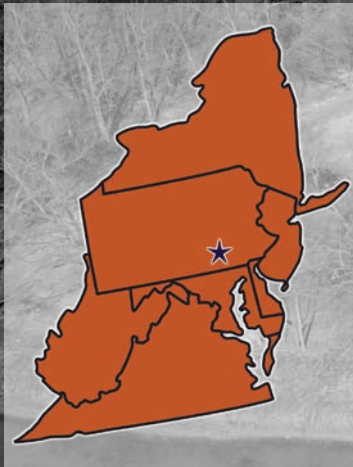


FOR LEASE

PROFESSIONAL OFFICE / FLEX SPACE

3725 ELECTRONICS WAY MOUNTVILLE, PA 17554
LANCASTER COUNTY · CENTRAL PENNSYLVANIA



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TRUE 
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PROPERTY & MARKET OVERVIEW



We are pleased to present this outstanding, large-scale lease opportunity in Hempfield Township, Lancaster County, PA. While most recently the headquarters of a national consumer marketing & advertising company, it originated as a light manufacturing facility for the US Department of Defense, which is evident in the building's construction, infrastructure and size.

The building is situated on approximately 15 acres and is comprised of over 120,000 SF of finished office space between two floors. Each floor contains a mix of private offices, large-scale bullpen areas, meeting, conference and training rooms, IT room, and break/dining rooms. Unique topographical features of the site provide the opportunity for each floor to be accessed on-grade via separate entrances and separate parking fields. Each floor can be demised to accommodate smaller-scale users. On-site parking capacity is over 650 vehicles. Building and amenities ideal for education, health care, call center, and other large-scale uses.

Power plant is 4,000A, 277/480v 3P with three (3) generators (tested Nov. '22). The building is 100% sprinklered (wet system), Halon system in IT room. The building is equipped with a shipping and receiving area complete with three (3) loading docks and one (1) low-boy dock.

This unique property has the opportunity to accommodate a broad array of uses and sizes by renovations, etc. Owner will also consider conversion/reprogramming to flex use.

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PROPERTY DETAILS



LISTING AGENT INFO.



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- Total Square Footage:..... 123,082 SF
- Office Space: 114,000 +/- SF
- Industrial Space: 9,000 +/- SF
- Lease Rate: Negotiable
- Lease Term: Negotiable
- Date Available:.... Third Quarter 2023
- Zoning: Industrial (I-2)
- Land/Lot Size: 15.05 acres
- Year Built: 1985
- Parking: 653 spaces
- Roof Type: Rubber
- Roof Age: New
- Construction: Steel / Masonry
- Column Spacing: 30 ft.
- Low-Boy Dock: One (1)
- Loading Docks: Three (3)
- Heating: Natural Gas / Boiler
- Cooling: Central Air
- Electric: 4,000A, 277/480v 3P
- Elevator: Yes - 1 Passenger
- Sprinkler: 100% - Wet System
- Water/Sewer: Public

