

FOR LEASE

791 Stony Battery Road

Lancaster, PA

251,250 SF

WAREHOUSE/DISTRIBUTION

NEW CONSTRUCTION | EXCELLENT LOCATION | ABUNDANT LABOR



PROPERTY HIGHLIGHTS

- » Brand new 251,250 SF, Class A Industrial Warehouse/Distribution facility
- » Best-in-Class specifications include 36' clear heights, heavy car and trailer parking, and up to 40 loading docks
- » Situated in central Lancaster location with excellent labor, transportation routes, and amenities
- » Convenient access to many of the market's parcel hubs and intermodal facilities

LEASED EXCLUSIVELY BY:



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Property Highlights

Building Size:	251,250 SF	Drive-in Doors:	1 (12' x14')
Dimensions:	335' x 750'	Car Parking Spaces:	178 spaces
Clear Height:	36' (inside first column line)	Trailer Parking Spaces:	44 opposable spaces
Column Spacing:	50' x 55' typical; 60' speed aisle column spacing	Truck Court:	185' with 60' concrete apron; capable of secured access
Lighting:	LED fixtures to provide 25 fc @30' AFF	HVAC:	Roof-mounted, gas-fired heating units at 55° at 0°F; 2 roof-mounted gas-fired Cambridge heaters
Sprinkler System:	ESFR wet pipe	Power:	3,000 amp, 480v, 3-phase electrical service
Dock Doors:	35 dock doors (expandable to 40) 20 equipped with 40,000 lb levelers, bumpers, and seals		

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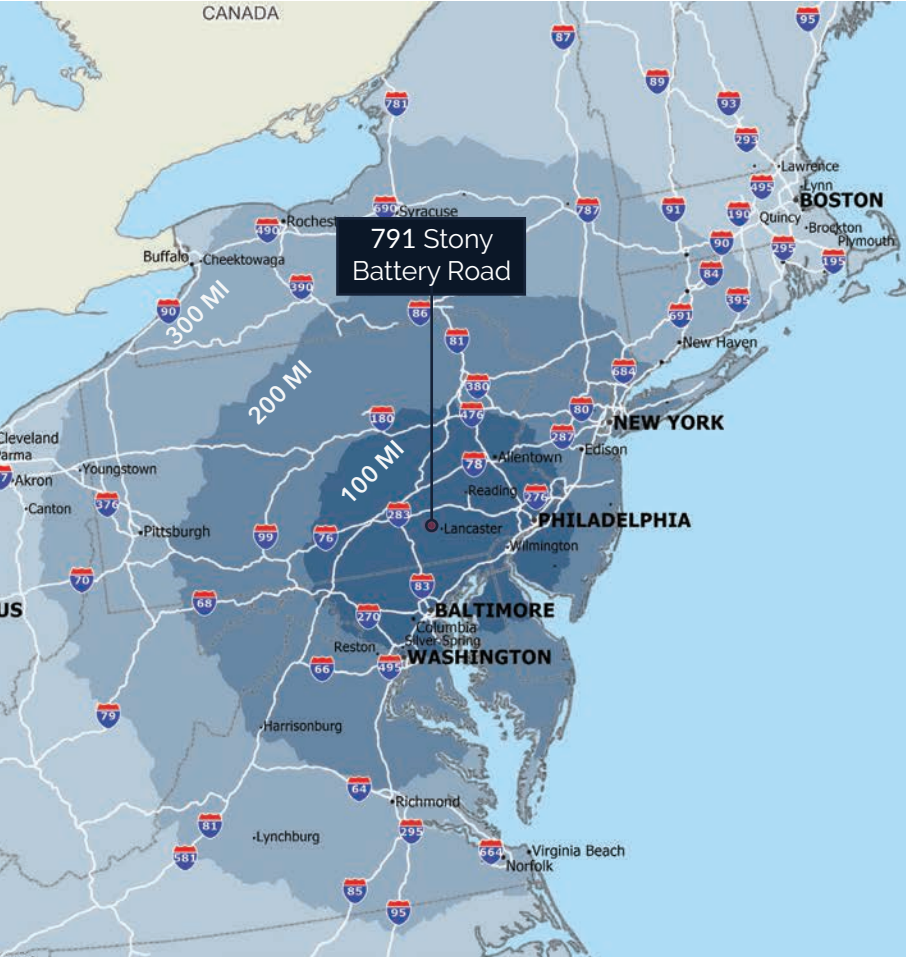
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MAJOR CITIES

HARRISBURG	25 M
BALTIMORE	1 H 17 M
ALLENTOWN	2 H 6 M
PHILADELPHIA	2 H 19 M
NEW YORK CITY	2 H 18 M

INTERMODAL

NORFOLK SOUTHERN RUTHERFORD	32 M
NORFOLK SOUTHERN LUCKNOW	40 M
NORFOLK SOUTHERN READING	44 M

PORTS

PORT OF BALTIMORE	1 H 28 M
PORT OF PHILADELPHIA	2 H 3 M
PORT OF NY/NJ	3 H 28 M

PARCEL

UPS MIDDLETOWN HUB	27 M
FEDEX MIDDLETOWN HUB	29 M
UPS HARRISBURG HUB	30 M
USPS HARRISBURG	37 M
FEDEX LEWISBERRY	39 M

Location Highlights

- » Situated in central Lancaster location with excellent labor and transportation routes
- » Close proximity to Route 30, Interstate 283, and Route 222 which provide easy reaches into York, Harrisburg/Middletown, and Reading respectfully
- » Easy access to some of Pennsylvania's most extensive interstate network including I-81, I-83, I-276, and I-78
- » Multiple major cities, parcel hubs, ports, and intermodal facilities located within a 2 hour drive

Abundant Labor

791 Stony Battery Road provides abundant labor which far exceeds many competitive locations.

	15 Minutes	30 Minutes
791 STONY BATTERY ROAD	129,982	548,643
Orchard Business Park, York, PA	107,668	555,035
Exit 44, Carlisle, PA	5,943	128,894
78/I-81 Split, Jonestown, PA	18,576	347,394
Route 61, Hamburg, PA	37,473	309,712
Bethel, PA	21,281	206,943

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