

251,250 SF Class A Industrial Warehouse/Distribution Facility | Available for Lease



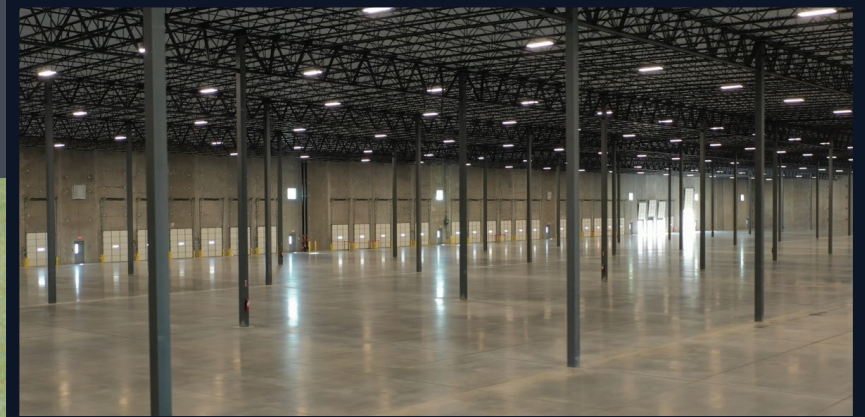
7
9
1 STONY
BATTERY
ROAD
LANCASTER, PA

MOVE-IN READY
EXCELLENT LABOR POOL

CBRE

Dalfen
INDUSTRIAL

SITE PLAN



Building Size: 251,250 SF

Speculative Office: 2,636 SF

Dimensions: 335' x 750'

Clear Height: 36' (inside first column line)

Column Spacing: 50' x 55' typical; 60' speed aisle column spacing

Dock Doors: 35 dock doors (expandable to 40)
27 equipped with 40,000 lb levelers, bumpers, and seals

Drive-In Doors: 1 (12' x 14')

Lighting: LED fixtures to provide 25 fc @30' AFF

Car Parking: 178 spaces

Trailing Parking: 44 opposable spaces


Truck Court: 185' with 60' concrete apron; capable of secured access

HVAC: Roof-mounted, gas-fired heating units at 55° at 0°F;
2 roof-mounted gas-fired Cambridge heaters


Sprinkler System: ESFR wet pipe

Electric: 3000 amps at 480V

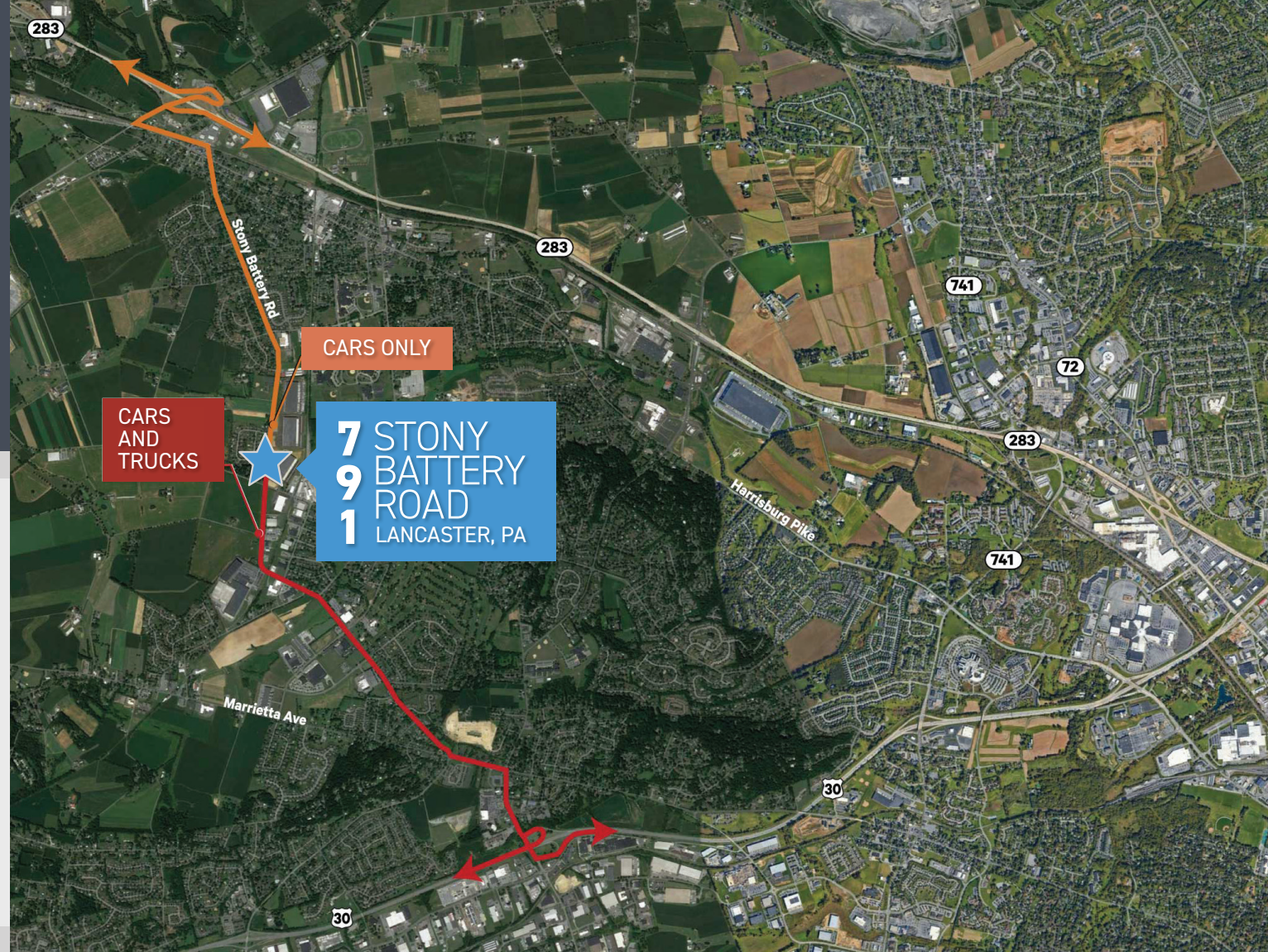
Close Proximity to:

 2.4 miles
5 minutes

 3.3 miles
6 minutes

 8.8 miles
12 minutes

Access to an Abundant Workforce & Transportation Routes



Major Cities

Harrisburg	25 minutes
Baltimore	1 hour 17 minutes
Allentown	1 hour 40 minutes
Philadelphia	1 hours 50 minutes
New York City	2 hours 18 minutes
Washington, D.C.	2 hours 30 minutes

30/60 Minute Drive Time



Household Spending
**\$89,898/
\$90,973**



Population
**570,158/
2,201,491**



Workforce
**299,348/
1,142,652**



Blue Collar
**74,965/
286,666**



Transportation & Warehousing
**15,751/
66,883**



PORT ACCESS

Port of Baltimore
1 hour 36 minutes/72 miles

Port of Wilmington
1 hour 41 minutes/64.8 miles

Port of Philadelphia
1 hour 48 minutes/88.8 miles

Port of Newark / NY
2 hours 47 minutes/161 miles

Easy Access to:



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