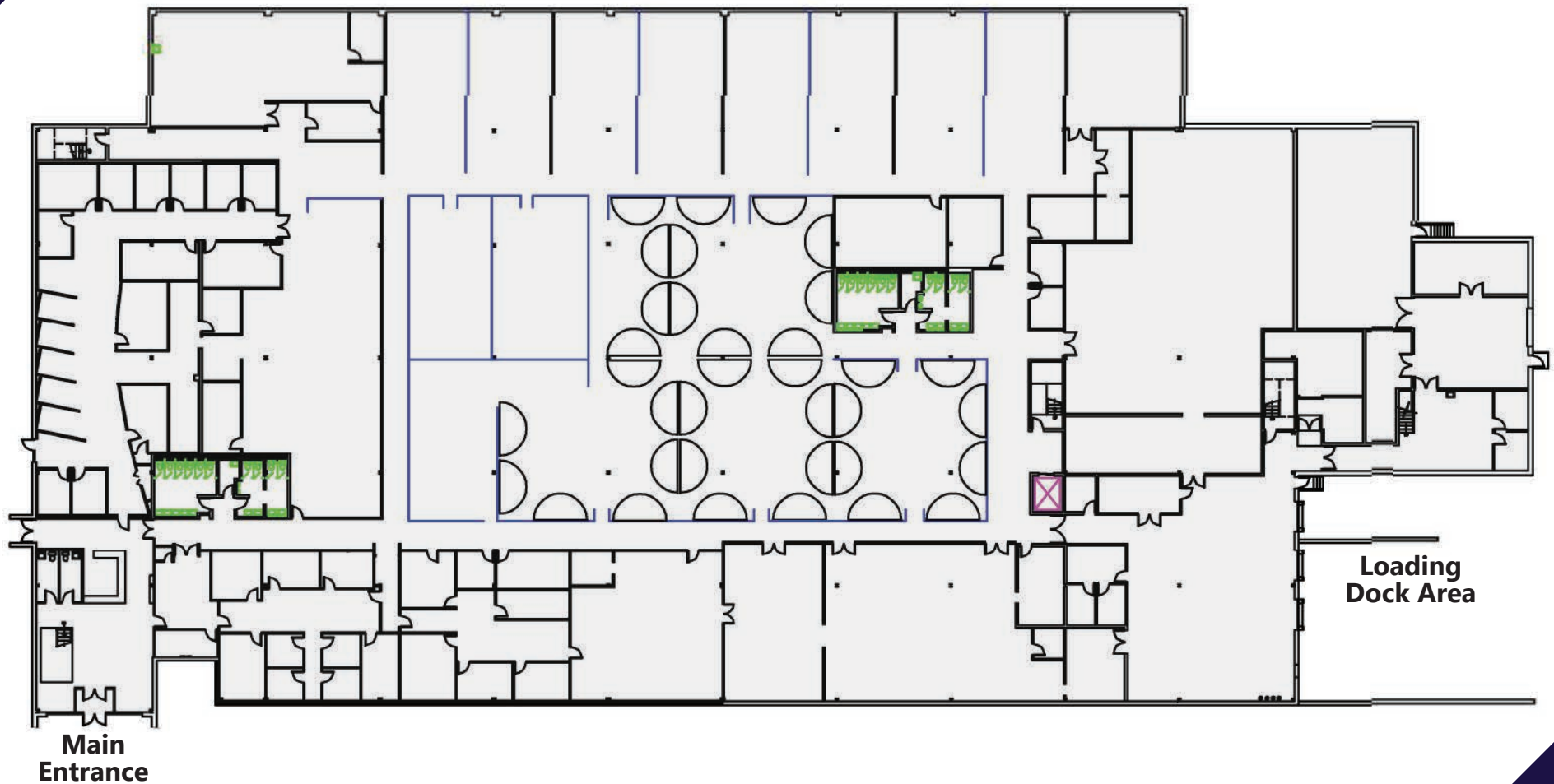
TRAFFIC COUNTS (VPD)

