

475 MOULSTOWN RD

HANOVER, PA | 17331



NEARBY:



CONESTOGATILE

40,000 SF AVAILABLE
FOR LEASE



RYAN MYERS, CCIM

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







COMMERCIAL BROKERAGE. *Redefined.*

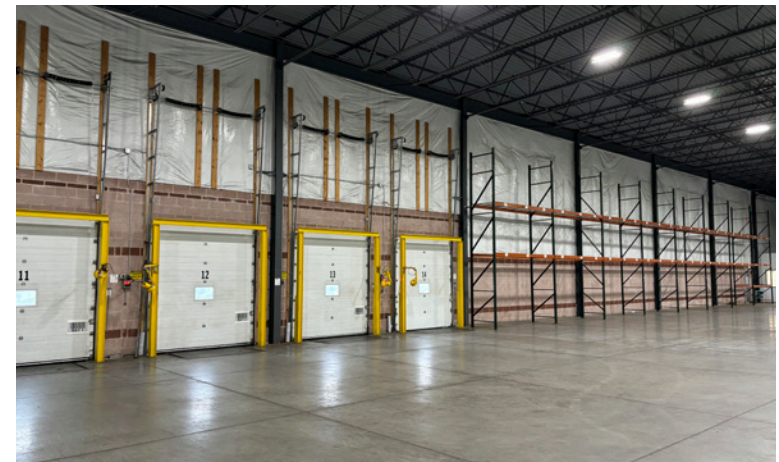
PROPERTY OVERVIEW

40,000 SF, food-grade warehouse available for sublease. The building is approximately 110,000 SF. Conestoga Tile occupies the front portion of the property. The rear portion of the building is available for sublease. The space has 24' clearance to the beam, 4 dock height doors, gas heat, air conditioning throughout, motion sensed lighting. There is small office area and restrooms. The sublease rate is \$4.75/SF with \$1.55/SF NNN.

LOCATION OVERVIEW

This property is located in the Penn Township Industrial Park on the north-east side of Hanover. Moulstown Road ties into Eisenhower Boulevard and Route 194. It is a very convenient location for employees and truck traffic. Hanover is about 25 minutes from Gettysburg, 25 minutes from York and 15 minutes from the Pennsylvania/Maryland border.

DEMOS	3 MILE	5 MILE	10 MILE
 POPULATION	30,769	62,224	127,486
 EMPLOYEES	20,261	26,951	39,101
 AVERAGE HHI	\$90,724	\$98,823	\$103,443
 HOUSEHOLDS	13,334	25,537	50,873



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MARKET OVERVIEW



Bennett Williams

COMMERCIAL REAL ESTATE

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
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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