

2599

# OLD PHILADELPHIA PIKE

BIRD-IN-HAND, PA • 17505

**SITE**

±12,000 VPD

±16,000 - 46,000 SF

**BUILD TO SUIT TO LEASE**



JEFF HERR | JEFFREY HERR

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



COMMERCIAL BROKERAGE. *Redefined.*

# PROPERTY OVERVIEW

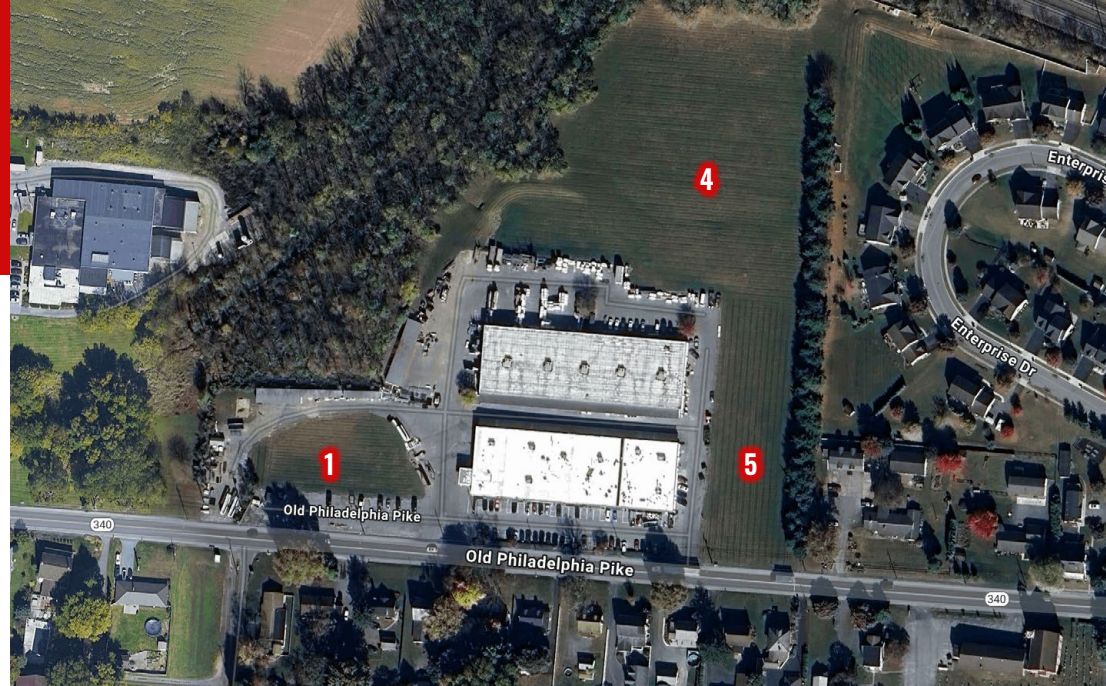
Three industrial buildings available for  
*build to suit to lease.*

## BUILDING 1:

- 16,000 sf (11,900 sf first floor with 4,100 sf lower level)
- 4' thick concrete floor on first floor
- 16' clear at the eaves
- Four 8'x9' overhead doors
- 400 AMP, 208-volt, 3 -phase electric service
- LED interior lighting
- Gas-fired heating units
- 1 ADA restroom

## BUILDING 4:

- 46,000 sf
- 6' thick concrete floor
- 24' clear at the eaves
- Two 8'x9' overhead doors and four 12'x12' overhead doors
- 1200 AMP, 480-volt, 3 -phase electric service
- LED interior lighting
- Gas-fired heating units
- 1 ADA restroom



## BUILDING 5:

- 24,000 sf
- 6' thick concrete floor
- 24' clear at the eaves
- Two 8'x9' overhead doors and four 12'x12' overhead doors
- 800 AMP, 480-volt, 3 -phase electric service
- LED interior lighting
- Gas-fired heating units
- 1 ADA restroom

| DEMOGRAPHICS | 3 MILE    | 5 MILE    | 7 MILE       |
|--------------|-----------|-----------|--------------|
| POPULATION   | 13,144    | 53,280    | 165,728      |
| EMPLOYEES    | 10,916    | 28,435    | 76,738       |
| AVERAGE HHI  | \$106,264 | \$121,689 | \$110,443.00 |
| HOUSEHOLDS   | 4,941     | 19,384    | 63,072       |

# SITE PLAN

| BUILDING | TENANT    | SF     |
|----------|-----------|--------|
| 1        | AVAILABLE | 16,000 |
| 4        | AVAILABLE | 46,000 |
| 5        | AVAILABLE | 24,000 |



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# MARKET OVERVIEW

## PITNEY ROAD PLAZA



**SHEETZ**



**M&T Bank**

**SHEETZ**

**SITE**

**BIRD-IN-HAND FARMERS MARKET**

**BIRD-IN-HAND FAMILY RESTAURANT**

**WATER'S EDGE MINI GOLF**

## COVERED BRIDGE MKTP



## LINCOLN SQUARE



## EAST TOWNE CENTRE



## TANGER OUTLETS



## MILLCREEK SQUARE



## THE SHOPS @ ROCKVALE



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# Bennett Williams

COMMERCIAL REAL ESTATE

## 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:



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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.

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