

NEARBY



Oakwood Controls
Electronic Target Systems • Integrated Sensor Solutions



322 INDUSTRIAL ROAD

GLEN ROCK, PA | 17327

±8,400 SF
FOR LEASE



Blake Shaffer | Cale Bruso | Tyler Gettel

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



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY HIGHLIGHTS

322 Industrial Road – your gateway to an exceptional 8,400 square foot light-industrial building. This impressive facility has been meticulously maintained by its dedicated ownership and has undergone recent renovations, ensuring it stands in prime condition.

Nestled strategically just off the Glen Rock exit of Interstate 83, this property boasts convenience and accessibility. The building is designed to cater to diverse industrial needs, featuring multiple spacious overhead drive-in doors complemented by soaring high ceilings. Furthermore, it offers an abundance of well-appointed office space, enhancing functionality and versatility.

Situated on a generous 3.4-acre parcel of land, ample parking facilities are readily available, ready to accommodate a wide spectrum of uses.



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL POPULATION 15,093 149,633 263,630

TOTAL EMPLOYEES 15,614 62,133 101,566

AVERAGE HHI \$108,553 \$101,771 \$115,809

TOTAL HOUSEHOLDS 6,409 53,140 97,165

TRAFFIC COUNTS: I83 ±46,000 VPD



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SURROUNDING AREA



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MARKET OVERVIEW



- ADHESIVES RESEARCH
- SUNRUN
- TITANIUM ATHLETICS
- GELEST
- STEWART CONNECTOR
- OLD TRAIL MINI STORAGE
- CAIN AND SONS' AUTOMOTIVE
- THE MARKETS AT SHREWSBURY

- Topflight
When Experience Matters
- TECTA AMERICA
Roofing Redefined
- genesis
SUPPLY STORE

±46,000 VPD

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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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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.