- Centerville Rd: 15,565
- US Route 30: 60,480
- Route 462/Columbia Ave: 10,162

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FLOOR PLAN | FIRST FLOOR



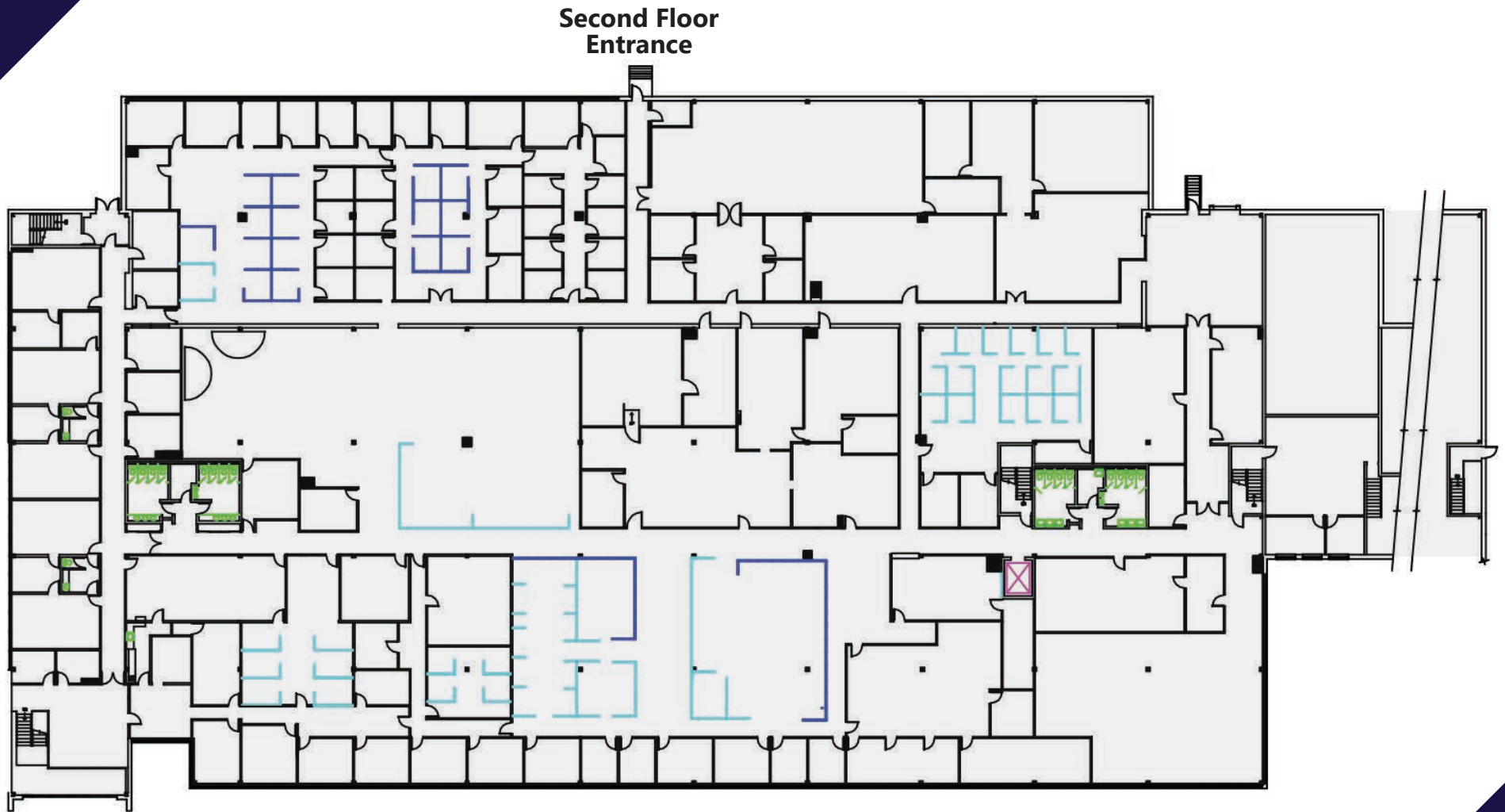
Floor plans depict current layout. Not to scale. This plan is for illustrative purposes only.

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FLOOR PLAN | SECOND FLOOR



Floor plans depict current layout. Not to scale. This plan is for illustrative purposes only.

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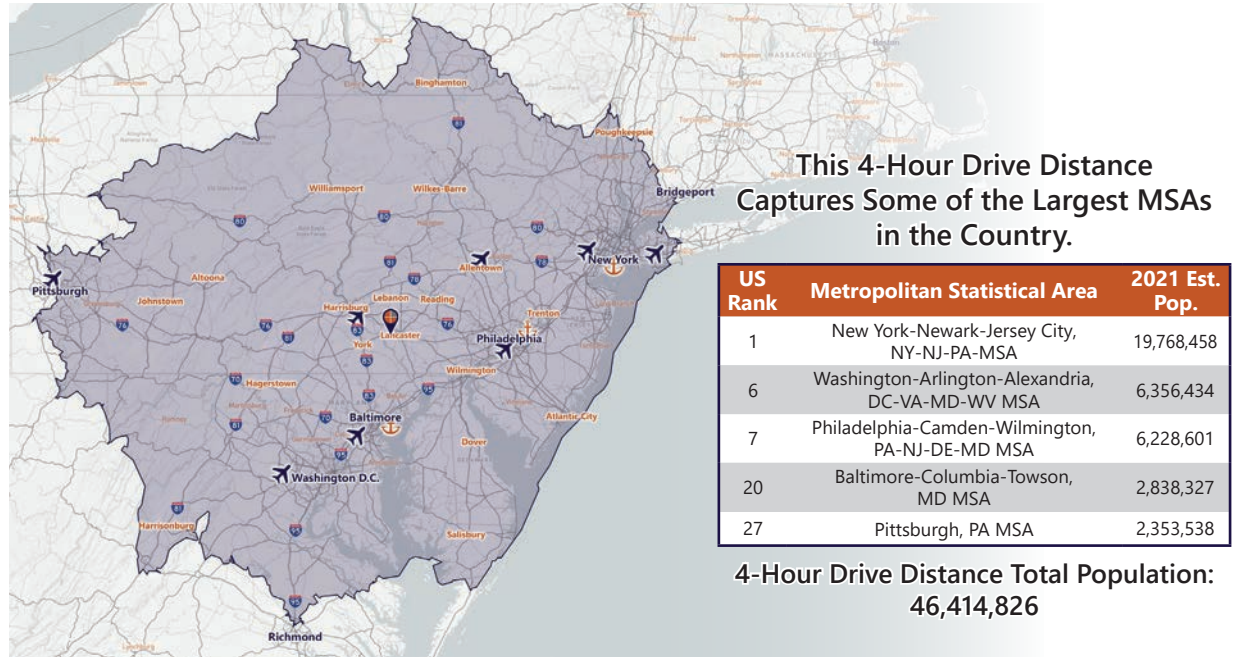
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DEMOGRAPHICS

