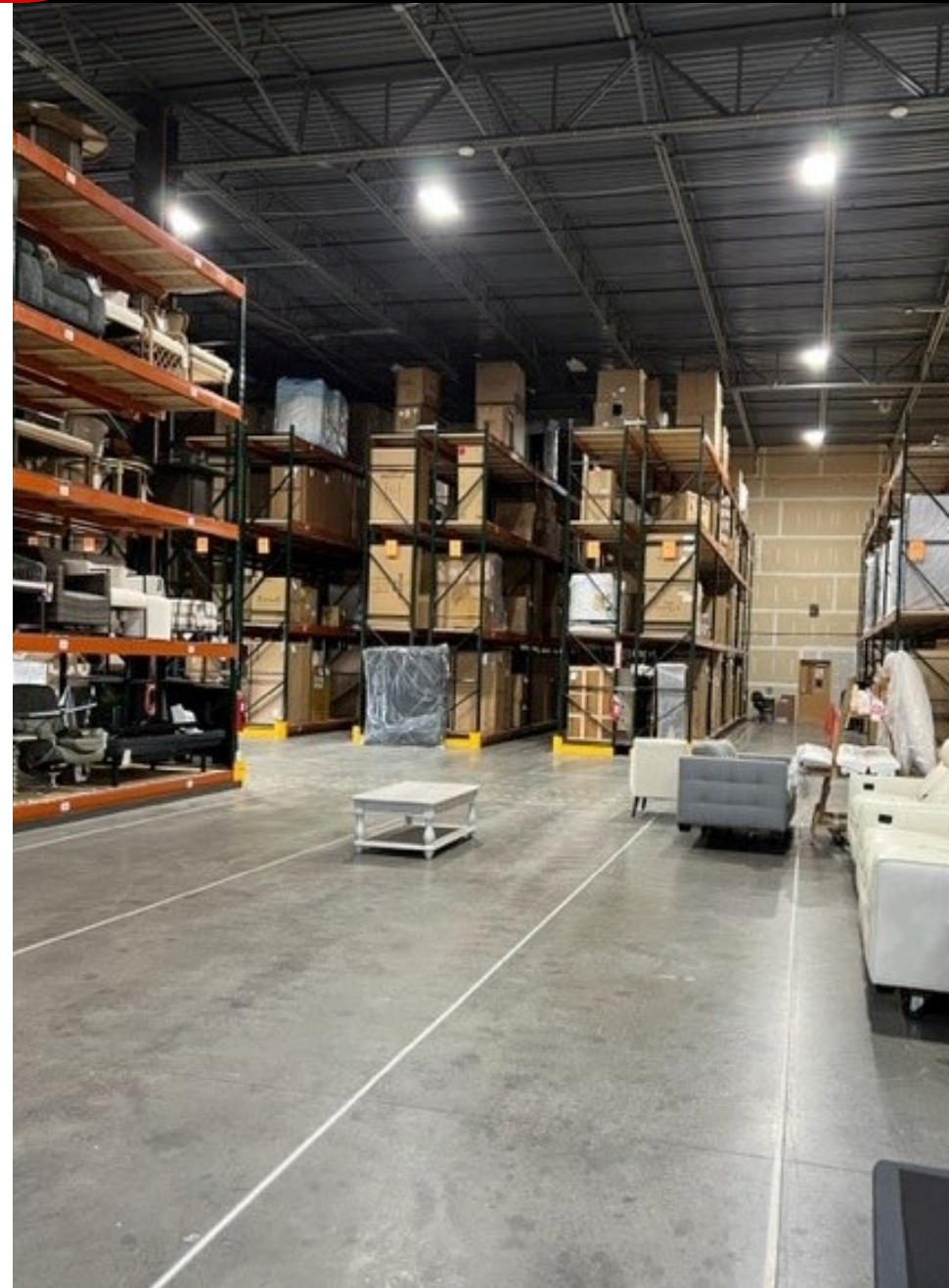
1260 CORPORATE BLVD END CAP UNITS LANCASTER, PA | 17601

