

3825 HARTZDALE DRIVE

CAMP HILL, PA • 17011



±15,000 SF

FOR LEASE

PROPERTY OVERVIEW

- ±15,000 SF of flex/warehouse available for lease in Lower Allen Township
- 1,600 amp, 208 volt, 3-phase heavy power
- One (1) grade-level drive-in door with potential to add an additional drive-in or dock
- Additional parking or outdoor storage to be delivered per tenant requirements
- Space is fully conditioned with new 100-ton HVAC system
- Easy access to major roadways including PA-11, PA-15, I-76, and I-83
- 20 foot clear height at roof eaves
- Regional Commercial Zoning
- Corporate neighbors include Tesla, Nucor Skyline, Central Transport, USPack, EquipmentShare, Thos. Somerville, and many more



DEMOGRAPHICS

5 MILE

10 MILE

15 MILE

POPULATION

164,906

371,298

552,904

EMPLOYEES

106,626

211,574

268,600

AVERAGE HHI

\$118,952

\$117,615

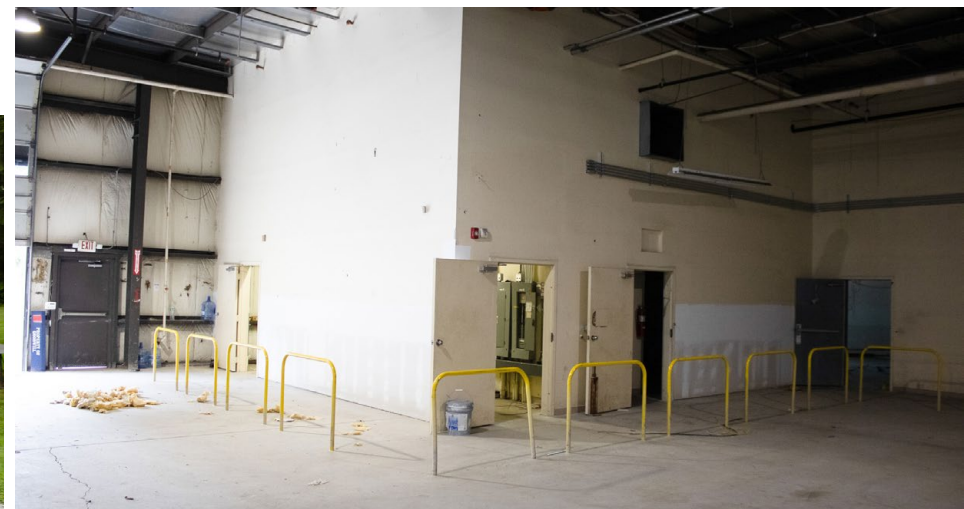
\$118,541

HOUSEHOLDS

68,783

152,706

226,474



SITE PLAN

SUSQUEHANNA
VALLEY
FEDERAL CREDIT UNION



±5,000 VPD

NUCOR
SKYLINE

±15,000 SF

ABF
Freight



JEFF HERR | JEFFREY HERR

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



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MARKET OVERVIEW



CAMP HILL SC

GIANT

WEST SHORE PLAZA

HARRISBURG WEST SC

LOWER ALLEN COMMONS

TRADER JOE'S

CAPITOL CITY PLAZA

CAPITAL CITY MALL

WINDSOR PARK SC

SUSQUEHANNA VALLEY
FEDERAL CREDIT UNION

NUCOR
SKYLINE

PROMAC
PROCESSING MACHINERY

Veritiv

Hampton Inn

Marzoni's
Good Food. Good Beer. Good Times!

TOWNEPLACE SUITES
MARRIOTT

Holiday Inn Express

WEST SHORE HOME

CRESCENT

COUNTRY
INN & SUITES

SHEETZ

DOLLAR GENERAL

weis

CHIPOTLE

Clean Eatz

NOTHING BUT THE CAKES

PIZZA-BOWTIE

Walmart

wesco



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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

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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MANAGEMENT



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.