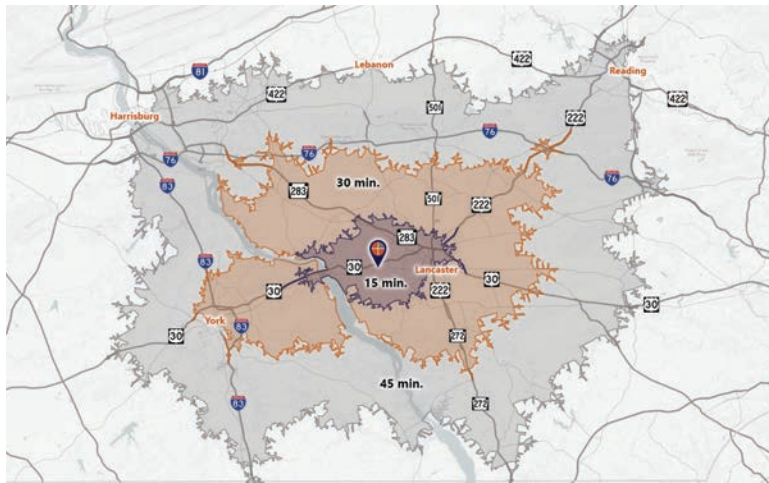
DRIVE TIME DEMOGRAPHICS

Variable	3275 Electronics Way Mountville, PA		
Travel Distance from Site	15 min.	30 min.	45 min.
Total Population	142,214	541,347	1,244,498
Population Density (Pop. per Sq. Mile)	1,692.3	971.9	716.8
Total Daytime Population	161,877	555,421	1,273,077
Daytime Pop. Density (Pop. per Sq. Mile)	1,926.2	997.2	733.2
Total Households	56,694	209,966	479,231
Housing Affordability Index	113	112	117
Per Capita Income	\$36,928	\$36,985	\$36,820
Average Household Income	\$92,932	\$94,914	\$95,265
Average Disposable Income	\$71,444	\$72,776	\$73,342
Total (SIC01-99) Businesses	6,525	21,434	45,657
Total (SIC01-99) Employees	107,009	310,108	693,511
Occupation: Health Care Practitioner / Technician	6,474	20,923	47,764
Occupation: Health Care Support	2,599	9,114	21,284
Health Services (SIC80) Businesses	532	1,419	3,193
Health Services (SIC80) Employees	21,843	46,056	125,191

