

31 INDUSTRIAL CIRCLE

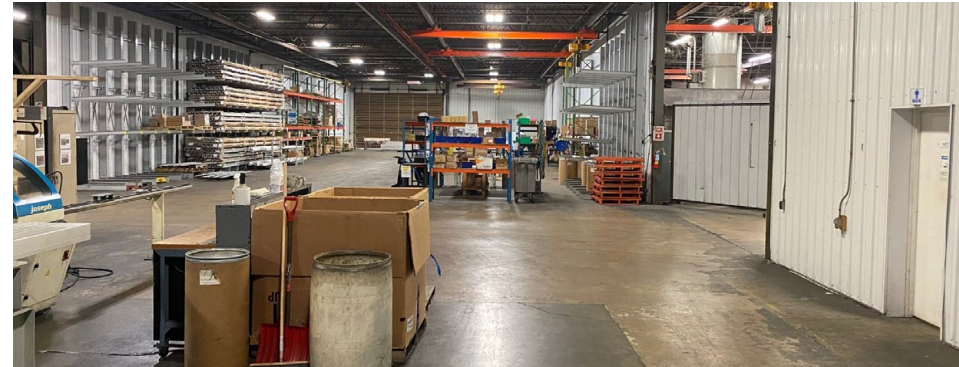
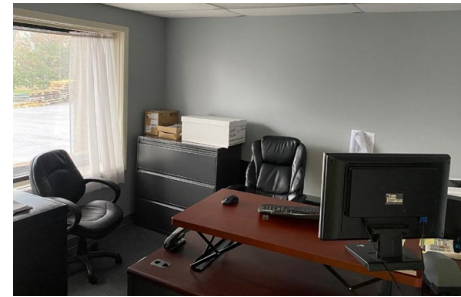
LANCASTER, PA 17601



**±78,750 SF
FOR LEASE**

PROPERTY HIGHLIGHTS

- 78,750 sf industrial/manufacturing building in a business park setting in Lancaster, PA
- 17' clear height
- Three overhead cranes
- 7 docks and 5 grade level doors
- 3-phase 480V heavy power
- Public sewer and well water
- Gas heat
- Potential to make use of rail siding



DEMOGRAPHICS

3 MILE

5 MILE

7 MILE



POPULATION

19,725

79,199

198,272



TOTAL EMPLOYEES

15,360

39,228

100,433



AVERAGE HHI

\$126,393

\$124,396

\$115,731



TOTAL HOUSEHOLDS

7,398

29,638

75,519

MARKET AERIAL



SITE

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

NEW JERSEY OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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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.

