

FORMER YORK BUILDING PRODUCTS

# 125-255 NORTH BLETTNER AVE

HANOVER, PA • 17331



**AVAILABLE FOR SALE • ±21,000 SF on ±8.64 AC**





# PROPERTY OVERVIEW

Formerly Collins Concrete facility has a driveway located off Blettner Avenue. Beside the driveway, the property does not have frontage on Blettner Avenue. The site consists of 8.64 acres, located in Penn Township, York County, two buildings that total 20,000+/- SF, a truck scale, large yard, and a cell tower. A majority of the site is paved, ideal for outside storage/parking. The buildings have concrete floors, multiple drive in doors, and restrooms. Both buildings' roofs are in bad condition. The cell tower brings in \$36K +/-year income. The site is zoned Industrial. List Price - \$950,000

# LOCATION

The property is located in western York County, near the York-Adams County line. The site is surrounded by Industrial uses, including TBM Hardwoods, McClarin Plastics, Wege Pretzel, Hanover Logistics. Blettner Avenue has travel routes of Route 194 and Route 116. Drive time is approximately 15 minutes to Gettysburg, 30 minutes to Westminster MD, 40 minutes to York, PA.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	54,168	63,969	76,736
EMPLOYEES	30,684	35,154	38,848
AVERAGE HHI	\$82,503	\$86,927	\$88,463
HOUSEHOLDS	22,869	27,043	32,191





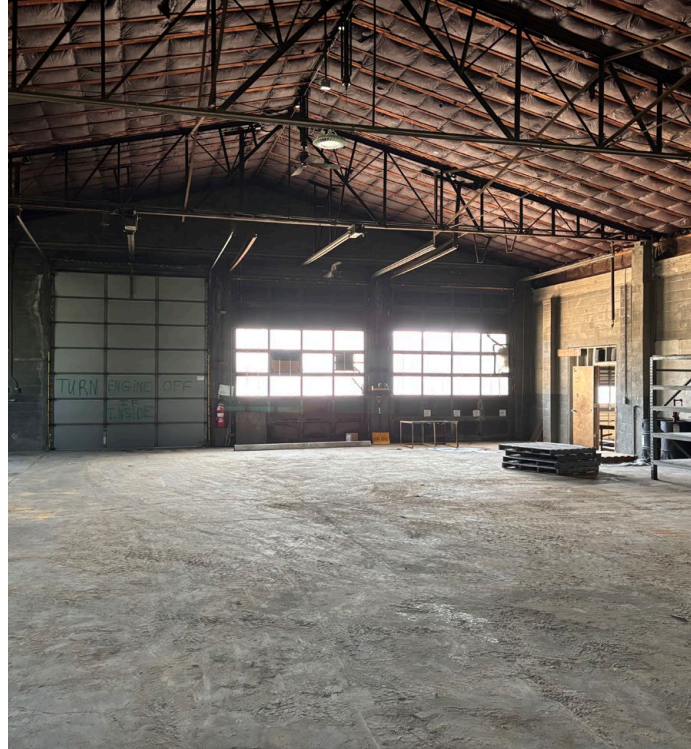
# NORTH VIEW



# SOUTH VIEW









# MARKET OVERVIEW

**GATEWAY HANOVER SC**

**HANOVER COMMONS SC**

**CONESTOGATILE**

SCHINDLER ELEVATOR

L2 BRANDS

MCCLARIN COMPOSITES

HANOVER FOODS

SFK

HANOVER IRON WORKS

OX INDUSTRIES

HANOVER LOGISTICS

ELSNER TECH

CARTER LUMBER

ESAB

**HANOVER CROSSING SC**

SNYDER'S OF HANOVER

**SITE**

TBM HARDWOODS

MCCLARIN PLASTICS

PRECISION CUT INDUSTRIES

G&S FOODS

WEGE PRETZELS

TREE HOUSE FOODS

DOLLAR GENERAL

MAVIS DISCOUNT TIRE

SOUTH WESTERN SCHOOL DISTRICT



RYAN MYERS, CCIM

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



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