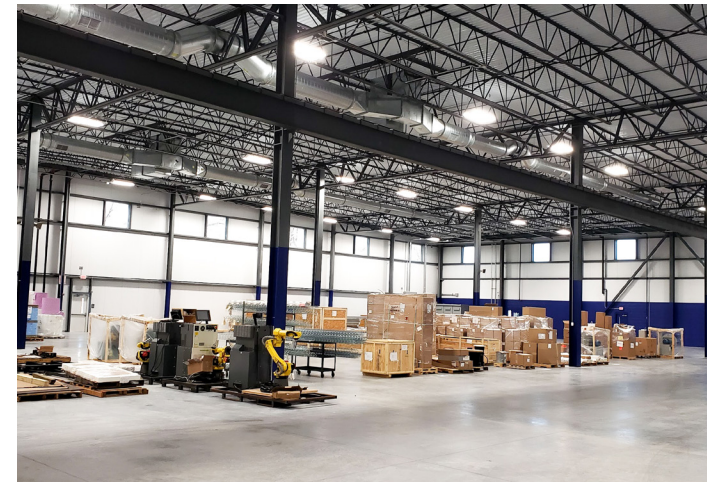
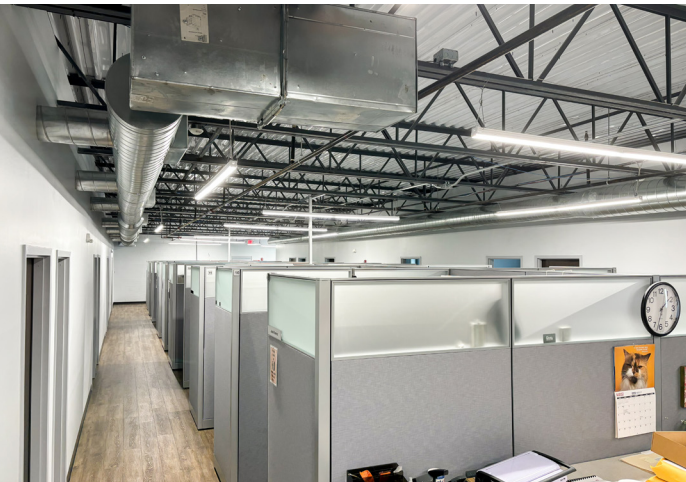


475 Fame Ave

HANOVER, PA · 17331



For Lease
±4,000-44,000 SF AVAILABLE



RYAN MYERS, CCIM

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

COMMERCIAL BROKERAGE *Redefined.*

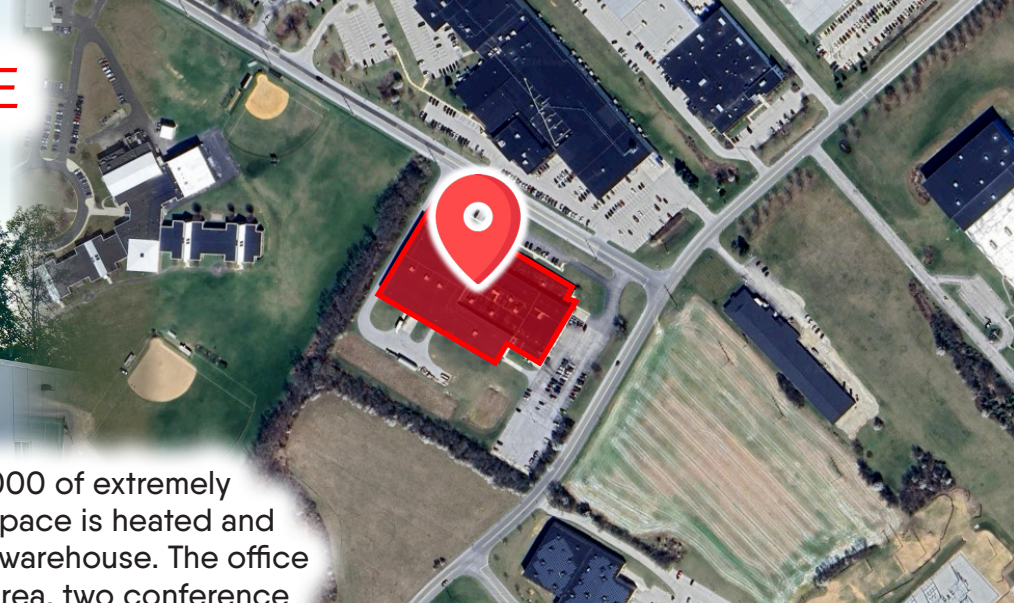
±4,000-44,000 SF AVAILABLE | FOR LEASE

PROPERTY OVERVIEW

Excess warehouse and office space available for lease. Up to ±40,000 of 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 the warehouse. The office area is ±4,000 SF, which includes multiple private offices, cubicle area, two conference rooms and a large cafeteria/meeting room. The lease rate is \$6.00/SF NNN. The owner will consider leasing half the warehouse space.

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

Fame Ave

Fame Ave

Industrial Dr

Industrial Dr

±4,000 SF
OFFICE

±40,000
WAREHOUSE
MANUFACTURING

ELSNERTM
— PURPOSE BUILT PRECISION —



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COMMERCIAL BROKERAGE *Redefined.*



-SITE

NORTH POINT PLAZA SC

Pizza Hut
KFC
TRACTOR SUPPLY CO
GROCERY OUTLET
xfinity
JOANN
BIG LOTS!

CLEARVIEW SC

PLAZA AZTECA
empire
F Mobile
MONRO
finito's
SUBWAY

NORTH HANOVER MALL

Burlington
AutoZone
F Mobile
holiday hair
Rural King

HANOVER CROSSING SC

GIANT
JALY BEAUTY
Walmart
rj-maxx
SUBWAY
HomeGoods
ULTA
GameStop
LEB LOBSTER
Firestone
Arbor Freight Tools
Rutters
Kendy's

Outz
FACTORY OUTLET

weis

DUNKIN'



Outz

Outz
WAREHOUSE

UPMC

Rutters
Why Go Anywhere Else?

HANOVER FOODS DISTRIBUTION

BARESVILLE ELEMENTARY SCHOOL

britton coffee co.
fresh fast

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

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York, PA 17402

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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:



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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.

