

heritage

BUSINESS PARK



Board Road and Shady Lane
Manchester, York County, PA

LOCATION

Heritage Business Park is strategically located near the crossroads of three primary distribution routes in Central Pennsylvania. This desirable location for major distribution and manufacturing operations is within 250 miles of most major markets in the Northeast and Mid-Atlantic regions.

ACCESS

Heritage Business Park offers excellent transportation links, being in close proximity to interchanges for multiple interstate highways including I-83 (1.6 mi), US-30 (4.2 mi), and I-76 (16.2 mi). These primary distribution routes take products to the New England, Mid-Atlantic, Midwest and Southern states. The area is ideally situated within a one hour drive of Baltimore, two hour drive of Philadelphia and Washington, DC, and a four hour drive from New York City, the second largest population in the U.S.

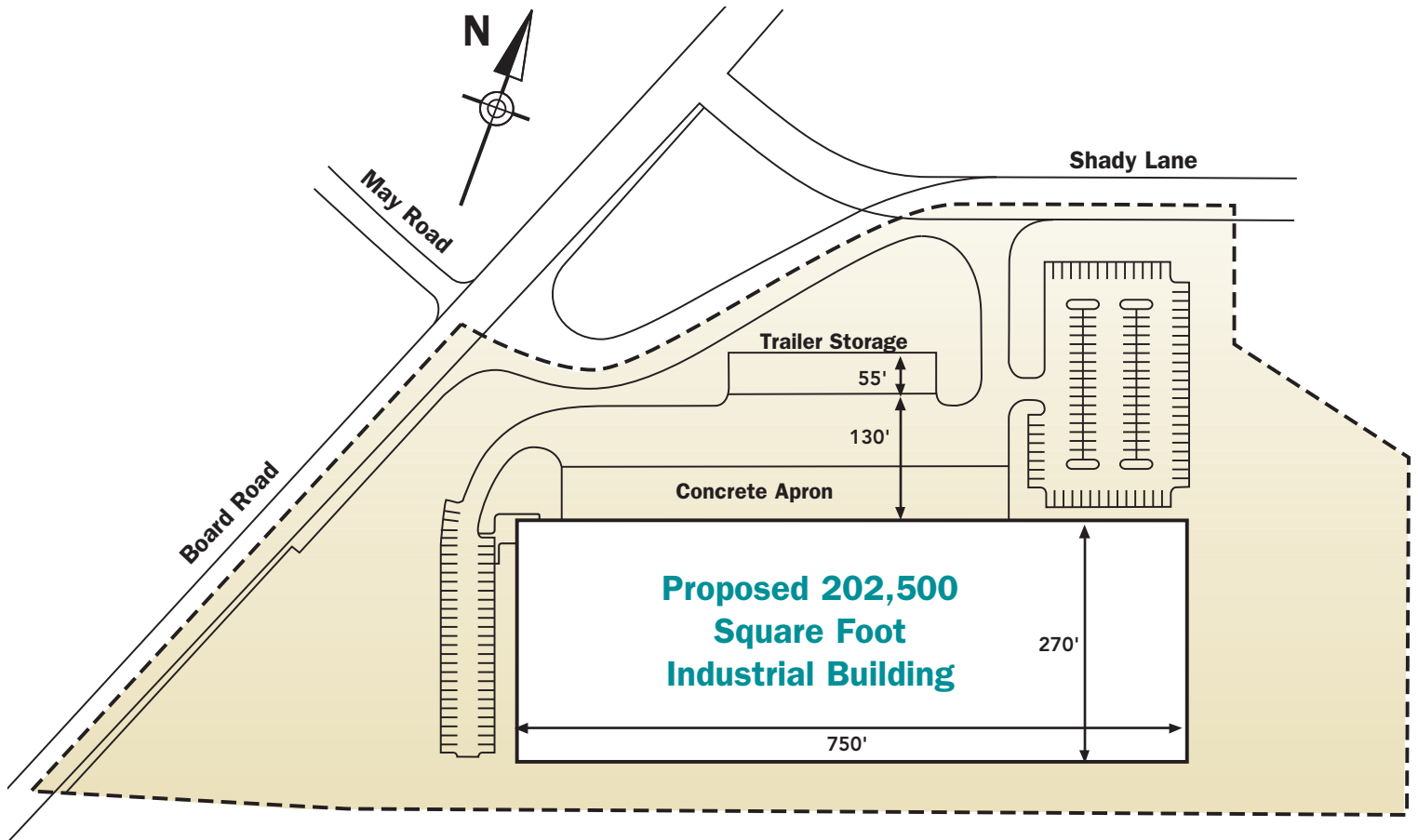
DESIGN

Lot 1 of Heritage Business park is a 17.85-acre parcel with a proposed Industrial Building totaling 202,500 square feet. The building design includes features expected in a Class-A industrial building. Specifications include tilt-up concrete construction, ESFR sprinkler systems, and generous truck courts and car parking.



Exclusive Leasing Broker:
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Building Specifications

Square Feet:	202,500
Dimensions:	270' x 750'
Site Size:	17.85 Acres
Clear Height:	32' at Eave
Bay Size:	50' x 54'
Car Parking:	176 Spaces
Truck Court Depth:	130'
Loading Doors:	20 - 9' x 10' 1 - 14' x 16' drive-in Knockouts for additional
Dock Equipment:	45,000 lb. Hydraulic Levelers, Dock Seals and Bumpers
Sprinkler System:	ESFR
Additional Trailer Storage:	17 Spaces
Electric Service:	1200 AMP 277/480 Volt, 3 Phase, 4 wire
HVAC:	Direct Fired Roof Mounted Gas Units
Utilities:	Public



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