









PROPERTY HIGHLIGHTS

- Large +/- 78 acre site along Baltimore Pike (PA Route 94) in Southern York County
- Property will have access to public utilities available to the site
- Recently designated for Commercial / Industrial zoning which allows for multitude of uses including warehousing, auto or gas service station, medical office, self storage, outdoor storage, and wholesale car/truck/heavy equipment sales or storage
- Location offers access to primary US highway systems, the Port of Baltimore, and dense blue collar labor pool
- Sits along  with easy access to       

PROPERTY OVERVIEW

SALE PRICE	\$5,295,000
LOT SIZE	78.316 Acres
PRICE PER ACRE	\$67,610
PROPOSED USE	Industrial / Flex
PROPOSED BUILDING SIZE	881,000 SF Total
BUILDING 1	634,500 SF
BUILDING 2	201,500 SF
BUILDING 3	45,000 SF
ADDRESS	3055, 3140, 3143 Baltimore Pike Hanover, PA 17331
UTILITIES	Available at Site
WATER / SEWER	Public
SUBMARKET	South Central PA
COUNTY	York
MUNICIPALITY	West Manheim Township
ZONING	Commercial / Industrial (C-I)
APN	52-000-AE-0067.A0-00000 52-000-AE-0072.00-00000 52-000-AE-0073.00-00000

PROPERTY DESCRIPTION

The property consists of three parcels totaling +/- 78 acres of land situated on Baltimore Pike (PA Route 94) just south of Hanover, PA in West Manheim Township, York County. The property has been recently rezoned for Commercial / Industrial use which in order to encourage and provide a mix of commercial and industrial businesses and development in order to contribute to the soundness of the economic base of the Township. Permitted uses include highly desired uses such as warehousing, manufacturing, mini or self storage, outdoor storage, medical office, auto or gas service station, wholesale car/truck/heavy equipment sales or storage.

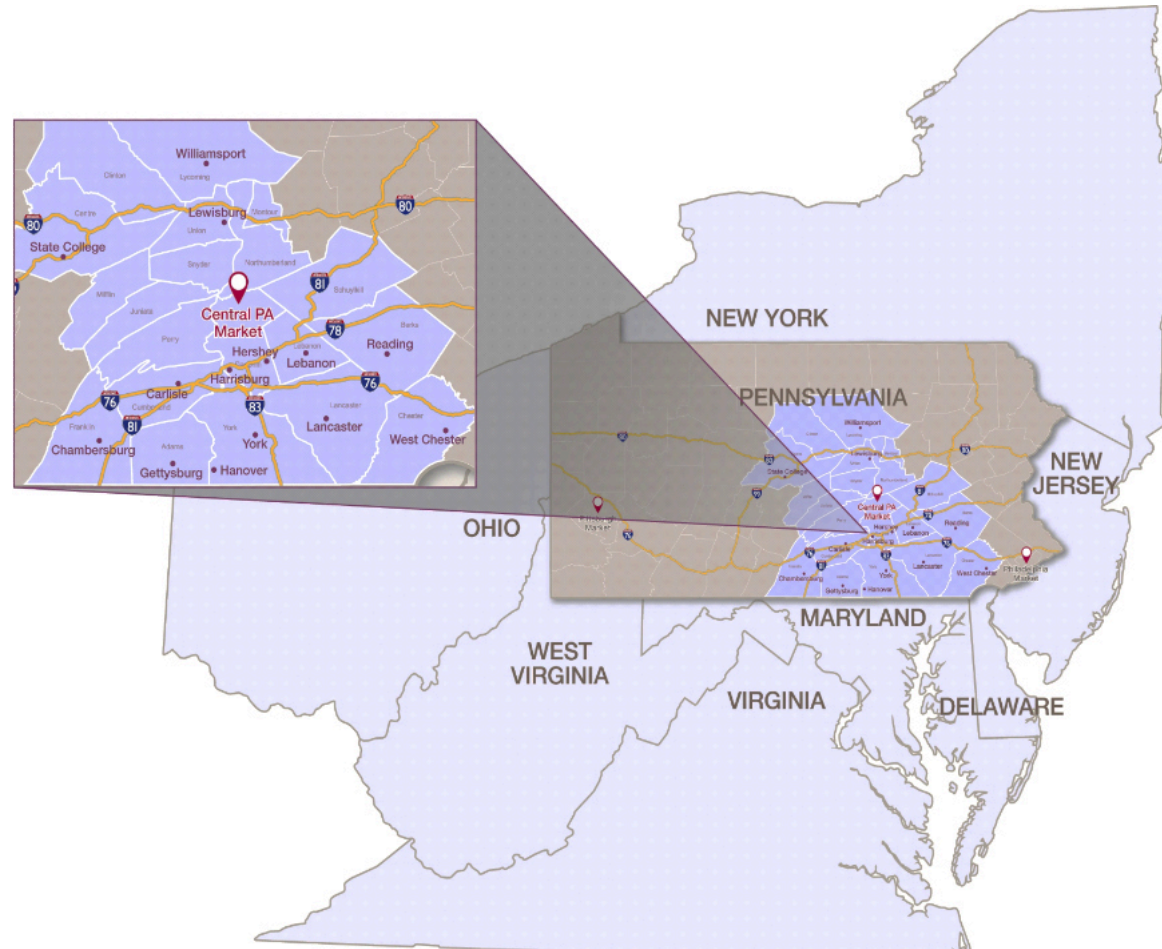
Current site plans show the opportunity for an industrial development campus with three buildings totaling 881,000 SF. This campus would include a large 634,500 SF warehouse on the west side of Baltimore Pike and the east side shows a 201,500 SF and 45,500 SF building.

