

# 419 Frederick Street Rear | Hanover, PA

± 9,600 SF Industrial Space Available

Available For Lease

## Property Overview

419 Frederick St Rear is a freestanding warehouse located 5 blocks from the square of Hanover in Penn Township. This is a steel building with metal siding. The property is 9,600 SF with one drive-in door (14'H x 12'W) and one dock door. The building has 20' of clearance. There is a small shop space with a gas Modine and wall mounted AC. The remainder of the warehouse is insulated, but not heated. Above the shop area is a mezzanine level. There is on-site parking for approximately 12 vehicles, with land for additional parking.

The property is nearby Atlantic Tractor, Donald B Smith Roofing, and Hanover Borough baseball fields. Frederick Street is also known as State Route 194, that leads to Littlestown, or the center of Hanover, providing easy access to York, Baltimore, or Harrisburg.

The building has racking that will remain with the property. The lease rate is \$2,500/mo NNN (\$.85/SF).

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	45,529	58,168	84,521
TOTAL EMPLOYEES	37,262	47,646	69,365
AVERAGE HHI	\$75,211	\$78,211	\$80,436
TOTAL HOUSEHOLDS	18,885	23,633	33,768

TRAFFIC COUNTS: RT 194 - ±10,125 VPD Blettner Ave - ±1,326 VPD



**RYAN MYERS**  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd. Suite 200, Mt Laurel, NJ 08054

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**RETAIL** BROKERS NETWORK

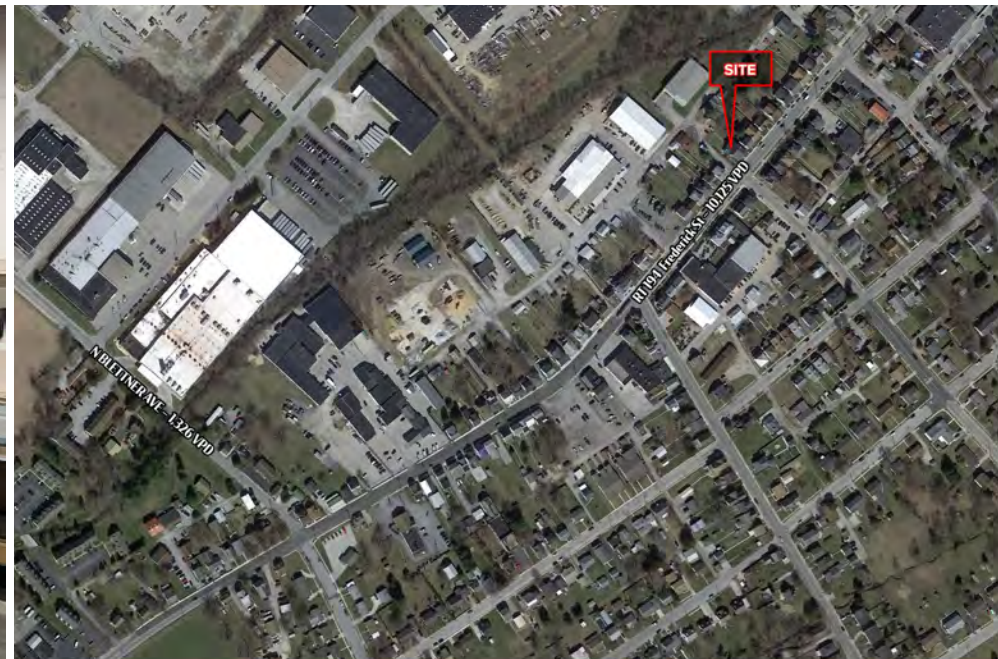
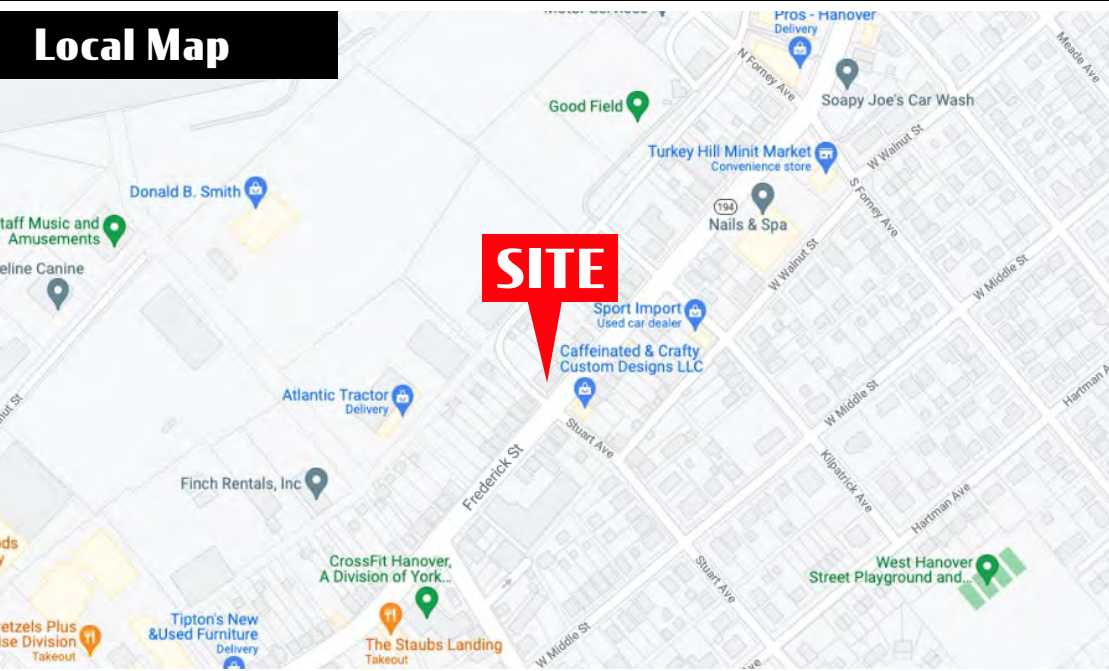


