



# INDUSTRIAL IOS/ISF FACILITY AVAILABLE

125-255 N BLETTNER AVE | HANOVER, PA 17331



[WWW.LANDMARKCR.COM](http://WWW.LANDMARKCR.COM)

(717) 731.1990





### OFFERING SUMMARY

<b>Lease Rate</b>	\$6,950/month/NNN
<b>Sale Price</b>	Subject to Offer
<b>Size</b>	+/- 21,000 SF
<b>Lot Size</b>	8.64 AC
<b>Property Use</b>	ISF / IOS
<b>Submarket</b>	South Central PA
<b>County</b>	York
<b>Municipality</b>	Penn Township
<b>Zoning</b>	Industrial (I)

### PROPERTY HIGHLIGHTS

- Ideal property for industrial outdoor storage / industrial service facility (IOS/ISF) available in Hanover, PA
- The former York Building Products facility is situated on a large 8.64 acre in established industrial park setting
- Two industrial buildings totaling +/- 21,000 SF with concrete floors and ample drive-in doors
- Large 8.64 acre site features on-site truck scale and paved yard area ideal for industrial outdoor storage or trailer parking
- Zoned Industrial – flexible for a wide range of industrial or contractor yard uses permitted by right
- Surrounded by established industrial users including TBM Hardwoods, McClarin Composites/Plastics, Wege Pretzel Hanover Logistics, UTZ, and Snyder’s of Hanover
- Convenient access to **116** and **194** with quick connection to **30** and only 15 minutes to Gettysburg, 30 minutes to Westminster MD, and 40 minutes to York, PA

### PROPERTY DETAILS

Property Address	125-255 N Blettner Ave Hanover, PA 17331
Property Type	Industrial IOS / ISF
Property Size	+/- 21,000 SF
Buildings	2
Lot Size	8.64 Acres
Year Built	1966
Parking	Ample
Outdoor Storage	Yes
Construction	Block & Masonry
Framing	Steel
Truck Scale	Yes
Secured Yard	Yes
Power	Heavy
Water/Sewer	Public
Submarket	South Central PA
County	York
Municipality	Penn Township
Zoning	Industrial (I)
APN	44-000-CD-0073.00-00000 44-000-CD-0073.Q0-00000
Taxes	\$11,159.42 (2025)