**±19,500 AVAILABLE
FOR SUBLEASE**

PROPERTY OVERVIEW

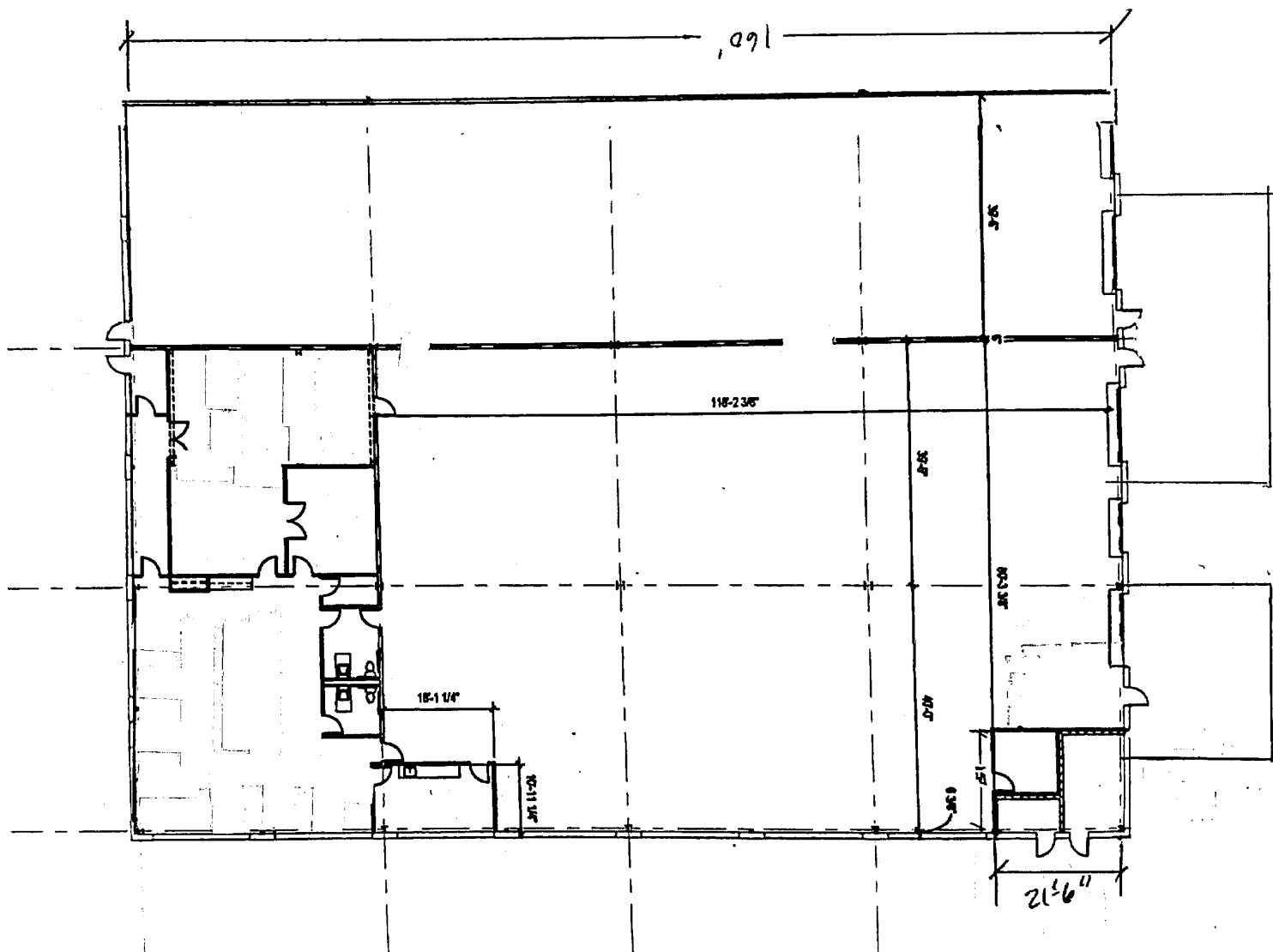
19,500 S/F Sublease to June 30, 2028. Fantastic industrial flex with 19,500 S/F warehouse space. Within the total S/F is approx. 3,500 S/F office space (includes 2 baths, 1 kitchen). (Net 16,000 S/F warehouse space & 24'-26' clear heights). There are (2) dock height doors, (3) at-grade dock doors, (3) man doors in the rear, (2) man doors in the front. Availability June 1, 2025 for a 3-year lease.