The location of the site offers easy access to primary logistics corridors US-30, I-83, I-70, I-695 Baltimore Beltway, US-15, I-76 PA Turnpike, and is 40 miles to the Port of Baltimore with foreign Trade Zone and U.S. Customs Bonded Status. Hanover is a rapidly growing submarket with a dense blue collar workforce with close proximity to Harrisburg, York, and Lancaster, PA as well as Westminster and Baltimore, MD.

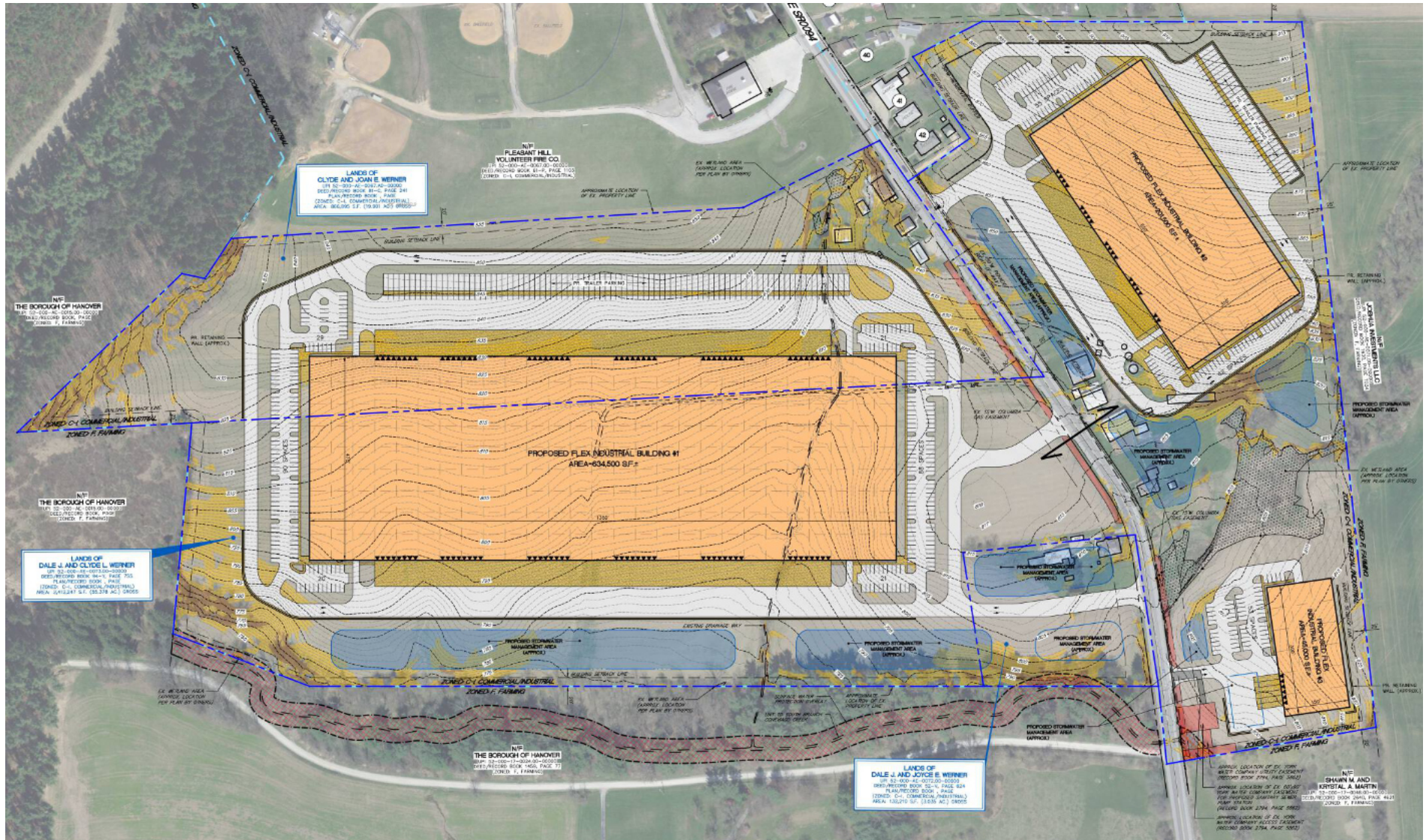


PROPERTY DETAILS

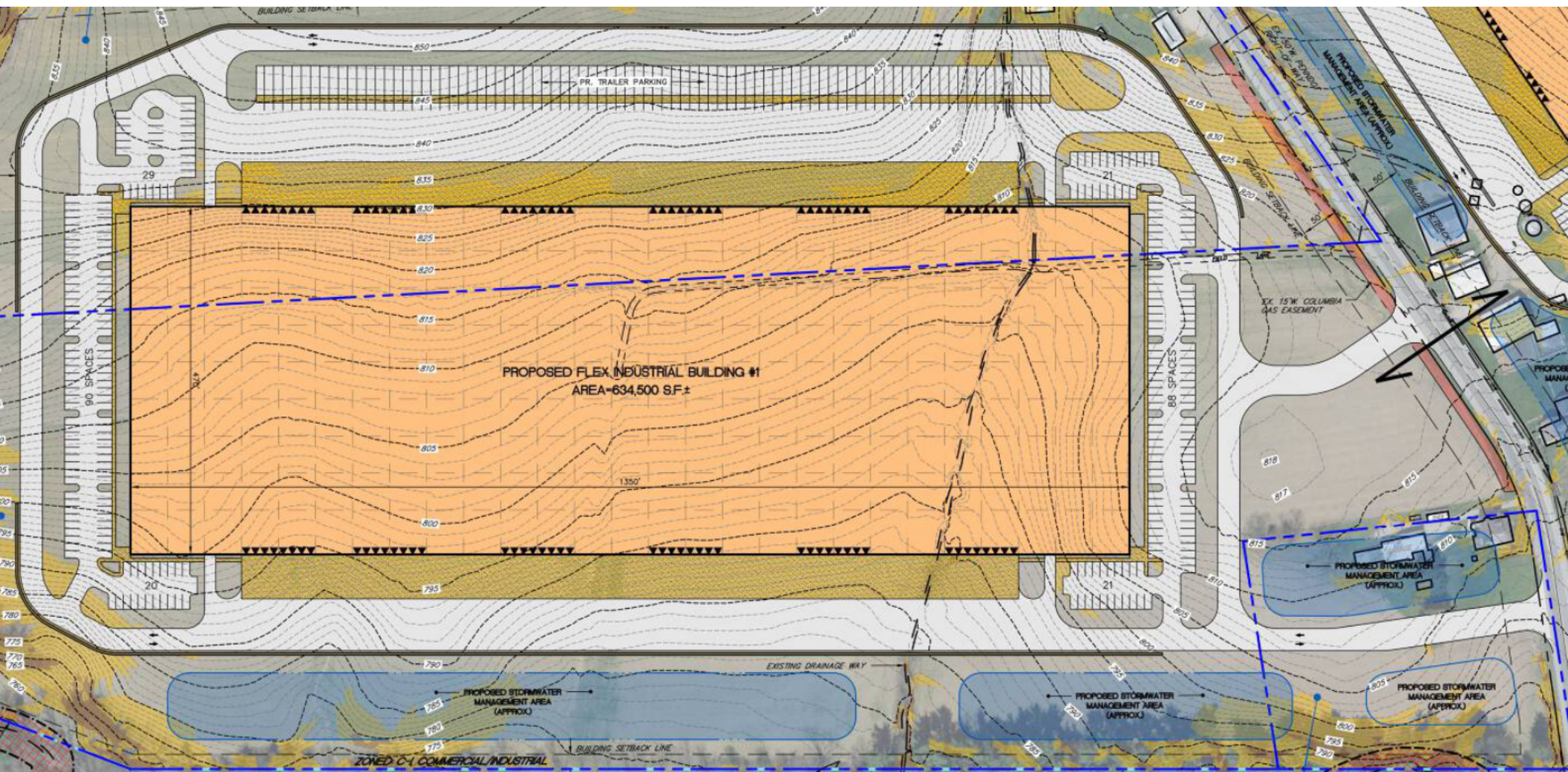
Property Type	Industrial Development Site
Lot Size	78.316 Acres (combined)
Proposed Buildings	3
Proposed Building SF	881,000 SF (combined)
Proposed Building 1 SF	634,500 SF
Office SF	To Suit
Tenancy	Single or Multi
Dock Doors	96
Drive In Doors	2
Car Parking	269 Spaces
Trailer Parking	+/- 100 Stalls
Proposed Building 2 SF	201,500 SF
Office SF	To Suit
Tenancy	Single or Multi
Dock Doors	18
Drive In Doors	2
Car Parking	97 Spaces
Trailer Parking	+/- 30 Stalls
Proposed Building 3 SF	45,000 SF
Office SF	To Suit
Tenancy	Single
Dock Doors	6
Drive In Doors	Expandable
Car Parking	53 Spaces