### PROPERTY DESCRIPTION

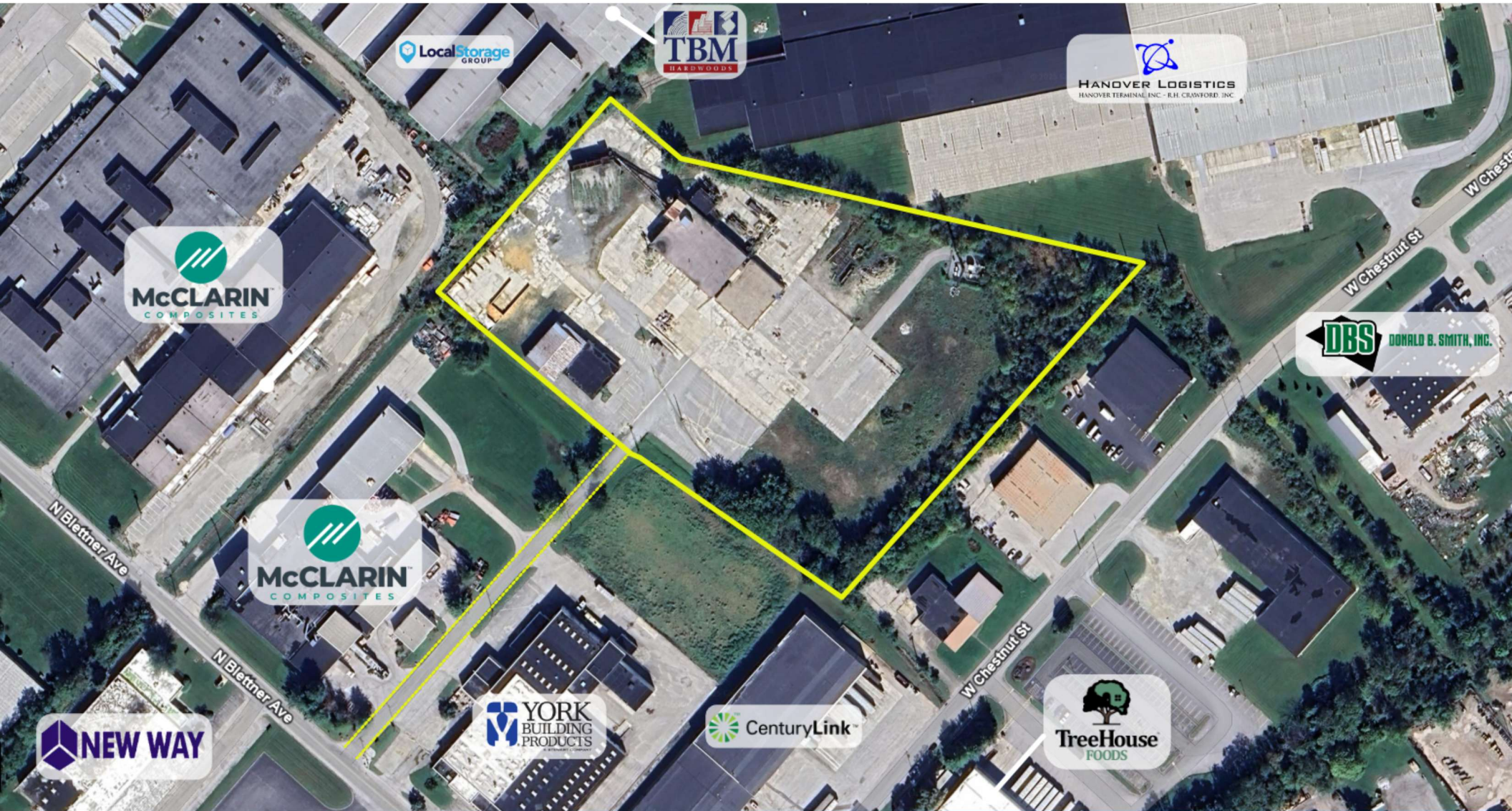
The Property offers an excellent opportunity for industrial outdoor storage (IOS) or industrial service facility (ISF) users seeking a well-located property in Hanover, PA. Situated on a generous 8.64-acre parcel within an established industrial park setting, the site features two industrial buildings totaling approximately 21,000 square feet with concrete floors and multiple drive-in doors. The property includes a large paved yard area ideally suited for outdoor storage, trailer parking, or equipment staging, as well as an on-site truck scale to support logistics or heavy industrial operations.

Zoned Industrial, the site allows for a broad range of industrial and contractor yard uses permitted by right, surrounded by established industrial neighbors such as TBM Hardwoods, McClarin Composites, Wege Pretzel, Hanover Logistics, UTZ, and Snyder's of Hanover. Convenient access to PA-116 and PA-194 provides efficient connectivity to regional corridors including US-30, with drive times of approximately 15 minutes to Gettysburg, 30 minutes to Westminster, MD, and 40 minutes to York, PA. This property offers strong functionality, excellent accessibility, and significant potential for users seeking a flexible industrial site in a proven location.