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## Local Map



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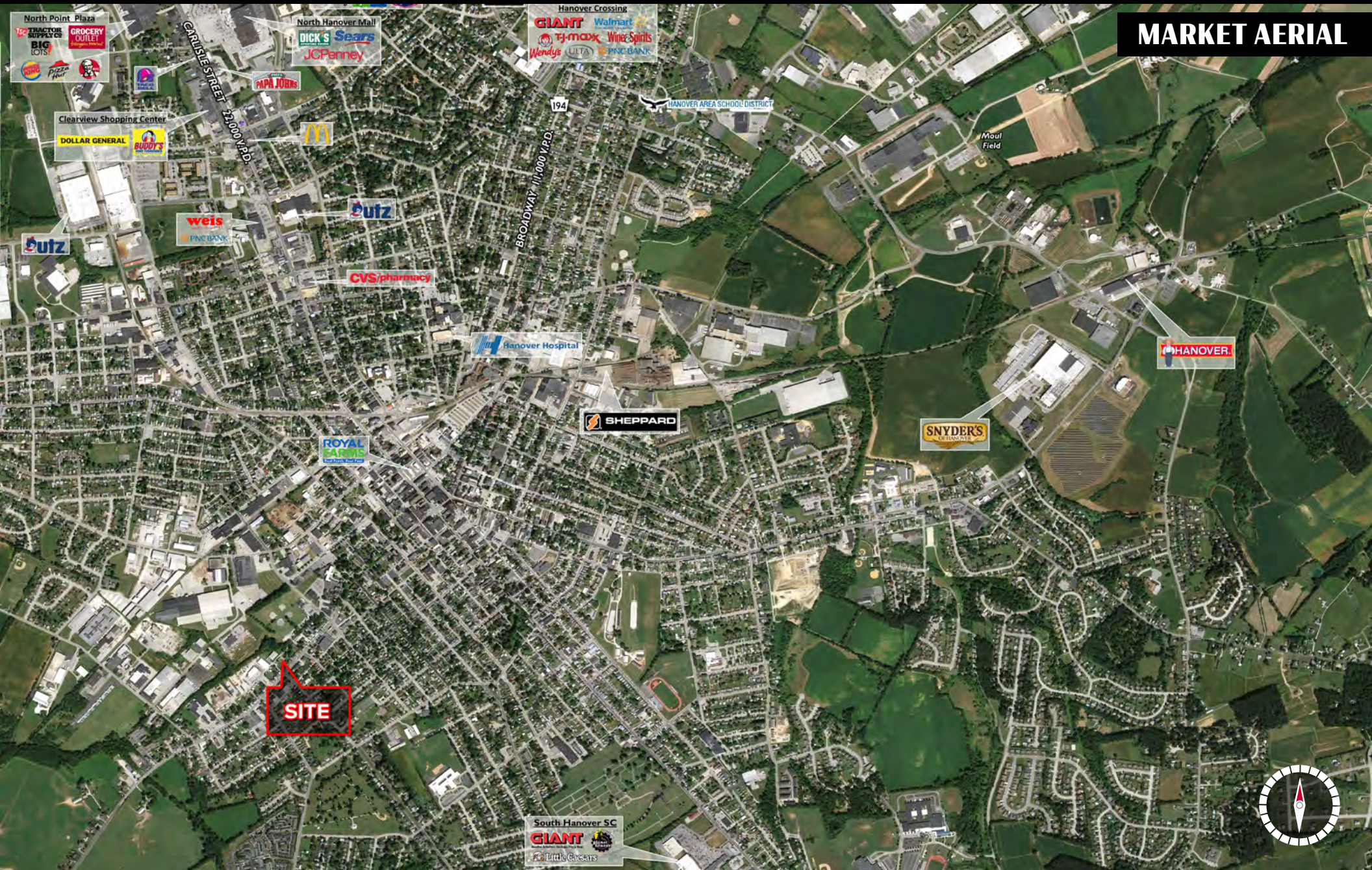


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**MARKET AERIAL**



**SITE**

South Hanover SC  
**GIANT**  
Little Caesars

**SNYDER'S**  
RESTAURANTS

**SHEPPARD**

Hanover Hospital

CVS pharmacy

**Outz**

**weis**

DOLLAR GENERAL

North Point Plaza  
BIG LOTS  
GROCERY OUTLET

North Hanover Mall  
DICK'S  
Sears  
JCPenney

Hanover Crossing  
**GIANT**  
Walmart  
TJ-maxx  
Wine Spirits  
Wendys  
ULTA  
PNC BANK

194

BROADWAY 10,000 Y.P.D.

CARLISLE STREET 22,000 Y.P.D.

HANOVER AREA SCHOOL DISTRICT

Moul Field

**HANOVER.**



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