

2599

OLD PHILADELPHIA PIKE

BIRD-IN-HAND, PA • 17505

SITE

±12,000 VPD

±16,000 - 46,000 SF

BUILD TO SUIT TO LEASE



JEFF HERR | JEFFREY HERR

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

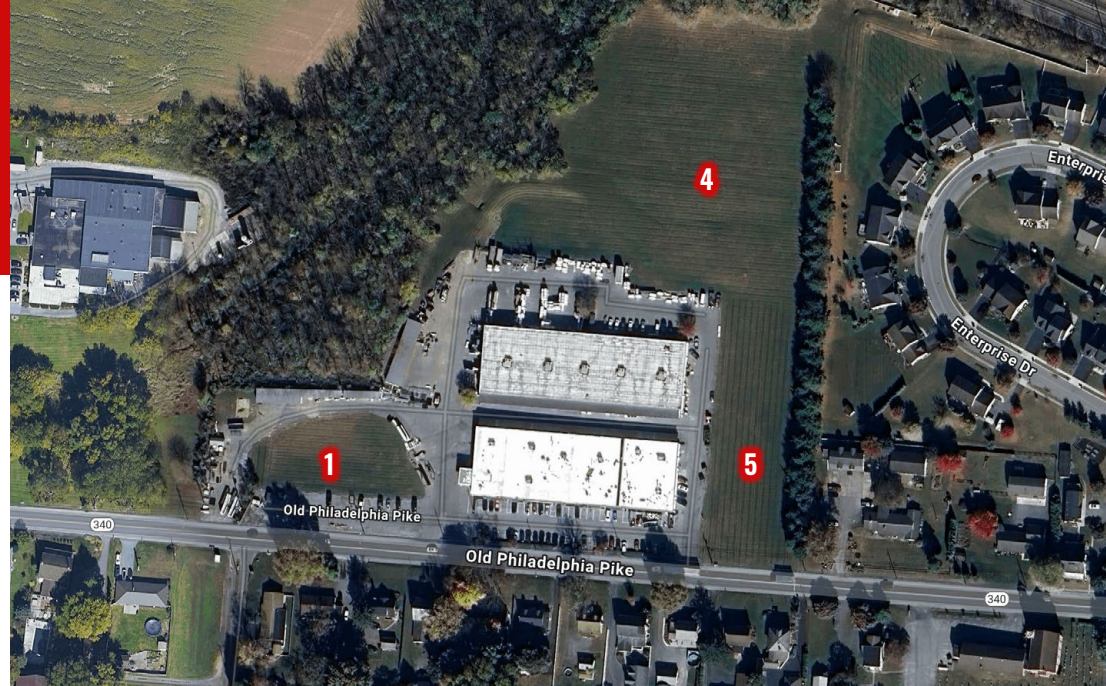
Three industrial buildings available for
build to suit to lease.

BUILDING 1:

- 16,000 sf (11,900 sf first floor with 4,100 sf lower level)
- 4' thick concrete floor on first floor
- 16' clear at the eaves
- Four 8'x9' overhead doors
- 400 AMP, 208-volt, 3 -phase electric service
- LED interior lighting
- Gas-fired heating units
- 1 ADA restroom

BUILDING 4:

- 46,000 sf
- 6' thick concrete floor
- 24' clear at the eaves
- Two 8'x9' overhead doors and four 12'x12' overhead doors
- 1200 AMP, 480-volt, 3 -phase electric service
- LED interior lighting
- Gas-fired heating units
- 1 ADA restroom



BUILDING 5:

- 24,000 sf
- 6' thick concrete floor
- 24' clear at the eaves
- Two 8'x9' overhead doors and four 12'x12' overhead doors
- 600 AMP, 480-volt, 3 -phase electric service
- LED interior lighting
- Gas-fired heating units
- 1 ADA restroom

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	13,144	53,280	165,728
EMPLOYEES	10,916	28,435	76,738
AVERAGE HHI	\$106,264	\$121,689	\$110,443.00
HOUSEHOLDS	4,941	19,384	63,072

SITE PLAN

BUILDING	TENANT	SF
1	AVAILABLE	16,000
4	AVAILABLE	46,000
5	AVAILABLE	24,000



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MARKET OVERVIEW

PITNEY ROAD PLAZA



SHEETZ



M&T Bank

SHEETZ

SITE

BIRD-IN-HAND FARMERS MARKET

BIRD-IN-HAND FAMILY RESTAURANT

WATER'S EDGE MINI GOLF

COVERED BRIDGE MKTP



LINCOLN SQUARE



EAST TOWNE CENTRE



TANGER OUTLETS



MILLCREEK SQUARE



THE SHOPS @ ROCKVALE



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Bennett Williams

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York, PA 17402

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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
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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.