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			



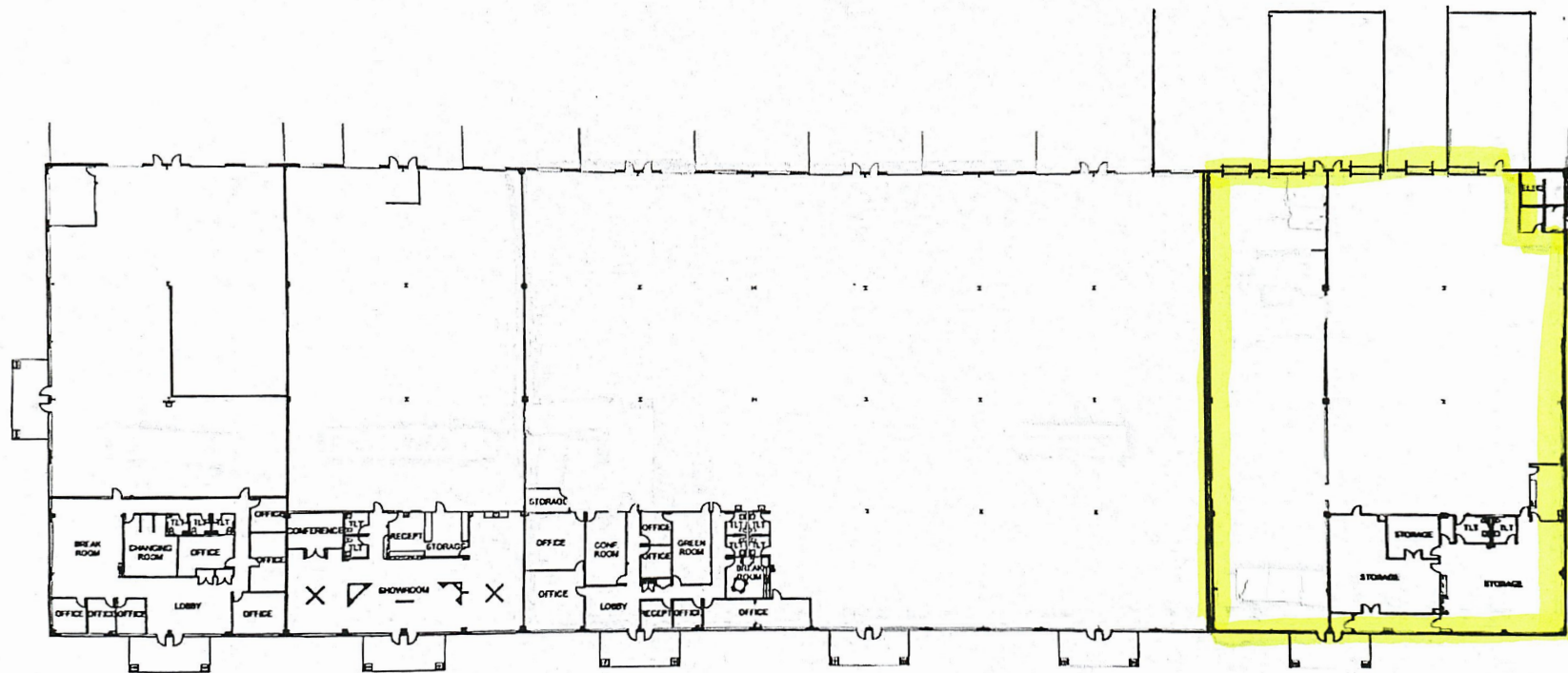
1260 CORPORATE BLVD END CAP UNITS
LANCASTER, PA | 17601

