

# 762 WILSON AVENUE

HANOVER, PA • 17331



±29,400 SF | FOR SALE

NEARBY: PENN TWP. INDUSTRIAL  
PARK AREA & HANOVER SCHOOL

# PROPERTY OVERVIEW

Rare opportunity to purchase a clean manufacturing building located in Penn Township Industrial Park. This building is heated and fully conditioned. There are three dock doors and one drive-in. There is 22' clear. Parking for 20+ vehicles. 3 phase, 480V/1200A. The building has five private offices. The property will be vacated by July 1, 2025. The property is available for sale at \$2,352,000



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	38,852	64,510	87,251
EMPLOYEES	21,740	25,912	31,406
AVERAGE HHI	\$91,852	\$98,973	\$100,944
HOUSEHOLDS	16,436	26,262	35,151



# FLOOR PLAN



# MARKET OVERVIEW

**GATEWAY HANOVER SC**

**HANOVER COMMONS SC**

**CONESTOGATILE**

**NORTH POINT PLAZA**

**NORTH HANOVER MALL**

**HANOVER CROSSING SC**

**SITE**

**DOLLAR GENERAL**

**SOUTH WESTERN SCHOOL DISTRICT**

**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:



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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.

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.

