

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

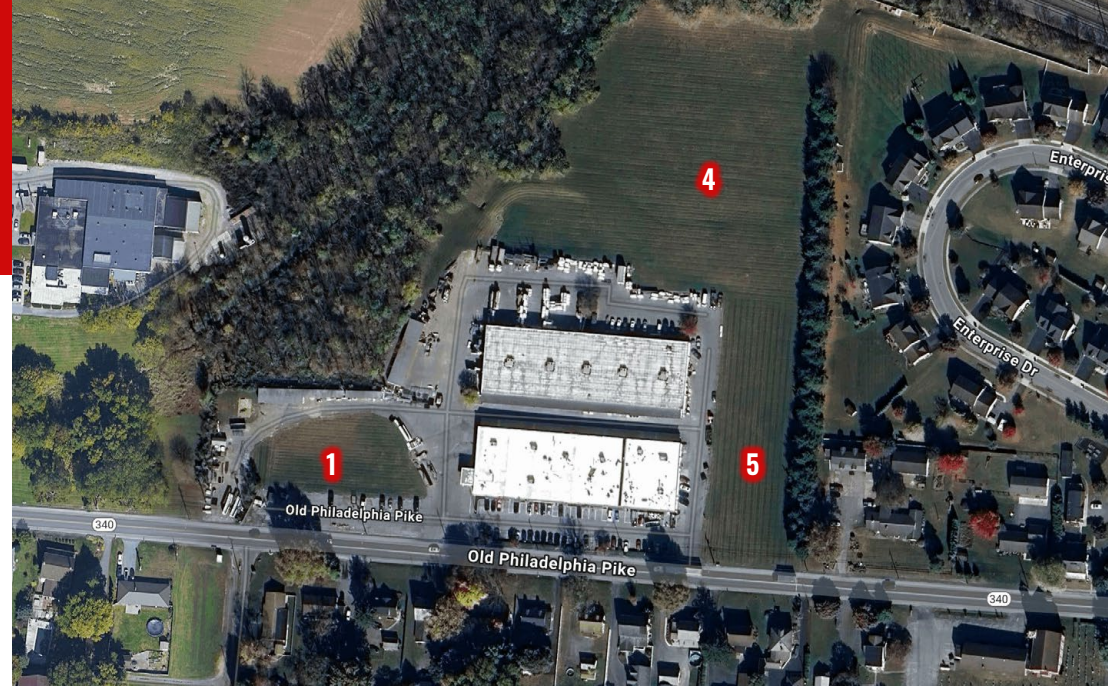
Three industrial buildings available for *build to suit to lease.*

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
- 800 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

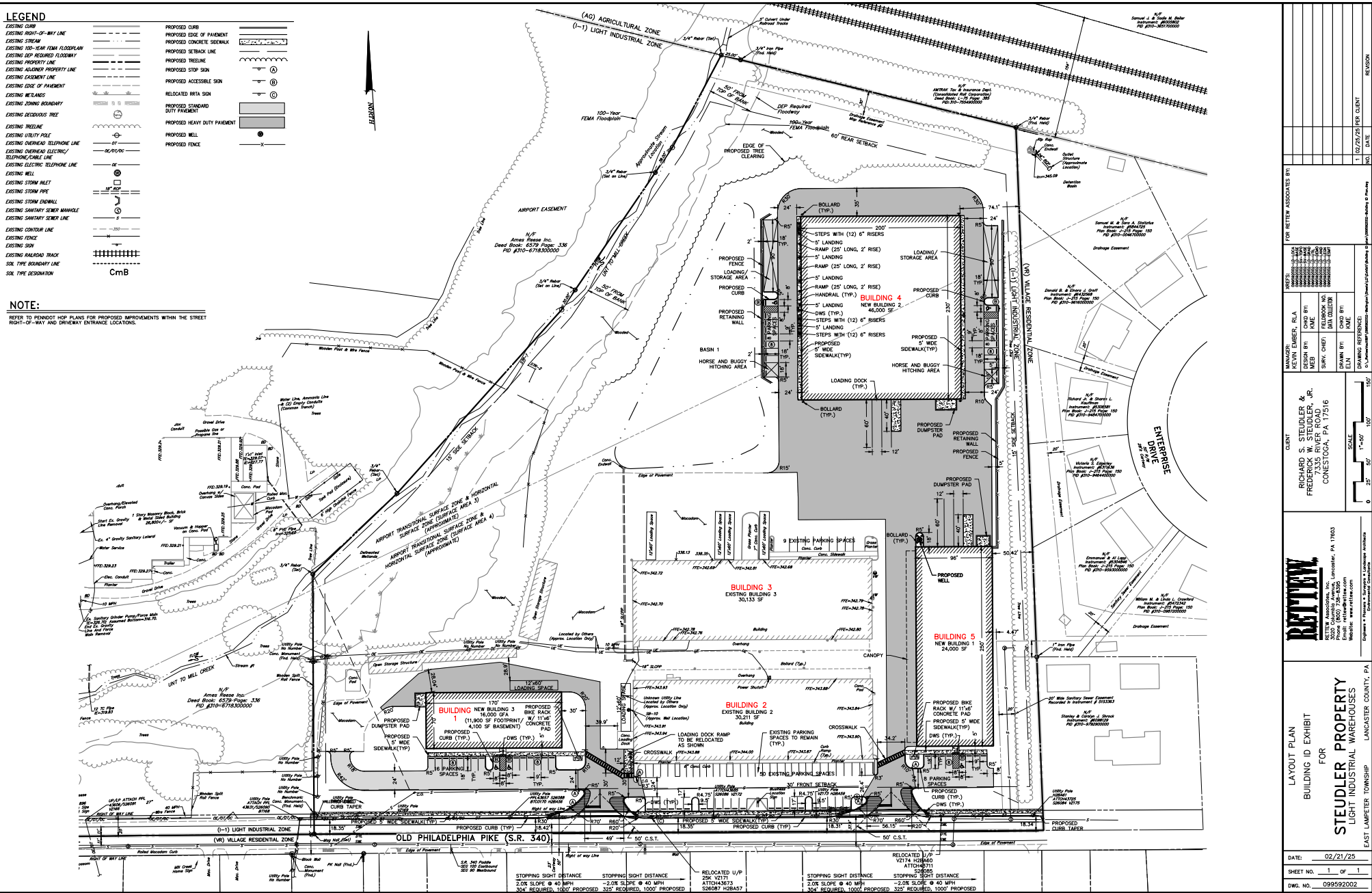
BUILDING	TENANT	SF
1	AVAILABLE	16,000
4	AVAILABLE	46,000
5	AVAILABLE	24,000