**±19,500 AVAILABLE
FOR SUBLEASE**



1260 CORPORATE BLVD END CAP UNITS
LANCASTER, PA | 17601

**±19,500 AVAILABLE
FOR SUBLEASE**



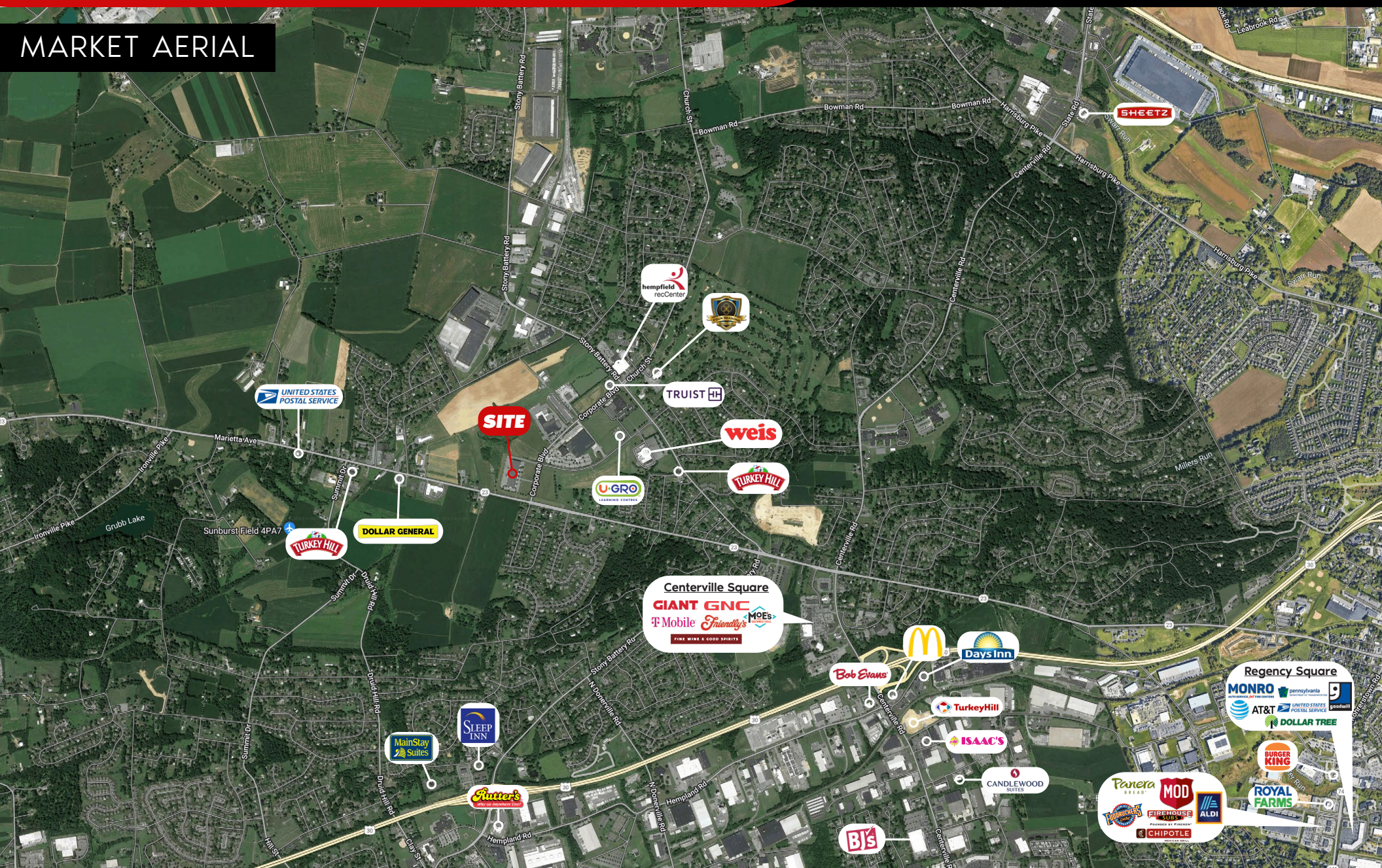
STONY BATTERY CORPORATE CENTER

SCALE: 1/32" = 1'-0"

1260 CORPORATE BLVD END CAP UNITS LANCASTER, PA | 17601

±19,500 AVAILABLE
FOR SUBLEASE

MARKET AERIAL



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 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Michael Sheaffer

msheaffer@bennettwilliams.com

Mobile: 717.587.2712

CONTACT US

717.843.5555 | www.bennettwilliams.com

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.

