1400 PROLINE PLACE

GETTYSBURG, PA · 17325 ±4,012 SF ±1,650 SF AVAILABLE FOR SALE/LEASE





PROPERTY OVERVIEW

1400 Proline Place is a well-maintained class B professional office building located in Adams Commerce Center in Gettysburg, PA. The property is ideally situated off Route 30 with easy access to Route 15 and Historic Downtown Gettysburg, which brings in over one-million tourists every year. The site benefits from ample parking, flexible zoning, and a central location to the rest of the market. Nearby you will find Walmart, Starbucks, Five Below, and Fine Wine and Good Spirits just to name a few. Other draws to the area include WellSpan, OSS, and a mix of other tenant and medical users.



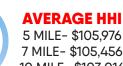
POPULATION

5 MILE- 25,425 7 MILE- 37,113 10 MILE- 75,761



EMPLOYEES

5 MILE- 11,337 7 MILE- 14,374 10 MILE- 23,318



AVERAGE HHI

7 MILE- \$105.456 10 MILE- \$103,016

HOUSEHOLDS

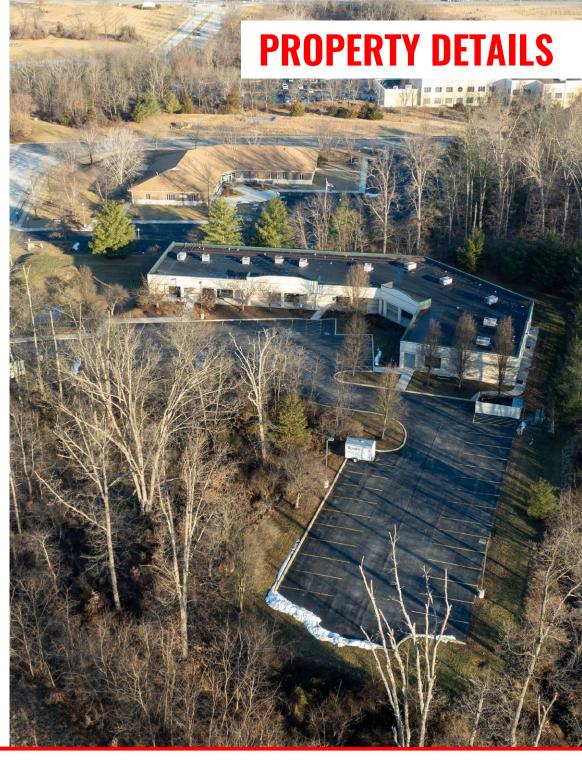
5 MILE- 9,315 7 MILE- 14,024 10 MILE- 29,570







BUILDING SIZE	13,000 SF
LOT SIZE	2.97 AC
PROPERTY SUBTYPE	Office/Flex
BUILDING CLASS	В
TENANCY	Multi
NUMBER OF FLOORS	1
YEARS BUILT	2007
RESTROOMS	In-Suite, Private
PARKING TYPE	In-Common, Surface Lot
PARKING COUNT	51
PARKING RATIO	3.62 : 1,000
CEILING HEIGHT	9'
CEILING TYPE	Drop
CONSTRUCTION	Masonry
ROOF	Rubber
LIGHTING	Fluorescent
HEATING/COOLING	Central HVAC
SPRINKLERS	No
SECURITY	Yes
SIGNAGE	Yes
SUBMARKET	Adams County Economic Development District



















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 1 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

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TENANT REPRESENTATION

INVESTMENT SALES PROPERTY MANAGEMENT



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