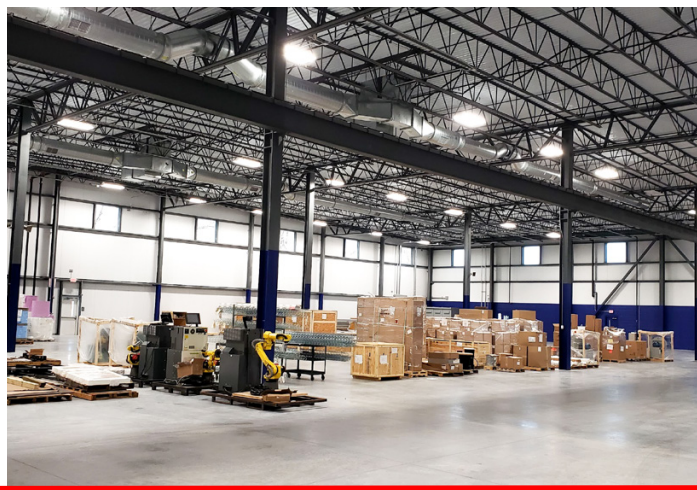
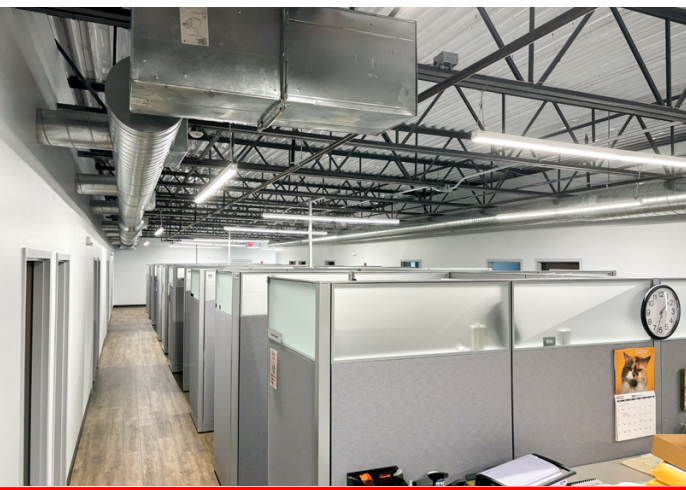


# 475 Fame Ave

HANOVER, PA · 17331



*For Lease*  
47,254 TOTAL SF AVAILABLE



HANOVER  
SCHOOL DISTRICT

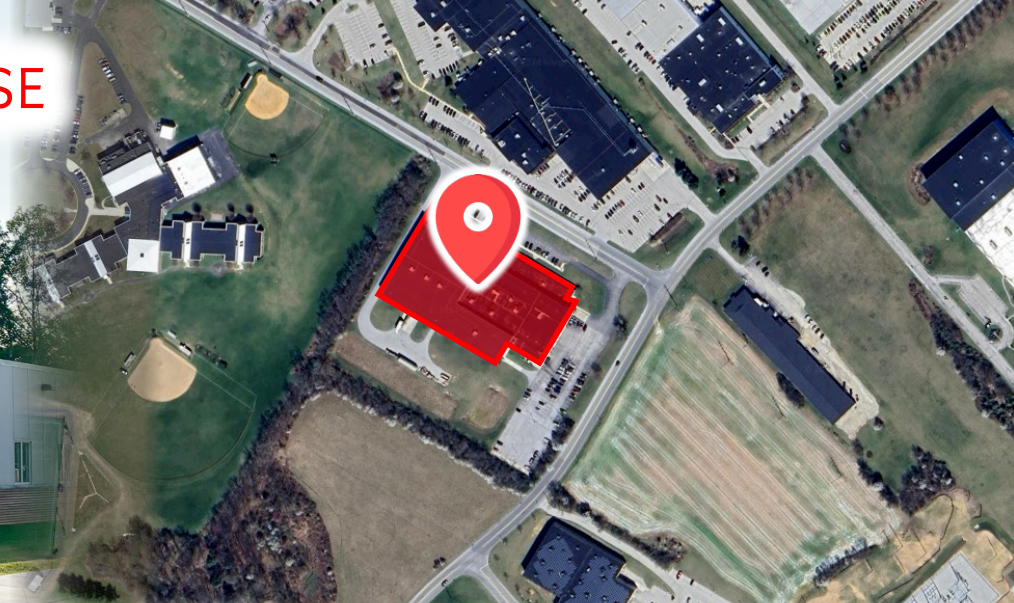


**RYAN MYERS, CCIM**

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

COMMERCIAL BROKERAGE *Redefined.*

47,254 TOTAL SF AVAILABLE | FOR LEASE



## PROPERTY OVERVIEW

Heavy manufacturing /warehouse and office space available for lease. Approximately 40,000+/- of extremely clean industrial 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 4,700+/- 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

# SITE PLAN

Fame Ave

Fame Ave

Industrial Dr

Industrial Dr

±7,254 SF  
OFFICE

WAREHOUSE  
MANUFACTURING

**ELSNER**  
— PURPOSE BUILT PRECISION —



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COMMERCIAL BROKERAGE *Redefined.*



**-SITE**

**NORTH POINT PLAZA SC**

Pizza Hut, TRACTOR SUPPLY CO, Grocery Outlet, xfinity, JOANN, BIG LOTS!

**NORTH HANOVER MALL**

Burlington, T-Mobile, AutoZone, holiday hair, Rural King

**HANOVER CROSSING SC**

GIANT, SUBWAY, JALY BEAUTY, HomeGoods, Walmart, ULTA, rj-maxx, GameStop, FINE WINE & GOOD SPIRITS, ARBOR FREIGHT TOOLS, LED LOBSTER, Firestone, Rite-Aids, Wendy's

**CLEARVIEW SC**

PLAZA AZTECA, T-Mobile, finito's, empire, MONRO, SUBWAY

Outz FACTORY OUTLET

weis

Outz

Rutter's

HANOVER FOODS DISTRIBUTION

UPMC

BARESVILLE ELEMENTARY SCHOOL

britton coffee co.

FAMILY DOLLAR

WE SELL SPORTING GOODS

HANOVER SHOE FARMS INC- FAIRGROUNDS

HANOVER STREET ELEMENTARY SCHOOL

# MARKET OVERVIEW



**RYAN MYERS, CCIM**

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COMMERCIAL BROKERAGE *Redefined.*

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### RYAN MYERS, CCIM

RMyers@bennettwilliams.com

### CONTACT US

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

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.