4-HOUR DRIVE DISTANCE FROM SITE



TRAVEL DESTINATIONS FROM SITE



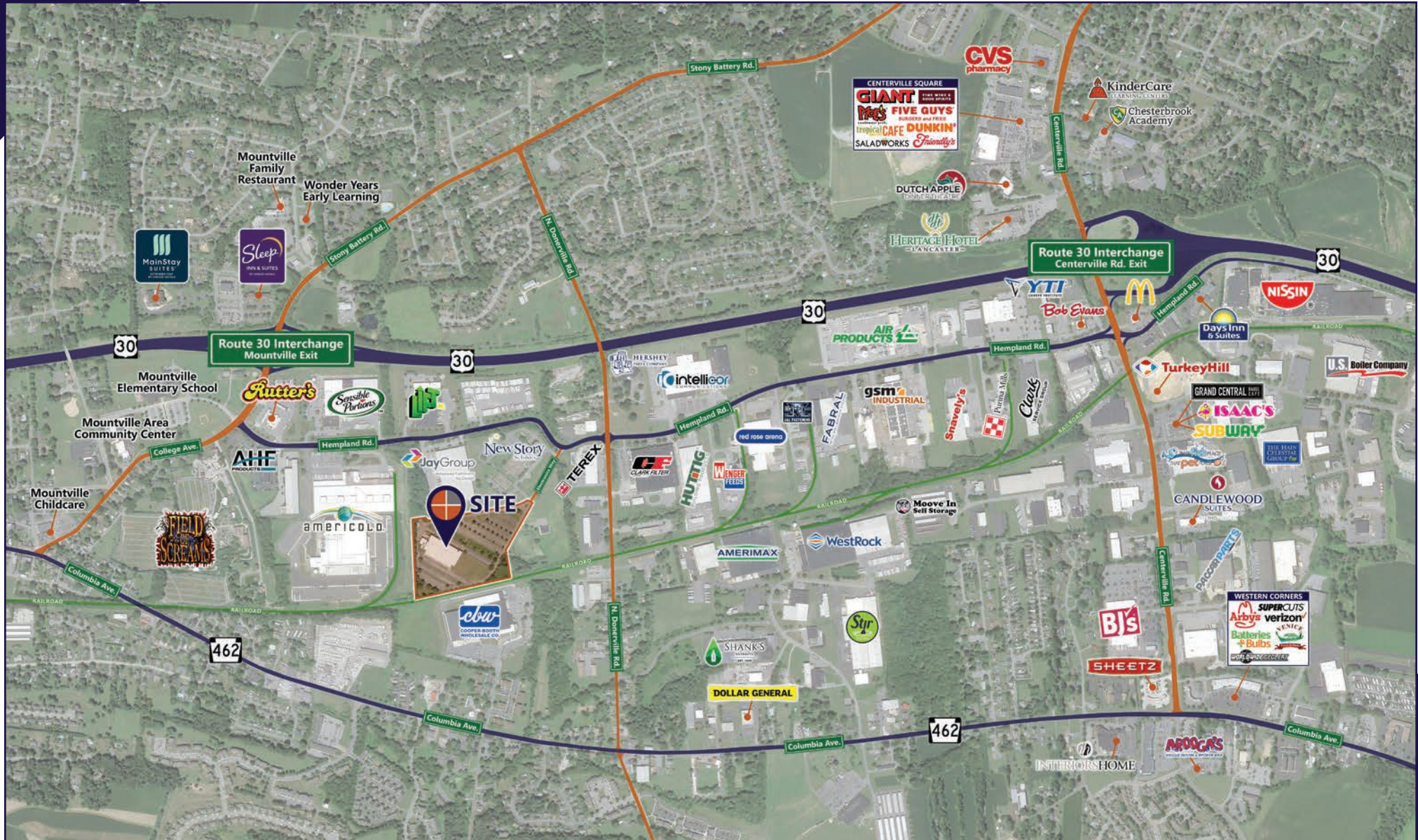
Point	Distance (miles)	Travel Time (minutes)
Route 30 - York, PA	1.3 miles	4 min.
Route 30 / Route 283 - Lancaster	6.4 miles	10 min.
PA Turnpike Lebanon / Lancaster	16.8 miles	31 min.
Interstate-83 / Route 30 Split - York	18.8 miles	25 min.
Harrisburg International Airport	29.5 miles	34 min.
Interstate-83 / Interstate-81 Split	35.8 miles	40 min.
PA Turnpike Harrisburg West	36.6 miles	42 min.
Interstate-81 / Interstate-78 Split	41.3 miles	55 min.
Baltimore/Wash. International Airport	83.4 miles	88 min.
Philadelphia International Airport	89.2 miles	93 min.

Regional Health Care	Distance (miles)	Travel Time (minutes)
Penn State Health Lancaster Medical Center	4.0 miles	11 min.
Women & Babies Hospital - Lancaster	4.5 miles	12 min.
Penn Medicine Lancaster General Hospital	7.2 miles	18 min.
UPMC Lititz Hospital	11.3 miles	23 min.
WellSpan Ephrata Community Hospital	18.5 miles	30 min.
WellSpan York Hospital	20.6 miles	31 min.
UPMC Memorial Hospital - York	20.8 miles	31 min.
Penn State Health Hershey Medical Center	25.7 miles	38 min.
UPMC Harrisburg Hospital	35.3 miles	43 min.
UPMC West Shore - Mechanicsburg	44.8 miles	51 min.