### What's nearby?



PARCEL MAP



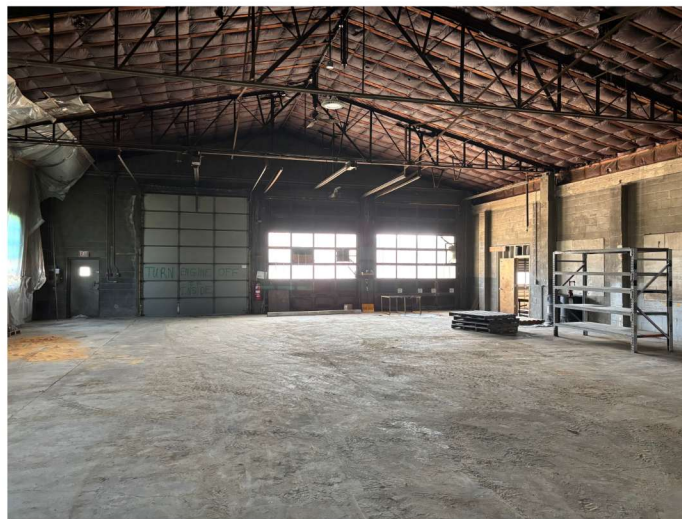
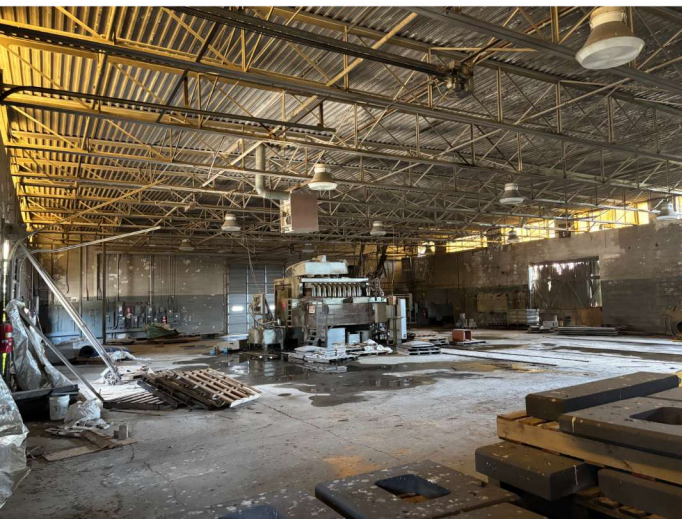
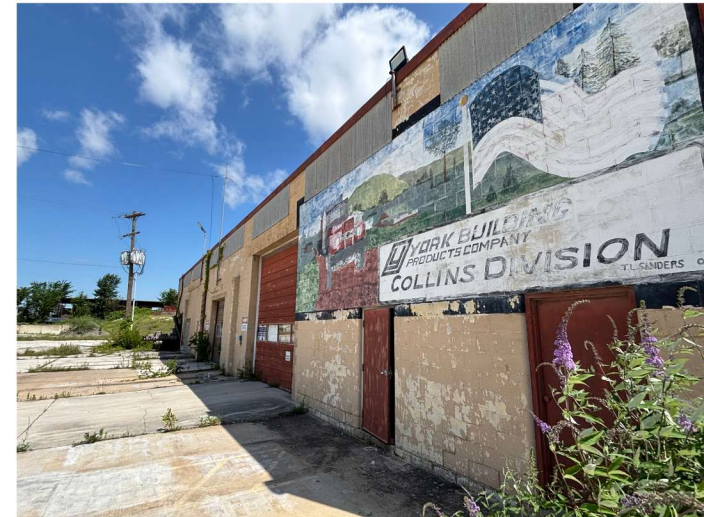
LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
JGRACE@LandmarkCR.com  
C: 717.421.1943

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

ZACH WYATTE, ESQ  
SENIOR ASSOCIATE  
ZWYATTE@LandmarkCR.com  
C: 717.919.1471

PROPERTY PHOTOS





125-255 N BLETTNER AVE  
HANOVER, PA 17331

INDUSTRIAL IOS/ISF FACILITY  
AVAILABLE

PROPERTY AERIAL



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
JGRACE@LandmarkCR.com  
C: 717.421.1943

