

2599

# OLD PHILADELPHIA PIKE

BIRD-IN-HAND, PA • 17505

**SITE**

±12,000 VPD

±16,000 SF

**BUILD TO SUIT TO LEASE**



JEFF HERR | JEFFREY HERR

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

One industrial building 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	LEASED	46,000
5	LEASED	24,000



340

Old Philadelphia Pike

±12,000 VPD

Enterprise Dr

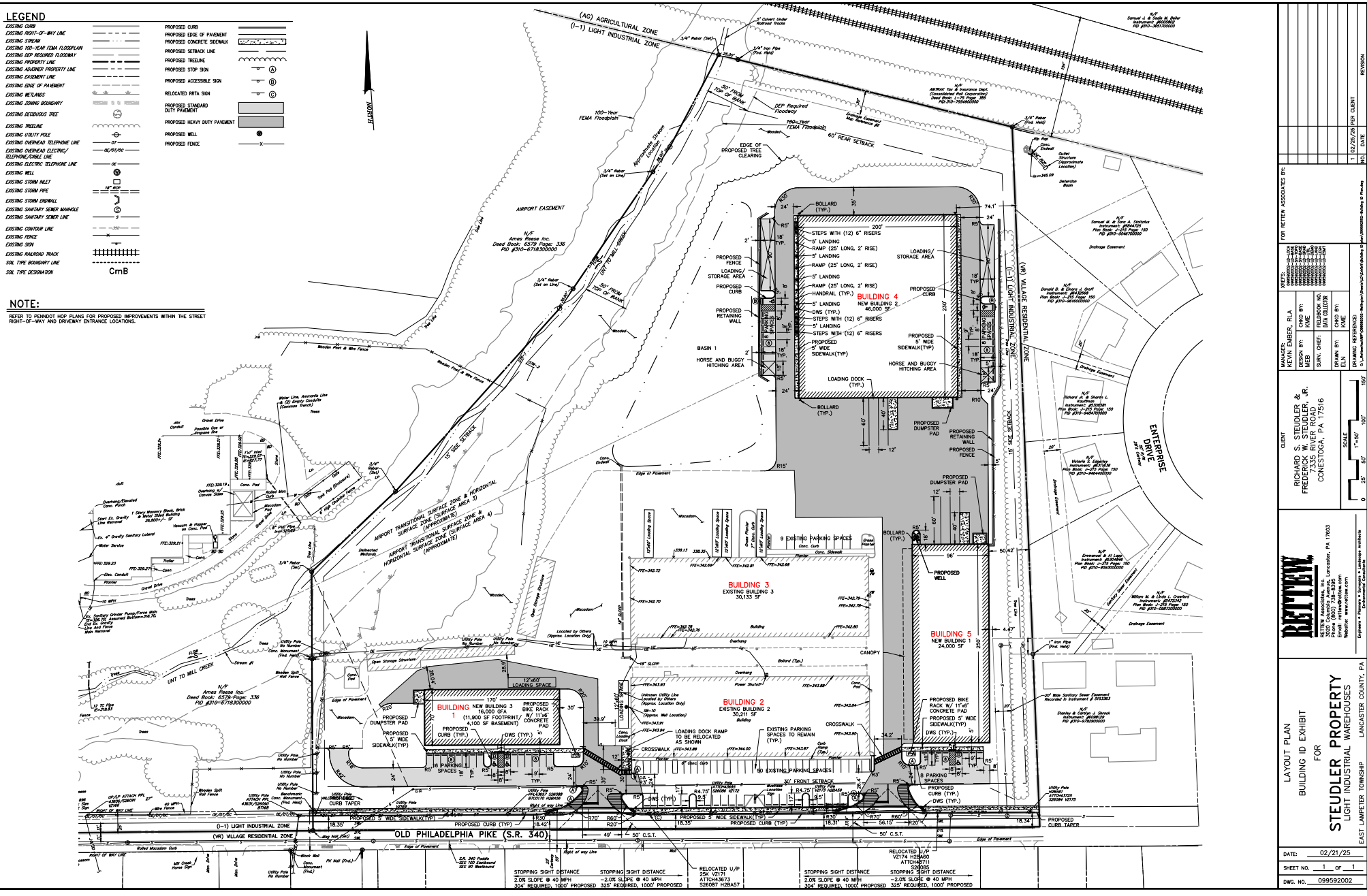
Enterprise Dr

Enterprise Dr

**LEGEND**

EXISTING CURB	PROPOSED CURB	PROPOSED EDGE OF PAVEMENT	PROPOSED CONCRETE SIDEWALK
EXISTING POINT-OF-BUY LINE	PROPOSED SETBACK LINE	PROPOSED TREELINE	PROPOSED STOP SIGN
EXISTING STREAM	PROPOSED EDGE OF PAVEMENT	PROPOSED ACCESSIBLE SIGN	PROPOSED STANDARD DUTY PAVEMENT
EXISTING 100-YEAR FEMA FLOODPLAIN	PROPOSED STOP SIGN	RELOCATED RITA SIGN	PROPOSED HEAVY DUTY PAVEMENT
EXISTING DEP REQUIRED FLOODWAY	PROPOSED ACCESSIBLE SIGN	PROPOSED STANDARD DUTY PAVEMENT	PROPOSED WELL
EXISTING ADJOINER PROPERTY LINE	PROPOSED STANDARD DUTY PAVEMENT	PROPOSED HEAVY DUTY PAVEMENT	PROPOSED FENCE
EXISTING EASIMENT PROPERTY LINE	PROPOSED HEAVY DUTY PAVEMENT	PROPOSED FENCE	
EXISTING EDGE OF PAVEMENT	PROPOSED FENCE		
EXISTING METLANDS			
EXISTING ZONING BOUNDARY			
EXISTING DEODIVOUS TREE			
EXISTING TREELINE			
EXISTING UTILITY POLE			
EXISTING OVERHEAD TELEPHONE LINE			
EXISTING OVERHEAD TELEPHONE/TELEPHONE CABLE LINE			
EXISTING ELECTRIC TELEPHONE LINE			
EXISTING WELL			
EXISTING STORM AILET			
EXISTING STORM PIPE			
EXISTING STORM ENDWALL			
EXISTING SANITARY SEWER MANHOLE			
EXISTING SANITARY SEWER LINE			
EXISTING CONTAIN LINE			
EXISTING FENCE			
EXISTING SIGN			
EXISTING RAILROAD TRACK			
SOIL TYPE BOUNDARY LINE			
SOIL TYPE DESIGNATION			

**NOTE:**  
 NOTES TO PREVENT HOP PLANS FOR PROPOSED IMPROVEMENTS WITHIN THE STREET RIGHT-OF-WAY AND DRIVEWAY ENTRANCE LOCATIONS.



