

PROPERTY OVERVIEW | NEW CLASS A CONSTRUCTION

SIZE:	± 300,240 Sq Ft DIVISIBLE
LAND AREA ZONING:	19.61 ACRES LIGHT INDUSTRIAL
PARKING:	89 CARS 45 TRAILER STALLS
BUILDING CLEAR HEIGHT:	36'
POWER:	3000 AMP SERVICE
RAIL ACCESSIBILITY:	RAIL CAPABLE



Joel Kreider, SIOR ikreider@lee-associates.com D 717.208.8673

Ed Skonecki eskonecki@lee-associates.com D 717.562.0901





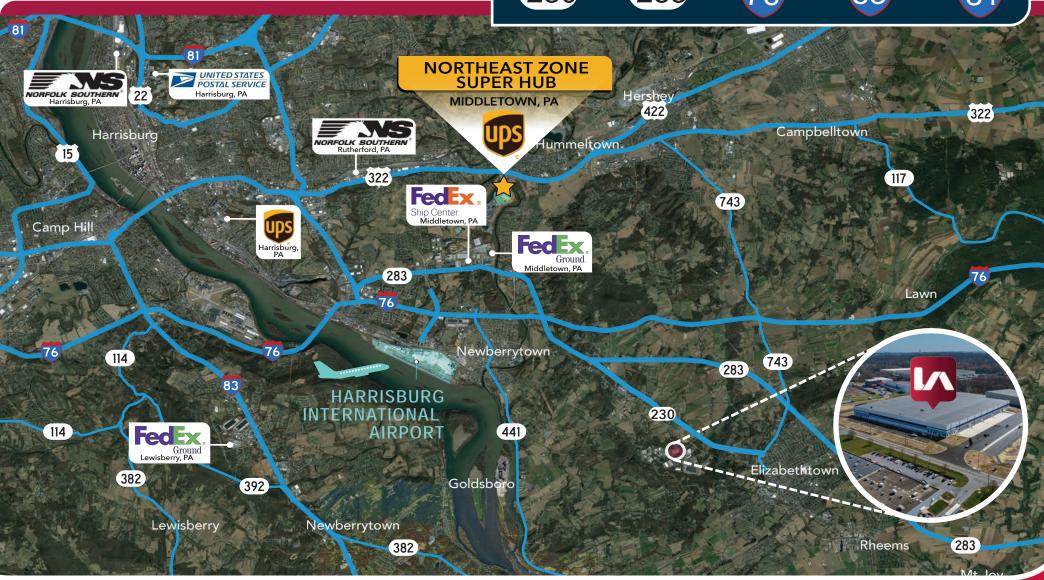
60 INDUSTRIAL ROAD

ELIZABETHTOWN, PA | LANCASTER COUNTY



AERIAL

- Proximity to parcel hubs, intermodal, and major highways
- UPS recently opened its fourth largest hub facility in the country in Middletown, PA



60 INDUSTRIAL ROAD

ELIZABETHTOWN, PA | LANCASTER COUNTY

±300,240 SQ FT | DIVISIBLE

BUILDING SPECIFICATIONS

BUILDING SIZE: 300,240 Square Feet 2,800 SF of spec office, restrooms OFFICE: and breakroom **CLEAR HEIGHT:** 36' clear height @ first column line **COLUMN SPACING:** 50' X 54' typical w/60' speed bay FIRE PROTECTION: ESFR with K-22 heads Concrete tilt-up panels w/2" rigid CONSTRUCTION: board insulation LED fixtures on sensors to provide LIGHTING: average 30 fc @ 36" AFF 40 docks equipped with 40,000 lb. LOADING DOORS: mechanical levelers, bumpers and seals **DRIVE-IN DOORS:** 2 (14' x 16') with ramps to grade Fully adhered 60 mil EPDM w/R-30 ROOF: insulation 7" thick slab, unreinforced to FLOOR SLAB: provide 4,000 psi



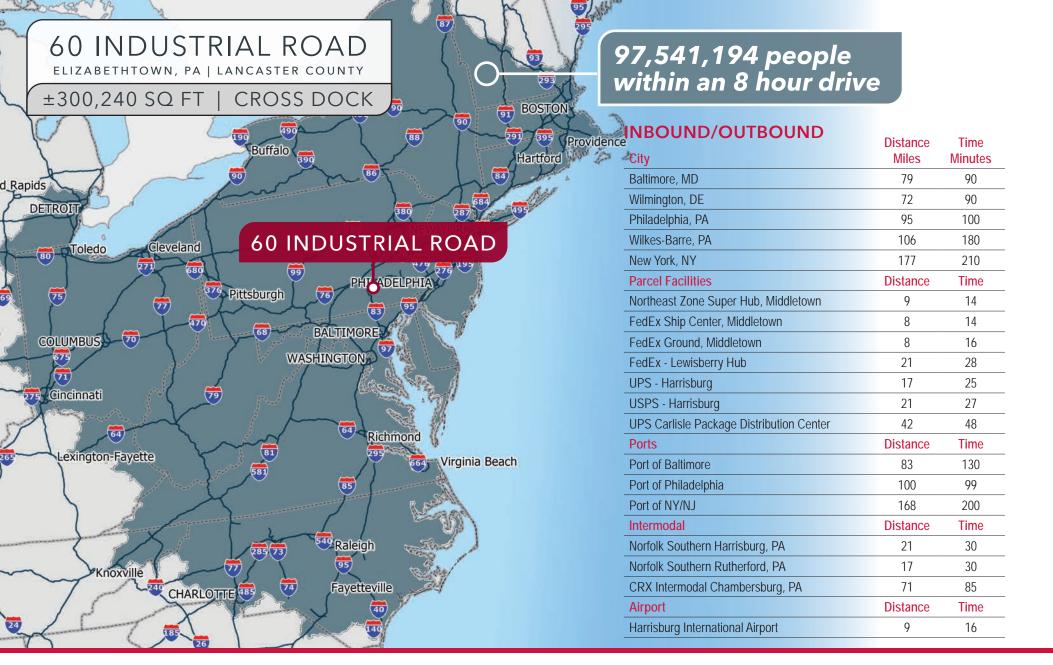


Ed Skonecki eskonecki@lee-associates.com D 717.562.0901



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





Joel Kreider, SIOR jkreider@lee-associates.com D 717.208.8673 Ed Skonecki eskonecki@lee-associates.com D 717.562.0901



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





CORPORATE NEIGHBORS

Conewago Industrial Park is an established industrial park encompassing 530 acres in West Donegal Township. Neighboring operations include Amazon, Packaging Corporation of America and Nordstrom's East Coast Fulfillment Center.

Joel Kreider, SIOR jkreider@lee-associates.com D 717.208.8673 Ed Skonecki eskonecki@lee-associates.com D 717.562.0901

60 INDUSTRIAL ROAD

ELIZABETHTOWN, PA | LANCASTER COUNTY



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

