

# 3910 N GEORGE STREET

MANCHESTER, PA | 17345

± 27,000 SF AVAILABLE | FOR LEASE



NEARBY RETAILERS



**GIANT**

*Legends*  
**SELF STORAGE**



**Ryan Myers**

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## OVERVIEW

This property has a 27,000 SF industrial building consisting of 2,500 SF office on the first floor and 2,500 SF of office on the second floor, and 22,000 SF of warehouse. The building has two drive-in doors (12'H) and three dock doors. Ceiling heights range from 16'-21'. The building is fully heated and air-conditioned. There is on-site parking for approximately 35 vehicles. Electric service is 3 phase, 600A. The property has two drive-in refrigeration units and racking that, with advance notice, can remain in the warehouse. The property is zoned Commercial. The lease rate is \$6.50/SF NNN. A member of the ownership holds a Pennsylvania Real Estate license.

## LOCATION

The property is located on North George Street (SR 181) in Manchester, PA. It is approximately 2 miles to Exit 24 of Interstate 83, providing easy access to York, Harrisburg, Baltimore. The property is surrounded by other industrial uses and nearby commercial and residential.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	23,961	69,896	177,479
TOTAL EMPLOYEES	11,624	32,664	78,362
AVERAGE HHI	\$118,057	\$103,328	\$98,454
TOTAL HOUSEHOLDS	9,281	27,598	68,979
TRAFFIC COUNTS: N George St ± 12,000 VPD   I-83 ± 50,000 VPD			



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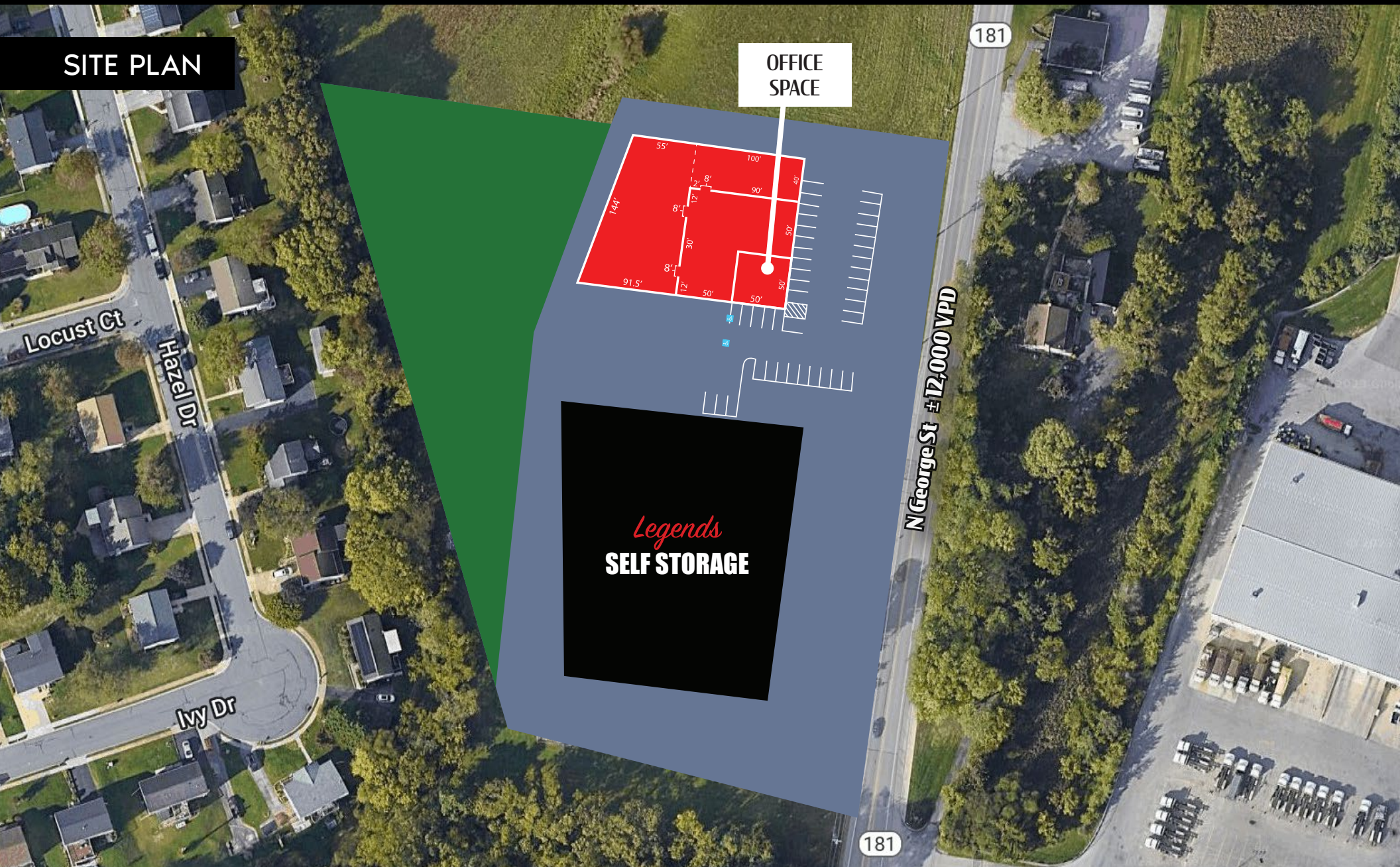


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SITE PLAN



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## 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.

## LISTING AGENT:

**Ryan Myers**

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## OUR LOCATIONS:

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### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
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### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

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### WEST CHESTER OFFICE:

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### CONTACT US

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