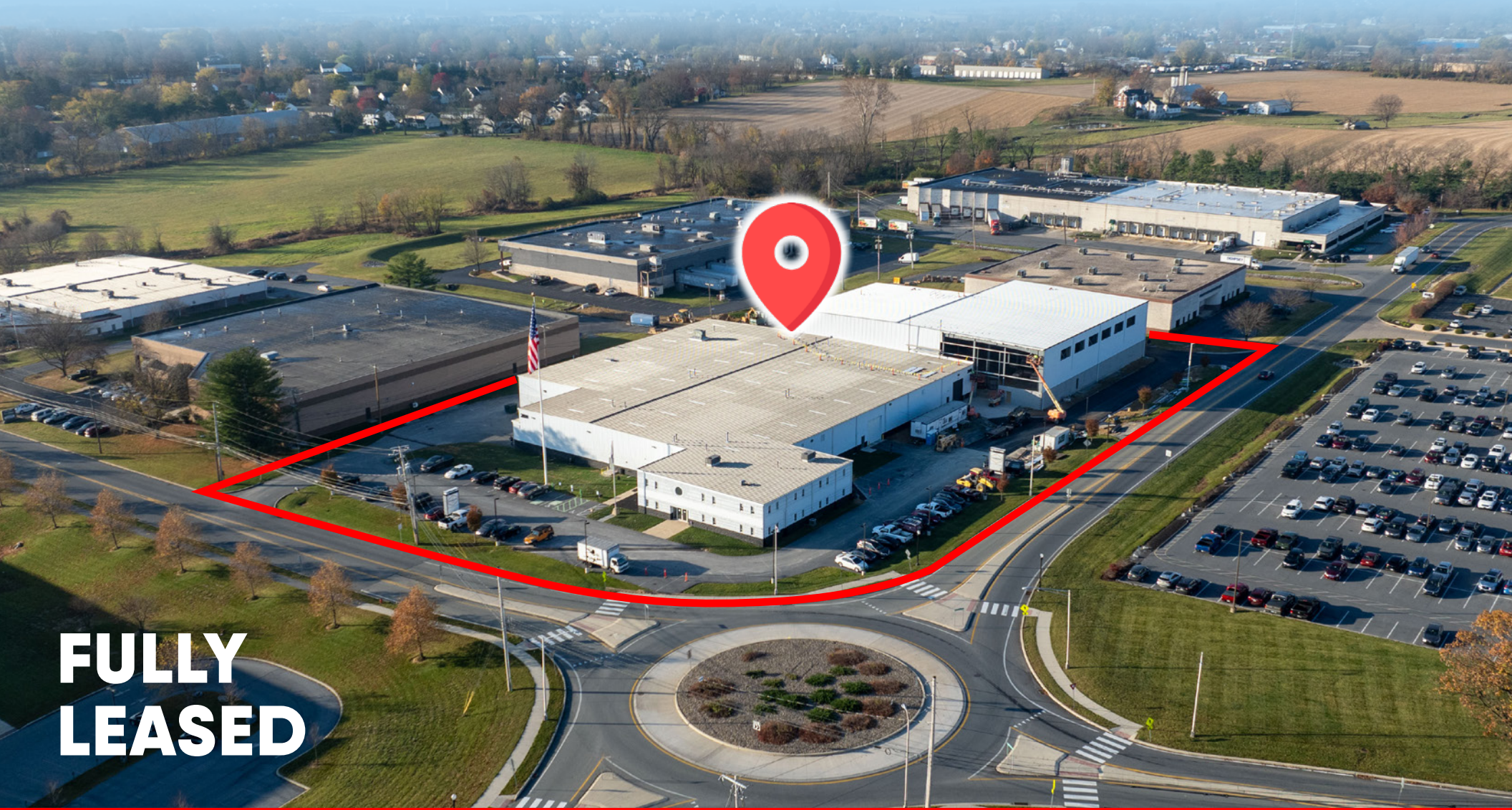


2 8 2 1  
**OLD TREE DRIVE**

LANCASTER, PA - 17603



**FULLY  
LEASED**



# 2821 OLD TREE DRIVE

Lancaster, PA | 17603

## FULLY LEASED

## PROPERTY OVERVIEW

- 41,600 SF warehouse & 7,700 SF office space, plus ±24,500 SF possible expansion
- 20' ceilings, 4 docks, 82 parking spaces, fully sprinklered, 1,200 amp, 3-phase electrical service
- 1.5 miles from Route 30, good access to major shipping hubs & close by retail, medical & convenience



**POPULATION**  
3 MILE- 56,120  
5 MILE- 170,190  
7 MILE- 234,211



**EMPLOYEES**  
3 MILE- 35,707  
5 MILE- 82,213  
7 MILE- 110,412



**AVERAGE HHI**  
3 MILE- \$136,029  
5 MILE- \$114,595  
7 MILE- \$120,125



**HOUSEHOLDS**  
3 MILE- 22,893  
5 MILE- 65,239  
7 MILE- 91,064



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*



# 2821 OLD TREE DRIVE

Lancaster, PA | 17603

## FULLY LEASED

### SITE PLAN



±24,500 SF  
EXPANSION

±41,600 SF  
WAREHOUSE

±7,700  
OFFICE



### TRAFFIC COUNTS:

RT 741 ±20,000 VPD

RT 30 ±66,000 VPD



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ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



# 2821 OLD TREE DRIVE

Lancaster, PA | 17603

# FULLY LEASED

## MARKET OVERVIEW



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COMMERCIAL BROKERAGE. *Redefined.*



# Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT

## 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

## LISTING AGENTS:



### Ashlee Lehman

ALehman@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



## 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.

