



PARAMOUNT
REALTY

2821 OLD TREE DRIVE
2821 OLD TREE DRIVE, LANCASTER, PA 17603
Lancaster County | GLA: ± 49,300 SF



- 41,600 SF warehouse & 7,700 SF office space, plus ±24,500 SF possible expansion
- 20' ceilings, 4 docks, 82 parking spaces, fully sprinklered, 1,200 amp, 3-phase electrical service
- 1.5 miles from Route 30, good access to major shipping hubs & close by retail, medical & convenience

DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	4,268	55,415	164,789
Avg. HH Income:	\$83,824	\$95,013	\$87,138
Households:	1,765	22,892	64,332

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2821 OLD TREE DRIVE, LANCASTER

WAREHOUSE-MANUFACTURING-OFFICE

Subject To Change

1	Founders Market	49,300 SF
2	Rohrer's One Hour HVAC	4,285 SF
3	County of Lancaster	12,507 SF





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