

# 435 GITTS RUN ROAD

HANOVER, PA • 17331

±53,915 SF  
**AVAILABLE**



**FOR LEASE**

# PROPERTY OVERVIEW

This property is 53,915 SF of building (50,415 SF of warehouse and 3,500SF of office). The warehouse has up to 23' clearance, 9 dock doors, and 1 drive-in. The building has 3 phase, 480V, 800A. The warehouse has gas heat. The office has heat and CAC. There is approximately 35 vehicle parking spaces and 20+ trailer parking spaces. The building is serviced by public water and public sewer. The lease rate is \$5.45/SF NNN. The building is available March 1, 2025.



## POPULATION

5 MILE- 62,619  
7 MILE- 88,320  
10 MILE- 128,756



## EMPLOYEES

5 MILE- 25,977  
7 MILE- 31,829  
10 MILE- 38,938



## AVERAGE HHI

5 MILE- \$99,097  
7 MILE- \$101,110  
10 MILE- \$102,288



## HOUSEHOLDS

5 MILE- 25,470  
7 MILE- 35,608  
10 MILE- 51,336

## LOCATION

435 Gitts Run Road is located on the edge of Penn Township Industrial Park in Hanover. The property has frontage on Gitts Run Road and is located near the intersection of Gitts Run and Barnhart. Surrounding uses include Ox Industries, Schindler Elevator, L2 Brands, Hanover Logistics, Yazoo Mills, Aqua Phoenix. The site has accessible to Routes 194, 116 and 94. Hanover is located approximately 30 minute drive time to York, PA and Gettysburg, PA. It is also located approximately 10 miles from the Maryland/Pennsylvania border.

**WILSON AVE:** ±5,000 VPD  
**BROADWAY:** ±6,000 VPD  
**YORK ST:** ±6,000 VPD



# INTERIOR PHOTOS



# MARKET OVERVIEW

**GATEWAY HANOVER SC**

**HANOVER COMMONS SC**

CONESTOGATILE

**NORTH POINT PLAZA**

**NORTH HANOVER MALL**

**HANOVER CROSSING SC**

DOLLAR GENERAL

SOUTH WESTERN SCHOOL DISTRICT

SCHINDLER ELEVATOR

L2 BRANDS

MCCLARIN COMPOSITES

Hanover Public SCHOOL DISTRICT

CARTER LUMBER

HANOVER FOODS

**SITE**

HANOVER IRON WORKS

OX INDUSTRIES

HANOVER LOGISTICS

ESAB

SNYDER'S OF HANOVER

# 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:



**Ryan Myers, CCIM**

[rmyers@bennettwilliams.com](mailto: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.