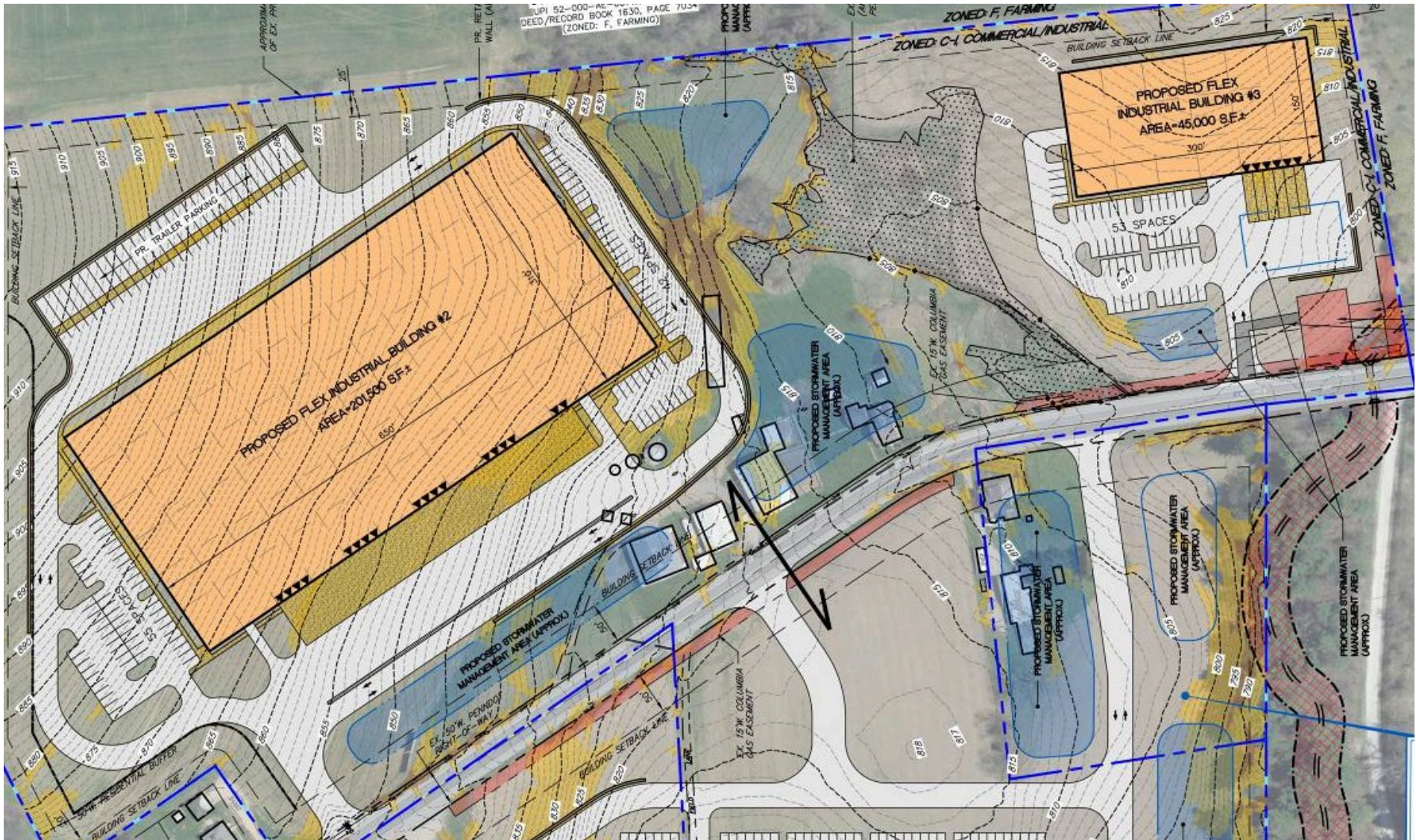
CONCEPT PLAN



BUILDING 1 CONCEPT PLAN



BUILDINGS 2 & 3 CONCEPT PLAN





BALTIMORE PIKE (PA-94) HANOVER, PA

INDUSTRIAL DEVELOPMENT SITE
AVAILABLE

AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