STOPPING SIGHT DISTANCE 2.0% SLOPE @ 40 MPH 304' REQUIRED, 1000' PROPOSED	STOPPING SIGHT DISTANCE 2.0% SLOPE @ 40 MPH 304' REQUIRED, 1000' PROPOSED	RELOCATED U/P 25K V2171 ATTACHMENTS 526087 H28A57	STOPPING SIGHT DISTANCE 2.0% SLOPE @ 40 MPH 304' REQUIRED, 1000' PROPOSED	STOPPING SIGHT DISTANCE 2.0% SLOPE @ 40 MPH 304' REQUIRED, 1000' PROPOSED
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DATE: 02/21/25	REVISION
SHEET NO. 1 OF 1	1 02/21/25 PER CLIENT
DWG. NO. 099592002	
<p>FOR REVIEW ASSOCIATES INC.</p> <p>MANAGER: KEVIN EMBERT, R.L.A.</p> <p>DESIGN BY: AME</p> <p>SKETCH BY: AME</p> <p>SHAW, CHIEF: AME</p> <p>BRANN BY: AME</p> <p>ELN: AME</p>	
<p>CLIENT:</p> <p>RICHARD S. STEUDLER &amp; FREDERICK MEB JR.</p> <p>7335 RIVER ROAD</p> <p>CONESTOGA, PA 17516</p>	
<p>SCALE: 1" = 40'</p>	
<p>RETAIL BROKERS NETWORK</p> <p>RETAILER ASSOCIATES, INC. Lancaster, PA 17603</p> <p>Phone (803) 728-8335</p> <p>Mobile (717) 466-1100</p> <p>Website: www.retailbrokers.com</p>	
<p>LAYOUT PLAN FOR BUILDING ID EXHIBIT FOR STEUDLER PROPERTY LIGHT INDUSTRIAL WAREHOUSES</p> <p>EAST LANCASTER TOWNSHIP LANCASTER COUNTY, PA</p>	

# MARKET OVERVIEW

## PITNEY ROAD PLAZA



## SHEETZ



## THE RESTAURANT STORE



## M&T Bank

## SHEETZ

## SITE

## BIRD-IN-HAND FARMERS MARKET

## BIRD-IN-HAND FAMILY RESTAURANT

## COVERED BRIDGE MKTP



## LINCOLN SQUARE



## WATER'S EDGE MINI GOLF

## Walmart

## Advance Auto Parts

## Pop-Boys



## avid

## WONDERLAND

## CARTOON NETWORK HOTEL



## Applebee's

## DUNKIN'

## Wawa

## SONIC

## EAST TOWNE CENTRE



## TANGER OUTLETS



## MILLCREEK SQUARE



## THE SHOPS @ ROCKVALE



# 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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## 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.

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