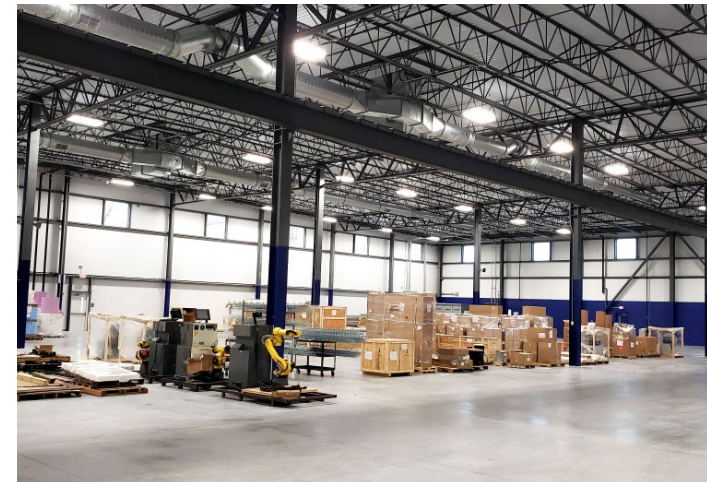
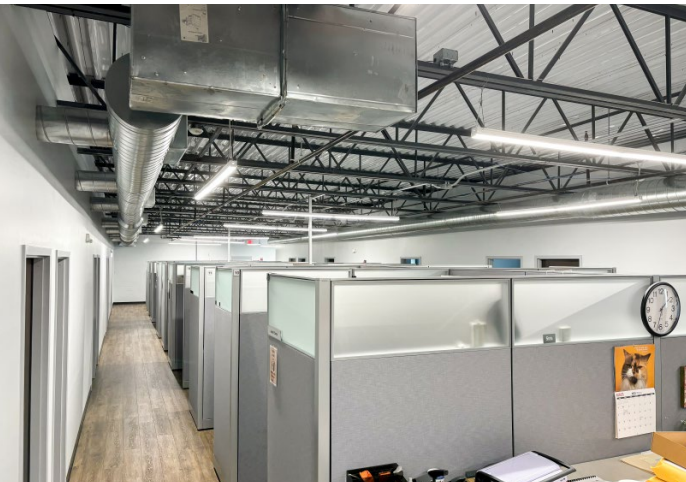


475 Fame Ave

HANOVER, PA · 17331



For Sale or Lease
118,689 TOTAL SF AVAILABLE



RYAN MYERS, CCIM

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

COMMERCIAL BROKERAGE *Redefined.*

HANOVER
SCHOOL DISTRICT



2 DOCKS

DRIVE IN

DOCK

DRIVE IN

DOCK



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COMMERCIAL BROKERAGE *Redefined.*

118,689 TOTAL SF AVAILABLE | FOR SALE OR LEASE

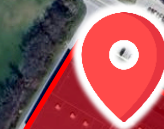
PROPERTY OVERVIEW

Sale/Leaseback - 475 Fame Ave is occupied by Elsner Engineering. Upon a sale, Elsner intends to reduce their footprint to approximately half the building and leaseback. The entire building is fully heated and conditioned. The manufacturing area has ceiling heights ranging from 16'-25', multiple overhead cranes from 2-10 tons, 3 phase/480V/1600A, multiple dock and drive-in doors.

The property sits on 9.34 acres. The vacated portion of the building is about 5 years old (recent addition) and extremely clean warehouse/manufacturing space with 24' of clearance. This space is heated and air conditioned. There are 2 docks and 1 drive-in dedicated to this portion of the warehouse. The office area is 7,254+/- SF, which includes multiple private offices, cubicle area, two conference rooms and a large cafeteria/meeting room.

LOCATION OVERVIEW

The property is located in the Penn Township Industrial Park. This area is surrounded by other industrial uses. It is convenient to access Eisenhower Drive (retail) and Routes 194 and 94. Gettysburg and York are approximately 30 minute drive time. Baltimore is approximately an hour drive.