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

ZACH WYATTE, ESQ  
SENIOR ASSOCIATE  
ZWYATTE@LandmarkCR.com  
C: 717.919.1471



LANDMARKCR.COM

LOCATION MAP

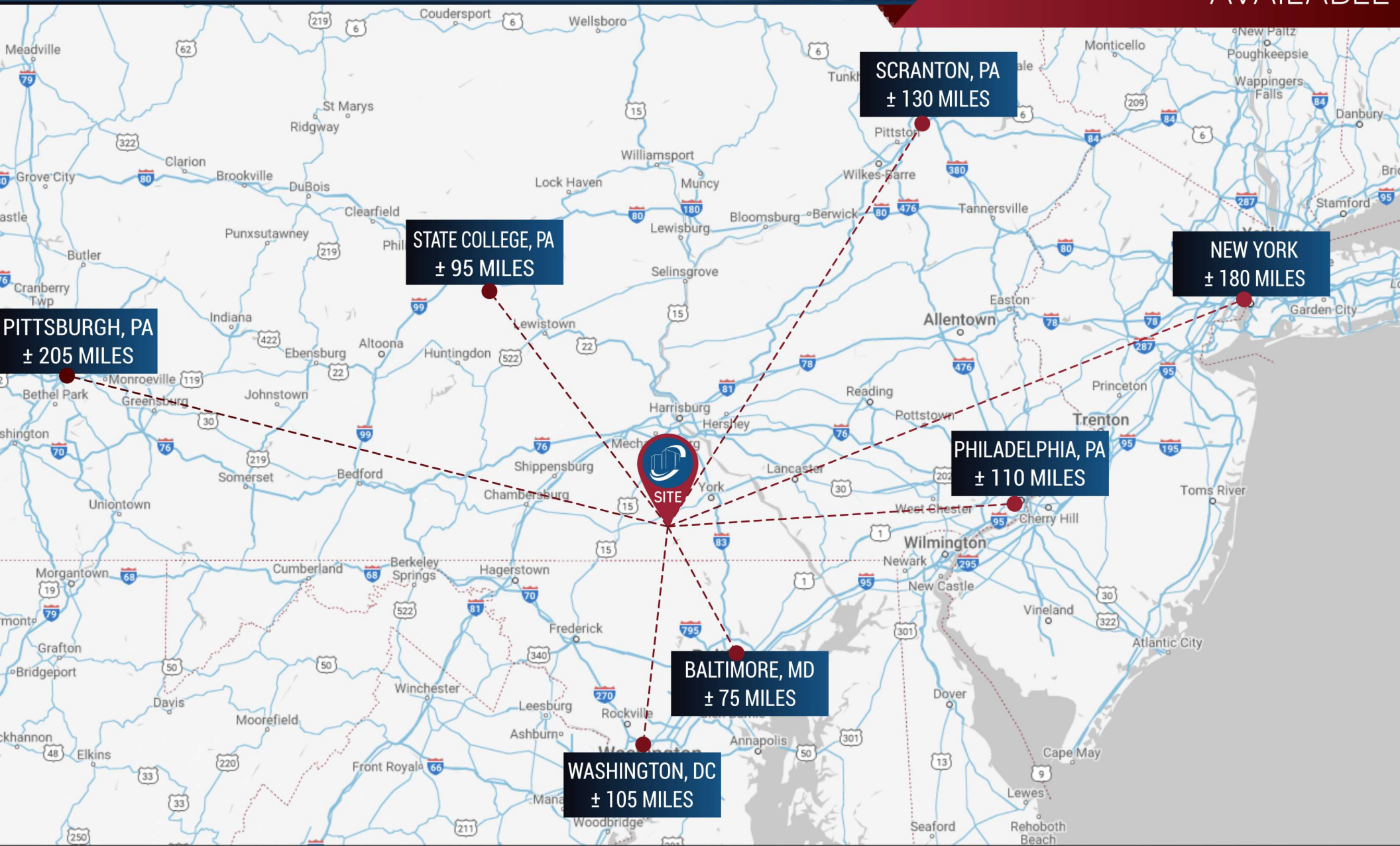


**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

**JASON GRACE, CCIM, SIOR**  
CEO & MANAGING PRINCIPAL  
JGRACE@LandmarkCR.com  
C: 717.421.1943

**ADAM BOUSSATTA, MBA**  
SENIOR ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

**ZACH WYATTE, ESQ**  
SENIOR ASSOCIATE  
ZWYATTE@LandmarkCR.com  
C: 717.919.1471



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

**JASON GRACE, CCIM, SIOR**  
CEO & MANAGING PRINCIPAL  
JGRACE@LandmarkCR.com  
C: 717.421.1943

**ADAM BOUSSATTA, MBA**  
SENIOR ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

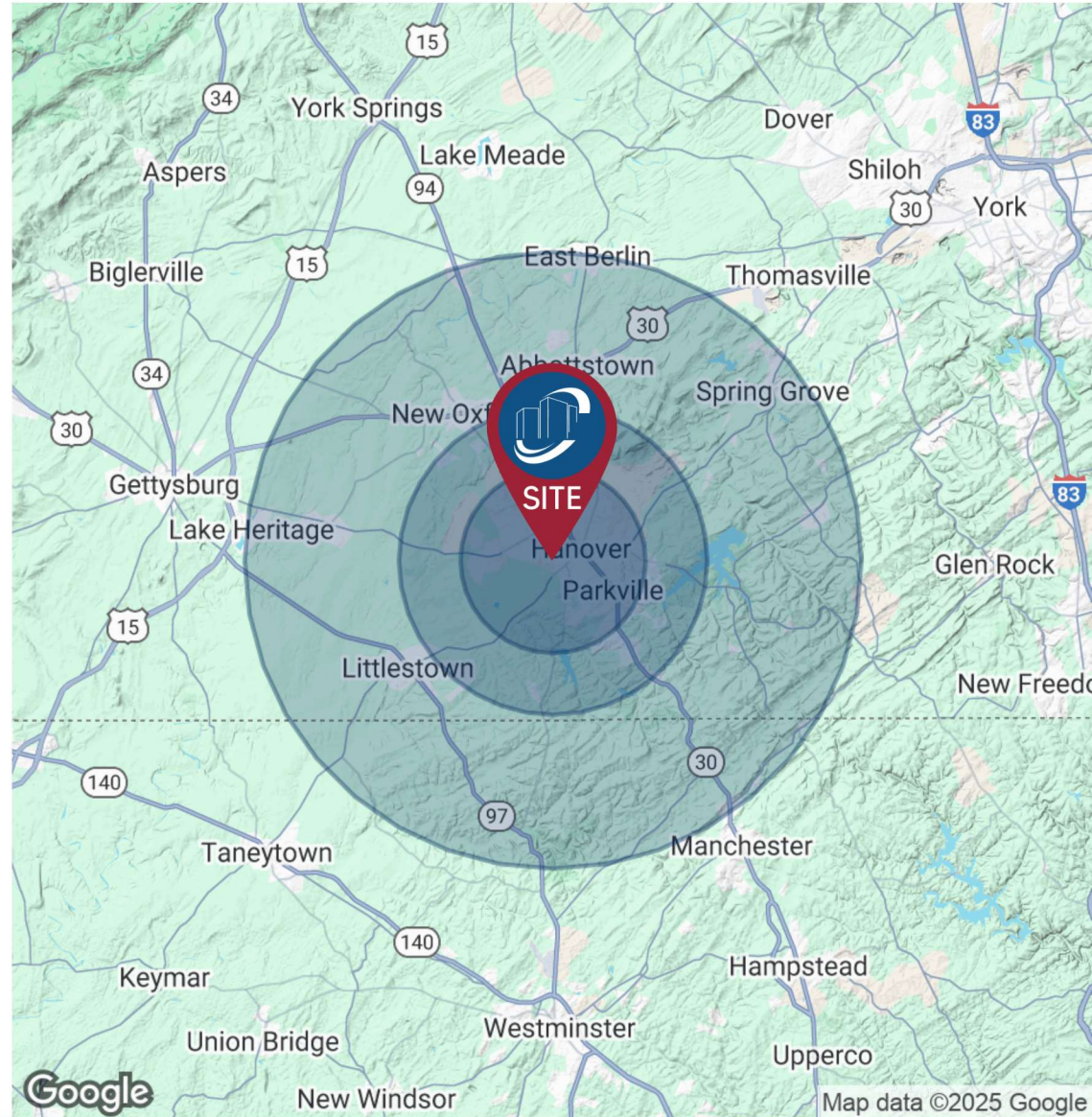
**ZACH WYATTE, ESQ**  
SENIOR ASSOCIATE  
ZWYATTE@LandmarkCR.com  
C: 717.919.1471

### DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	45,500	61,791	111,602
Average Age	43	43	43