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REGIONAL AREA MAP

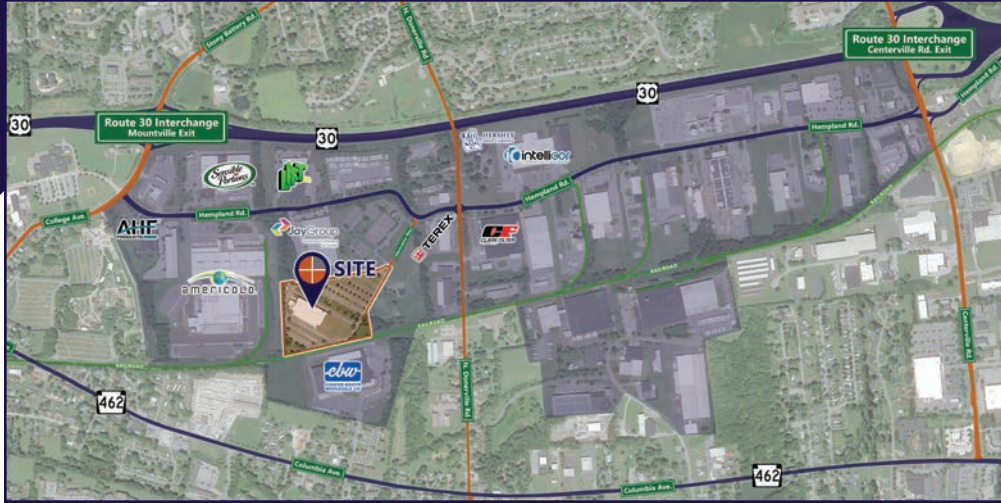


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INDUSTRIAL PARK CO-TENANTS



AHF PRODUCTS

43,018 SF | www.bruce.com

The leader in hardwood flooring, for both residential and commercial, with a family of strong brands including Bruce, Hartco, LM Flooring, Robbins, HomerWood and Capella.

SENSIBLE PORTIONS

160,117 SF | www.sensibleportions.com

They have been delighting taste buds of all ages for over 15 years. Snack provider specializing in products which don't contain artificial flavors or preservatives.

JAY GROUP

140,000 SF | www.jaygroup.com

An industry-leading provider of warehouse inventory management, eCommerce fulfillment, and specialty packaging services for over 50 years.

CLARK FILTER

168,000 SF

A wholly owned subsidiary of CLARCOR, a marketer and manufacturer of mobile, industrial and environmental filtration products.

COOPER-BOOTH WHOLESALE CO.

181,404 SF | www.cooperbooth.com

A full-line, full-service wholesale distributor, since 1865, serving retailers in the Mid-Atlantic region, and is one of the Top 20 leading convenience store wholesalers in the country.

AMERICOLD

463,703 SF | www.americold.com

The leader in providing technology-based engineered solutions for the temperature-controlled supply chain industry, from local artisans to regional grocery stores, and from national food producers to international food and beverage organizations.

TEREX

35,696 SF | www.terex.com

A global manufacturer of materials processing machinery and aerial work platforms. They design, build and support products used in construction, maintenance, manufacturing, energy, recycling, minerals and materials management applications.

LIFT INC. HEADQUARTERS

91,522 SF | www.liftincorporated.com

For 40+ years, this wholesaler of forklifts, has helped customers' businesses succeed with industry-leading equipment, innovative warehouse solutions, and committed support.

INTELLICOR COMMUNICATIONS

209,738 SF | www.intellicor.com

A communications company offering print, mail, publishing, fulfillment, and integrated marketing solutions through one trusted and reliable source.

HERSHEY PAPER CO.

