

# FOR LEASE

115 Shady Lane, Manchester, PA

Building 1 | 202,500 SF

Under Construction  
3Q19 Delivery



## BUILDING HIGHLIGHTS

- Located within a Class A master-planned industrial park
- 1 mile from the Exit 24 interchange of I-83
- 10-year LERTA tax abatement program
- 265,412 workforce population within a 30-minute drivetime
- 32' clear height
- 31 loading dock doors (1 per 6,532 SF)
- 172 car parking spaces
- 17 trailer stalls

Leased by



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**BLACK CREEK GROUP**

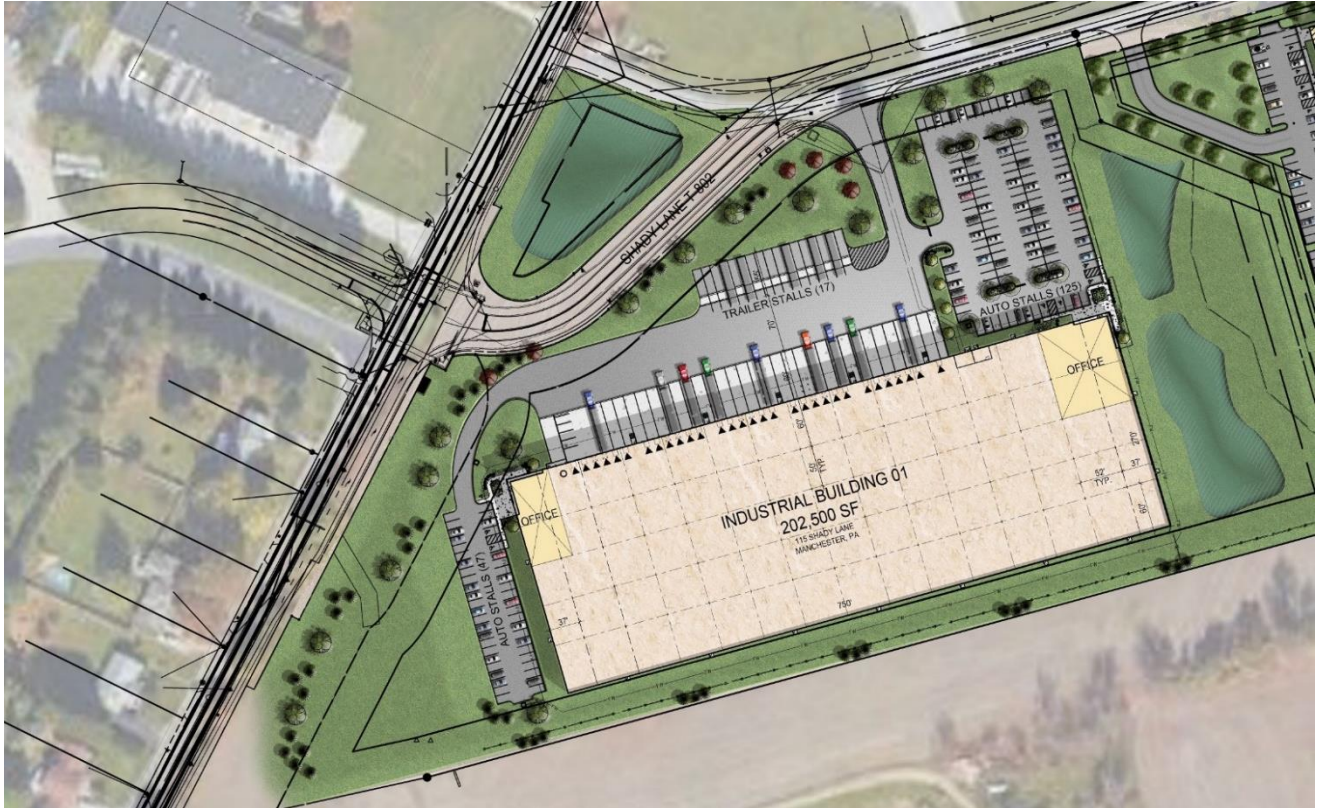
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# 115 Shady Lane, Manchester, PA

202,500 SF

## SITE PLAN



## BUILDING SPECS

<b>Land Area/Zoning</b>	18 Acres / I-1   Light Industrial	<b>Roof Systems</b>	60-Mill black EPDM roofing system
<b>Square Footage</b>	202,500 SF	<b>Overhead Doors &amp; Dock Openings</b>	Thirty-one (31) overhead dock high doors. One (1) ramp drive-in-door at grade.
<b>Dimensions</b>	270' depth x 750' width	<b>Dock Equipment</b>	Thirty-one (31) 6' x 8' mechanically operated 40,000-pound pit style levelers with integral bumpers and brush seals.
<b>Car Parking</b>	172 stalls	<b>Glass and Glazing</b>	5'x5' Clerestory windows at loading docks One (1) speculative tenant entry storefront entries
<b>Truck Court</b>	130'-185' (60' concrete apron)	<b>Fire Protection</b>	ESFR fire sprinkler system
<b>Trailer Storage</b>	17 stalls	<b>HVAC</b>	Roof mounted gas fired Cambridge heating units providing 55°F @ 0°F outside temperature
<b>Building Clear Height</b>	32' Clear Height @ first column	<b>Ventilation</b>	Roof mounted exhaust fans and 5' x 5' louvers on dock wall providing 1 air change per hour under summer conditions
<b>Column Bay Spacing</b>	50' depth x 52' width typical 60' loading dock speed bay	<b>Base Lighting</b>	LED fixtures on motion sensors to provide 25 FC based on un racked layout
<b>Exterior Wall Construction</b>	Load-bearing tilt-wall concrete panels with taped white Thermax insulation. Exposed panel finished smooth with lifting caps and white paint. Interior & exterior joints caulked.		
<b>Slab Design</b>	7" 4,000 psi reinforced concrete slab on grade with Ashford formula sealer. Average overall rating of FF=60 and FL 40. Construction joints to have diamond dowels.		