Average Age (Male)	41	42	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,588	24,774	43,944
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$88,569	\$93,089	\$98,604
Average House Value	\$257,359	\$270,224	\$298,380





125-255 N BLETTNER AVE  
HANOVER, PA 17331

INDUSTRIAL IOS/ISF FACILITY  
AVAILABLE

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
JGRACE@LandmarkCR.com  
C: 717.421.1943

ADAM BOUSSATTA, MBA  
SENIOR ASSOCIATE  
ADAM@LandmarkCR.com  
C: 717.603.1209

ZACH WYATTE, ESQ  
SENIOR ASSOCIATE  
ZWYATTE@LandmarkCR.com  
C: 717.919.1471



LANDMARKCR.COM

10



## INDUSTRIAL IOS/ISF FACILITY AVAILABLE

For More Information Contact:

**JASON GRACE, CCIM, SIOR**  
CEO & MANAGING PRINCIPAL  
E: JGRACE@LANDMARKCR.COM  
C: 717.421.1943

**ADAM BOUSSATTA, MBA**  
SENIOR ASSOCIATE  
E: ADAM@LANDMARKCR.COM  
C: 717.603.1209

**ZACH WYATTE, ESQ**  
SENIOR ASSOCIATE  
E: ZWYATTE@LANDMARKCR.COM  
C: 717.919.1471

---

LANDMARK COMMERCIAL REALTY  
425 N 21st STREET, SUITE 302  
CAMP HILL, PA 17011  
P: 717.731.1990 F: 717.731.8765