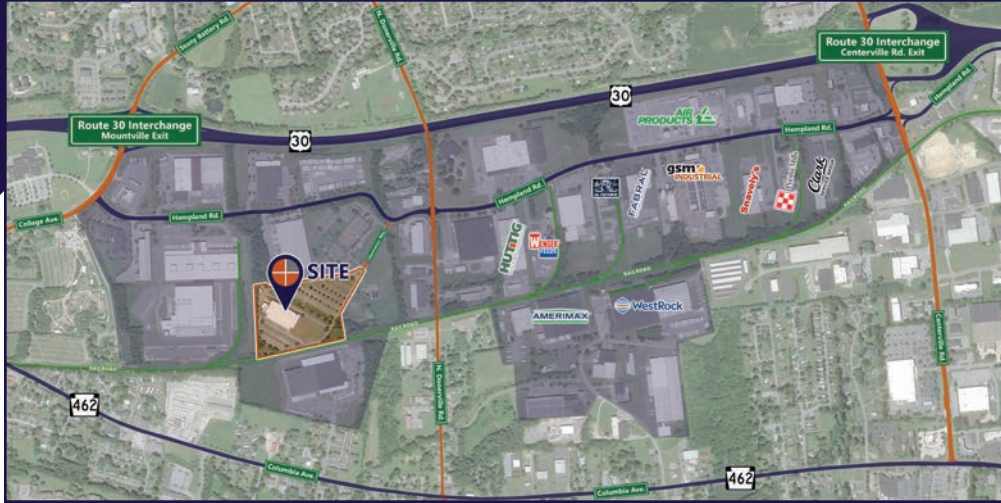
29,228 SF | www.hersheypaperco.com

By providing packing equipment and packaging supplies, they make shipping easier for companies, large and small, since 1956.

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INDUSTRIAL PARK CO-TENANTS



AMERIMAX

244,840 SF | www.amerimax.com

The leading manufacturer of rain water management products in the United States, including gutters, downspouts, gutter guards, and more.

WESTROCK

270,780 SF | www.westrock.com

A leader in sustainable, fiber-based packaging solutions, using leading science and technology to drive innovation in packaging. WestRock has more than 300 production facilities worldwide.

HUTTIG BUILDING PRODUCTS

101,664 SF | www.huttig.com

A national company that provides products to the construction industry. Their products include lines of doors, fasteners & connectors, deck & rail materials, siding & trim & millwork.

FABRAL METAL WALL & ROOF SYSTEMS

130,612 SF | www.fabral.com

Premier supplier and manufacturer of metal roofing and wall panel systems for commercial, residential, and agricultural structures.

GSM INDUSTRIAL

103,800 SF | www.gsmindustrial.com

The choice industrial service for contracted millwright services, custom metal fabrication and welding, industrial ductwork, heavy plate fabrication, structural steel, field installation, mechanical contracting, and more.

AIR PRODUCTS

22,218 SF | www.airproducts.com

Global provider of essential industrial gases, related equipment & expertise to customers in dozens of industries, including refining, chemical, metals, manufacturing, and food & beverage.

WENGER FEEDS

101,664 SF | www.wengerfeeds.com

Agricultural Feed supplier, serving the Mid-Atlantic region of the United States by supplying poultry feed, swine feed, eggs, nutritional products, and allied services.

J C SNAVELY & SONS INC.

62,560 SF | www.jcsnavely.com

A full service, family-owned lumber, building materials, and millwork supplier spanning five generations. Serving professional builders, contractors, and remodelers since 1878.

PURINA MILLS

20,632 SF | www.purinamills.com

Industry-leading innovator offering a valued portfolio of complete feeds, supplements, premixes, ingredients and specialty technologies for the livestock and lifestyle animal markets.

CLARK SERVICE GROUP

74,948 SF | www.clarkservicegroup.com

From installation to warranty management, and from personalized proactive maintenance plans to reactive repairs of your commercial food service equipment.

J&L FASTENERS

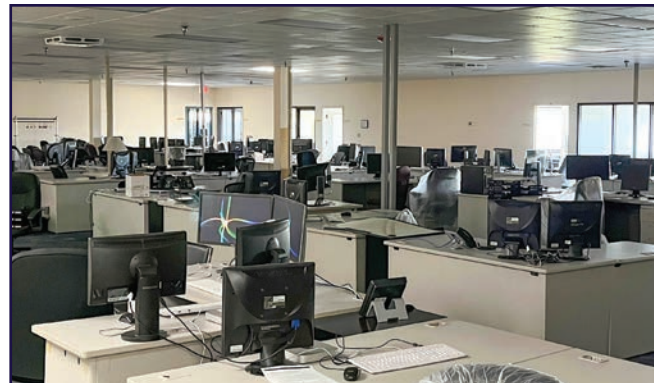
29,000 SF | www.jlfasteners.com

A full line fastener, hose, and MRO supply distribution center and store.

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INTERIOR PHOTOS



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AERIAL DRONE PHOTO



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