

44 BOWMAN RD

YORK, PA | 17408



FOR LEASE: PROPOSED
±180,000 SF BUILD TO SUIT



JEFF HERR | JEFFREY HERR

For Property Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:

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44 BOWMAN RD - $\pm 180,000$ SF BUILD TO SUIT



POPULATION

5 MILE- 61,961
10 MILE- 235,177
15 MILE- 423,069



EMPLOYEES

5 MILE- 21,746
10 MILE- 96,934
15 MILE- 150,842



AVERAGE HHI

5 MILE- \$102,694
10 MILE- \$104,486
15 MILE- \$105,226

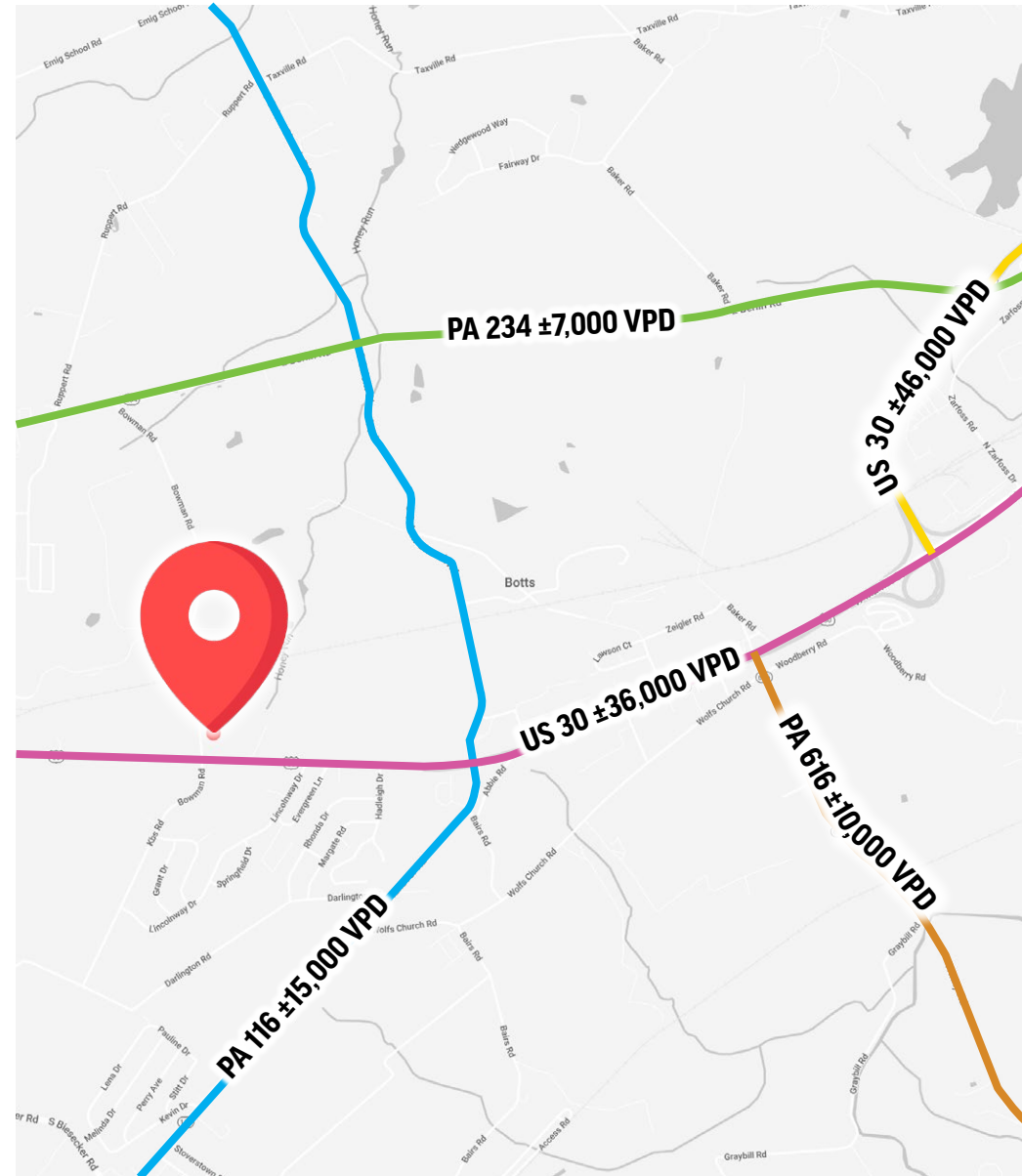


HOUSEHOLDS

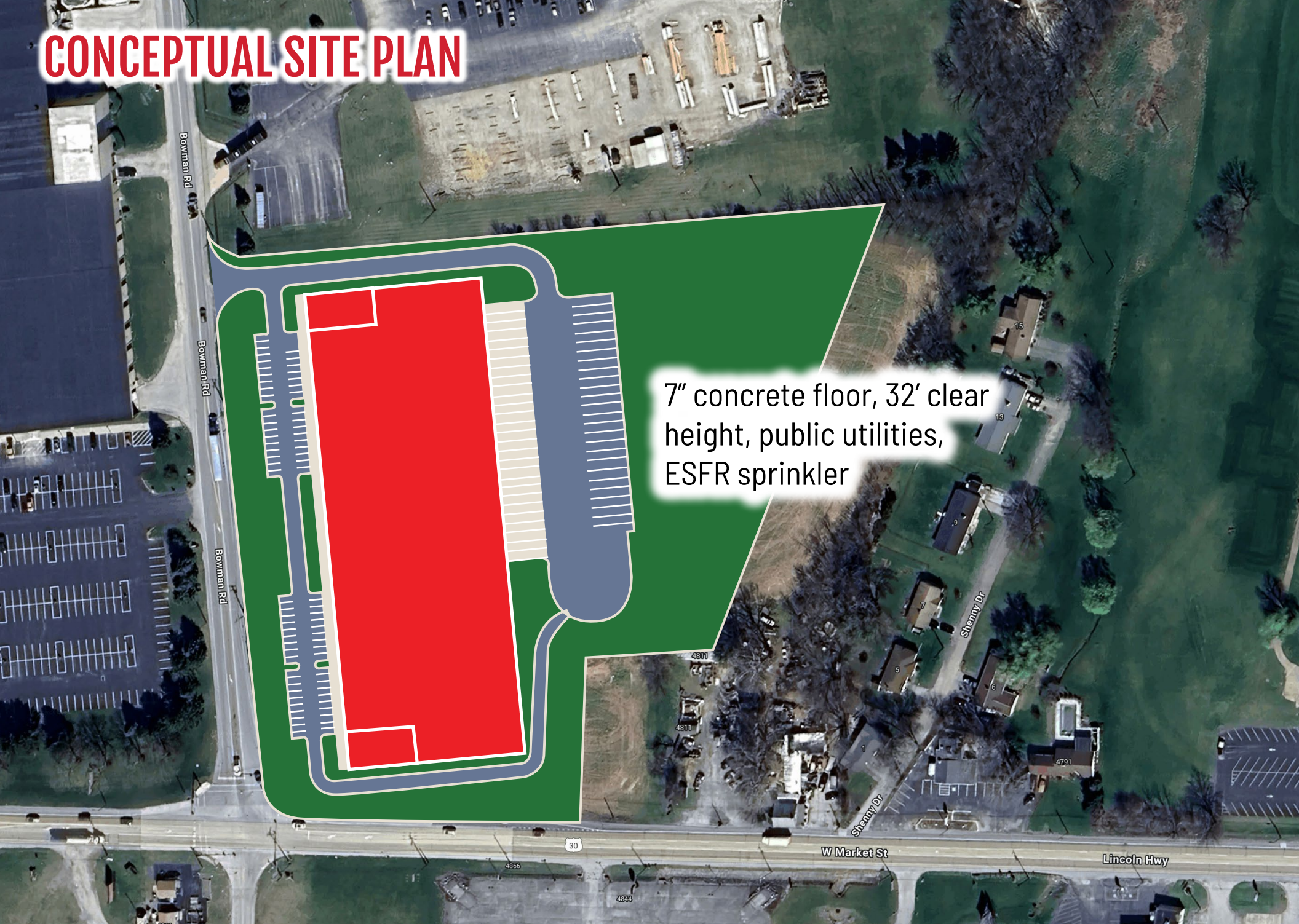
5 MILE- 25,364
10 MILE- 92,451
15 MILE- 166,922

PROPOSED SPECS

- $\pm 180,000$ sf build to suit warehouse proposed in York, PA
- Immediate access to Route 30 via signalized intersection at Bowman Road
- Proposed 260' x 702' with 54' x 50' column spacing
- 24 dock doors
- 26 trailer spaces
- 78 car spaces



CONCEPTUAL SITE PLAN



7" concrete floor, 32' clear height, public utilities, ESFR sprinkler



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MARKET AERIAL



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Bennett Williams

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York, PA 17402

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
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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