POPULATION

3 MILE- 36,554
5 MILE- 64,219
7 MILE- 87,345



EMPLOYEES

3 MILE- 21,532
5 MILE- 27,078
7 MILE- 32,101



AVERAGE HHI

3 MILE- \$91,573
5 MILE- \$99,868
7 MILE- \$102,209



HOUSEHOLDS

3 MILE- 15,593
5 MILE- 26,213
7 MILE- 35,230

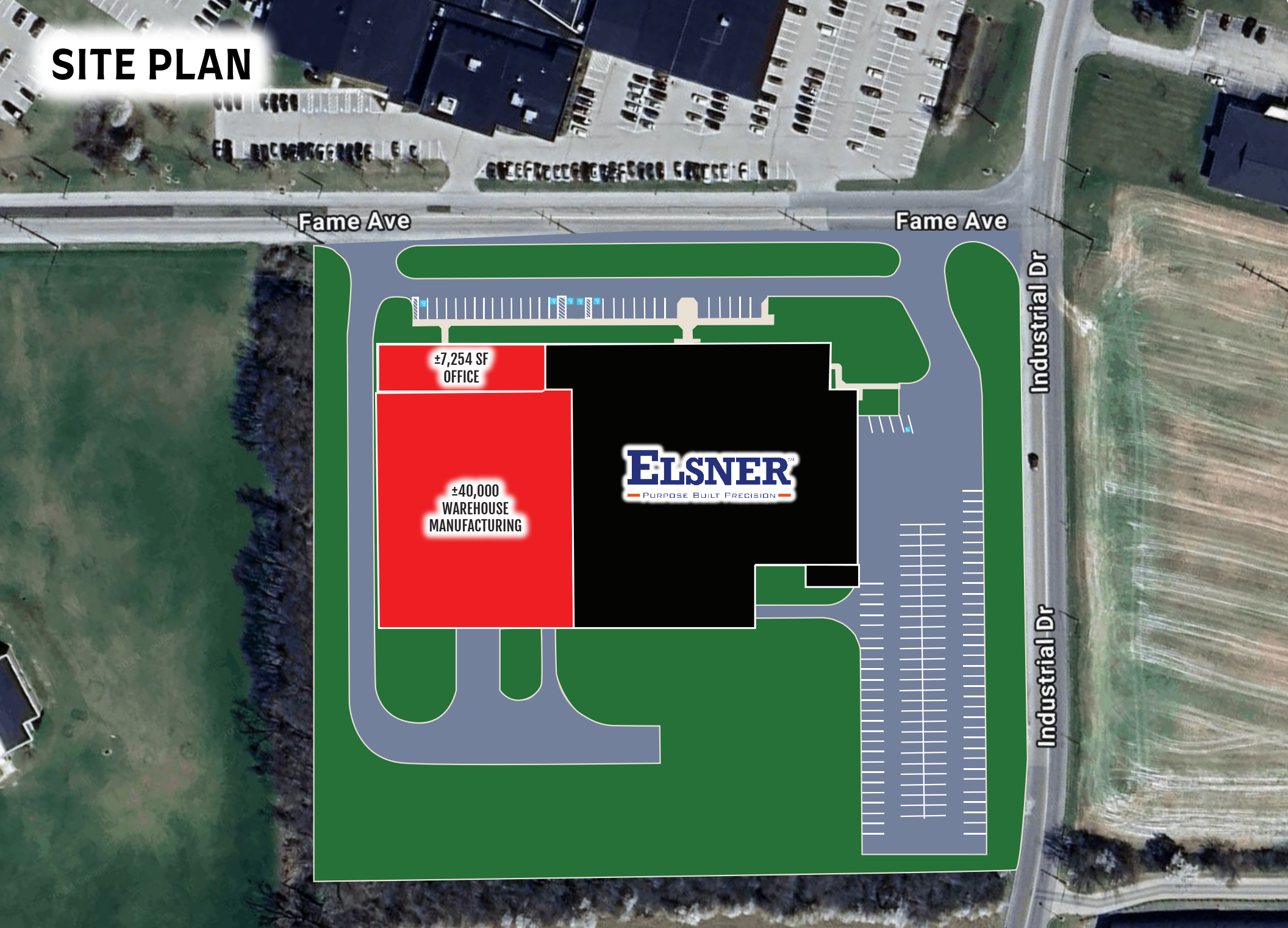


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SITE PLAN



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MARKET OVERVIEW



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

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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 107
West Chester, PA 19380

NEW JERSEY OFFICE:

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

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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.

