

# FORMER ACTION TRUCK REPAIR & SERVICE

80 LINCOLN ST • NEW OXFORD, PA • 17350



**FOR LEASE**  
**19,500 SF AVAILABLE**



**RYAN MYERS, CCIM**

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

COMMERCIAL BROKERAGE *Redefined.*

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## PROPERTY OVERVIEW

Former Action Truck facility is 19,500 SF on approximately 4 acres of land. The property is zoned Commercial. The building has a showroom, several private offices, two storage areas, and a large service area for heavy vehicle repair. The building has six, 14'H, drive-through bays, Three bays are 75' in length and three bays are 85' in length. In addition, the building has an exhaust system, pneumatic lines, pit for oil changes, 2-5 ton overhead cranes, heating throughout the service area. There area surrounding the building is paved. There is also a stoned area for 20+/- trailer parks. The asking rate is \$7.50/SF NNN.

## LOCATION OVERVIEW

The Property is located in New Oxford, with signalized access to Route 30. Route 30 offers easy access to Gettysburg, York, and Hanover. The surrounding uses include industrial on Lincoln Street and retail along Route 30.

DEMOGRAPHICS	3 MILE	5 MILE	7MILE
POPULATION	13,055	35,744	70,887
TOTAL EMPLOYEES	4,622	14,447	29,088
AVERAGE HHI	\$97,854	\$98,515	\$96,217
TOTAL HOUSEHOLDS	5,182	14,739	29,117



# FLOOR PLAN

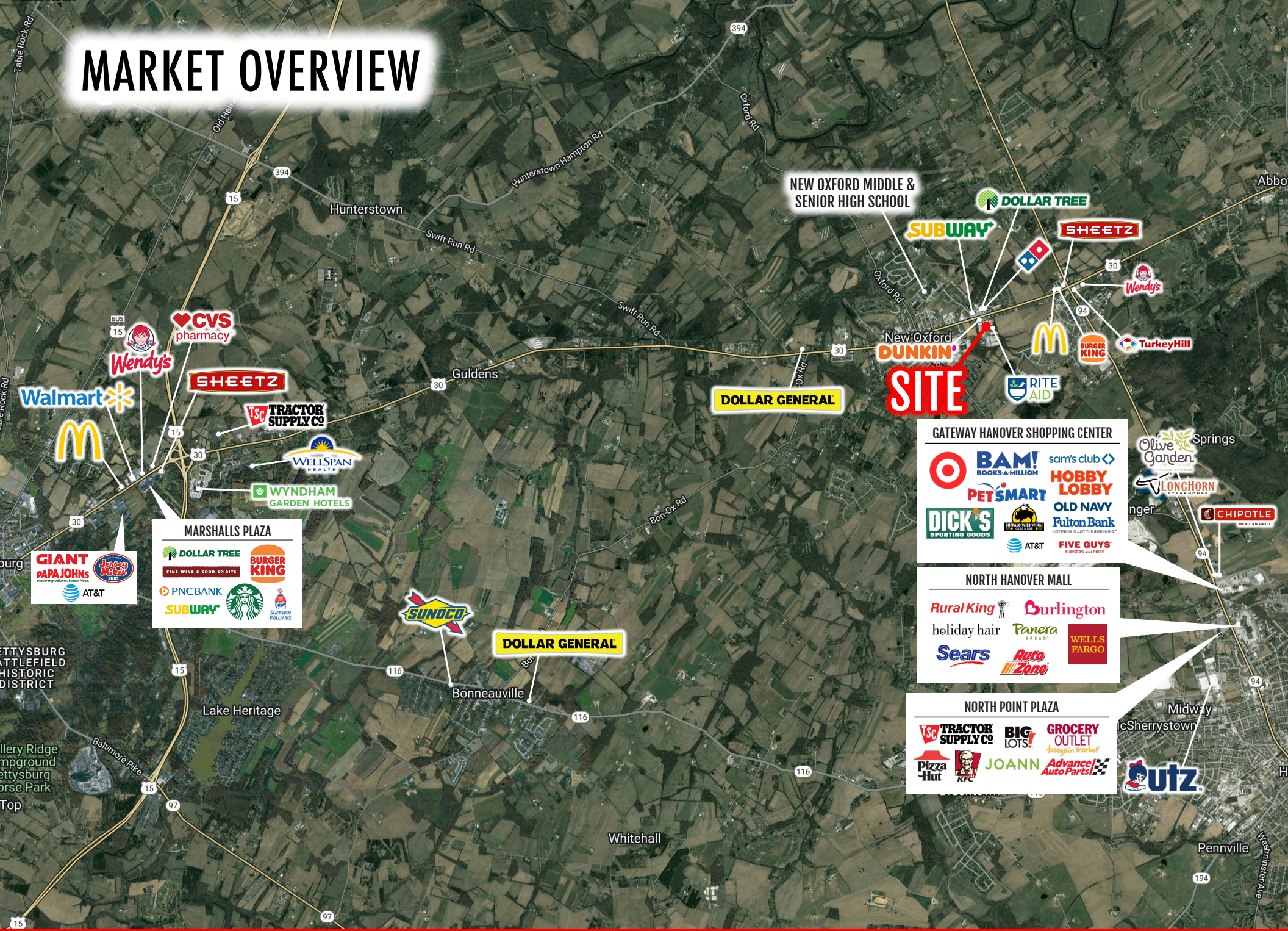


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# MARKET OVERVIEW



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# Bennett Williams

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### 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:



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### CONTACT US

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## 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.

