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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



ACTIVE MEMBER OF:

RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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SITE PLAN



TRAFFIC COUNTS:

RT 741 ±20,000 VPD

RT 30 ±66,000 VPD



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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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
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



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.

