

1260 CORPORATE BLVD

LANCASTER, PA | 17601

**±19,600 SF AVAILABLE
FOR LEASE**



JEFF HERR | JEFFREY HERR

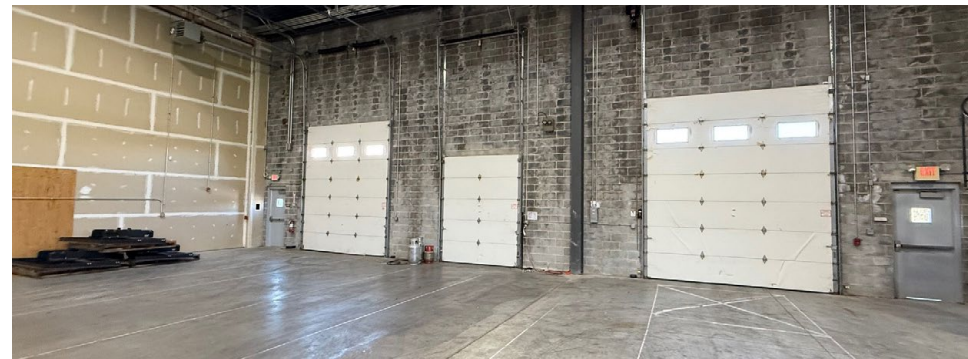
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

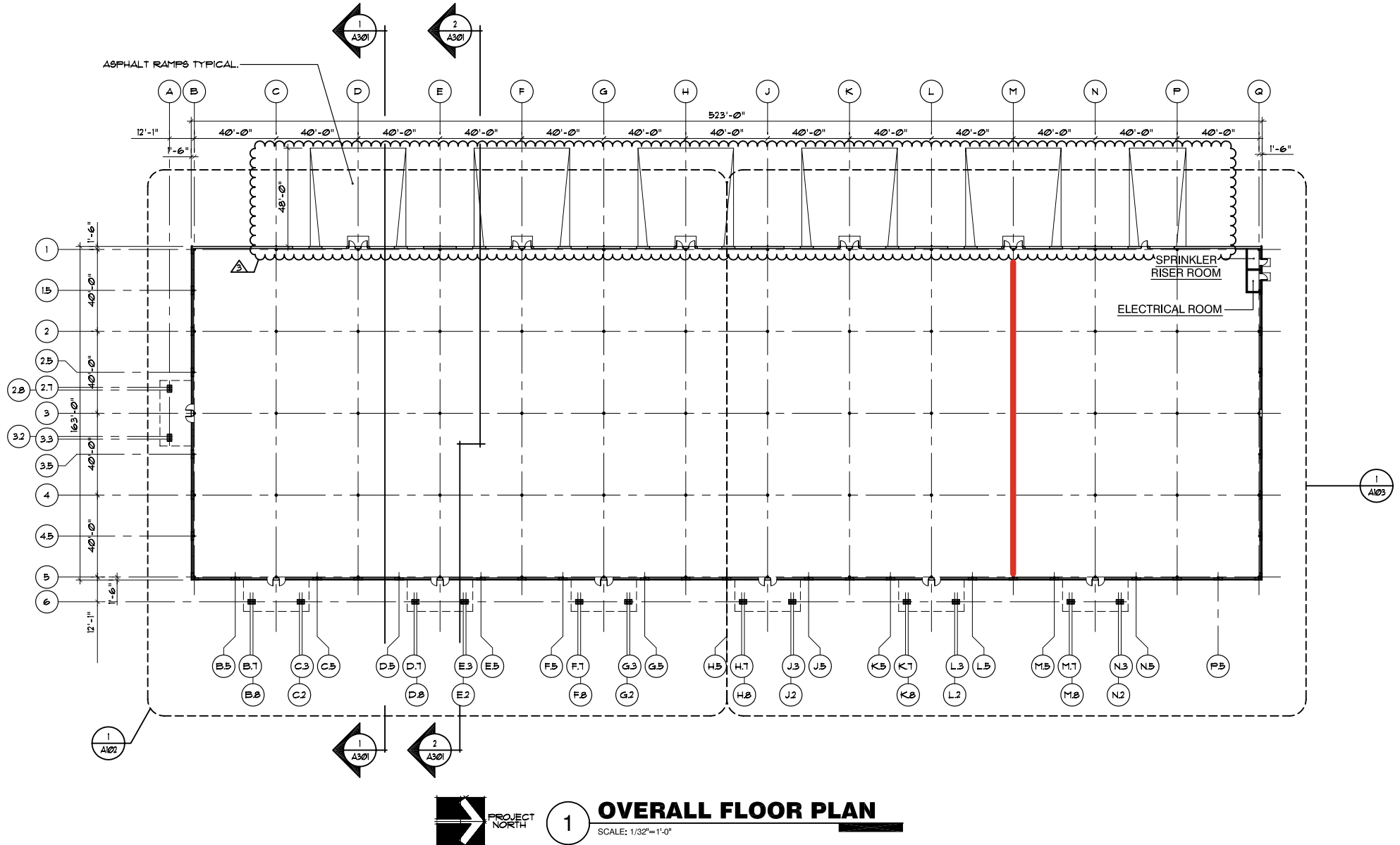
PROPERTY OVERVIEW

- ±19,600 sf flex space available for lease in West Hempfield Township
- 3 drive-in doors and 2 docks
- 24' clear height
- 3-phase power with 1200 amp service
- Public water and sewer with 8 inch water line
- Natural gas heat
- 10 minutes to Route 30 and Route 283, 25 minutes to PA Turnpike
- Please contact listing brokers regarding current tenant's termination



DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
TOTAL POPULATION	89,548	332,100	508,309
TOTAL EMPLOYEES	47,804	138,477	190,967
AVERAGE HHI	\$120,829	\$118,406	\$116,168
TOTAL HOUSEHOLDS	36,266	131,224	198,508
TRAFFIC COUNTS: CORPORATE BLVD ±5,000 VPD MARIETTA AVE ±9,000 VPD			

FLOOR PLAN



MARKET OVERVIEW



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

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
Moorestown, NJ 08057

LISTING AGENTS:



JEFF HERR

jherr@bennettwilliams.com



JEFFREY HERR

jherr2@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