±12,000 VPD

LEGEND	
EXISTING CURB	PROPOSED CURB
EXISTING POINT-OF-BUY LINE	PROPOSED EDGE OF PAVEMENT
EXISTING DRAIN	PROPOSED CONCRETE SIDEWALK
EXISTING 100-YEAR FEMA FLOODPLAIN	PROPOSED SETBACK LINE
EXISTING DEP REQUIRED FLOODWAY	PROPOSED TREELINE
EXISTING PROPERTY LINE	PROPOSED STOP SIGN
EXISTING ADJACENT PROPERTY LINE	PROPOSED ACCESSIBLE SIGN
EXISTING EDGE OF PAVEMENT	RELOCATED RITA SIGN
EXISTING METEALS	PROPOSED STANDARD DUTY PAVEMENT
EXISTING ZONING BOUNDARY	PROPOSED HEAVY DUTY PAVEMENT
EXISTING DEODOROUS TREE	PROPOSED WELL
EXISTING TREELINE	PROPOSED FENCE
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	
EXISTING OVERHEAD TELEPHONE/TELEPHONE CABLE LINE	
EXISTING ELECTRIC TELEPHONE LINE	
EXISTING WELL	
EXISTING STORM ALEET	
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:
 REFER TO PREVIOUS SHOP 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 H2BAST	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
SHEET NO. 1 OF 1
DWG. NO. 099592002
FOR REVIEW ASSOCIATES INC.
MANAGER: KEVIN EMER, R.L.A.
DESIGN BY: AME
SHR. CHIEF: J. B. BULLOCK
DRAWN BY: ELN
CLIENT: RICHARD S. STEUDLER & FREDERICK MEB JR., 7335 RIVER ROAD, CONESTOGA, PA 17516
SCALE: 1" = 40'
BENNETT RETAIL BROKERS NETWORK
RETAIL BROKERS NETWORK Lancaster, PA 17602 Phone (610) 728-8335 Mobile (717) 398-8335 www.bennettwilliams.com
LAYOUT PLAN FOR BUILDING ID EXHIBIT FOR STEUDLER PROPERTY LIGHT INDUSTRIAL WAREHOUSES EAST LANCASTER TOWNSHIP LANCASTER COUNTY, PA

MARKET OVERVIEW

PITNEY ROAD PLAZA



SHEETZ



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-Boy's

TACO BELL

First National Bank

avid



WONDERLAND

CARTOON NETWORK HOTEL

Applebee's

DUNKIN'

Wawa

SONIC

EAST TOWNE CENTRE



TANGER OUTLETS



MILLCREEK SQUARE



THE SHOPS @ ROCKVALE



Bennett Williams

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YORK OFFICE:

3528 Concord Rd.
York, PA 17402

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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:

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West Chester, PA 19380

NEW JERSEY OFFICE:

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About Bennett Williams

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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.