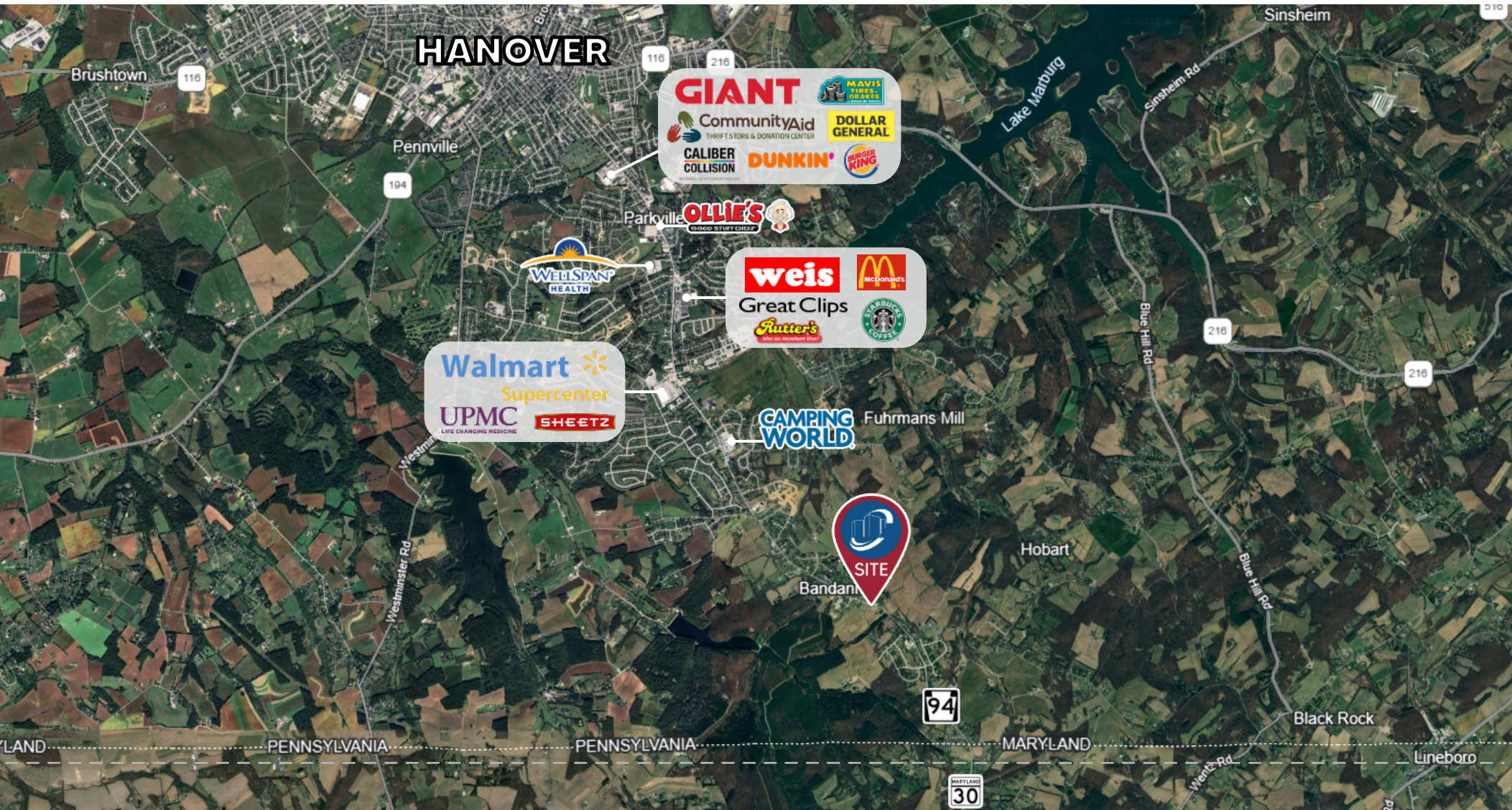
DARREN SMITH
SENIOR ASSOCIATE
DSMITH@LANDMARKCR.COM
C: 717.912.9212

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LANDMARKCR.COM
C: 717.524.9852

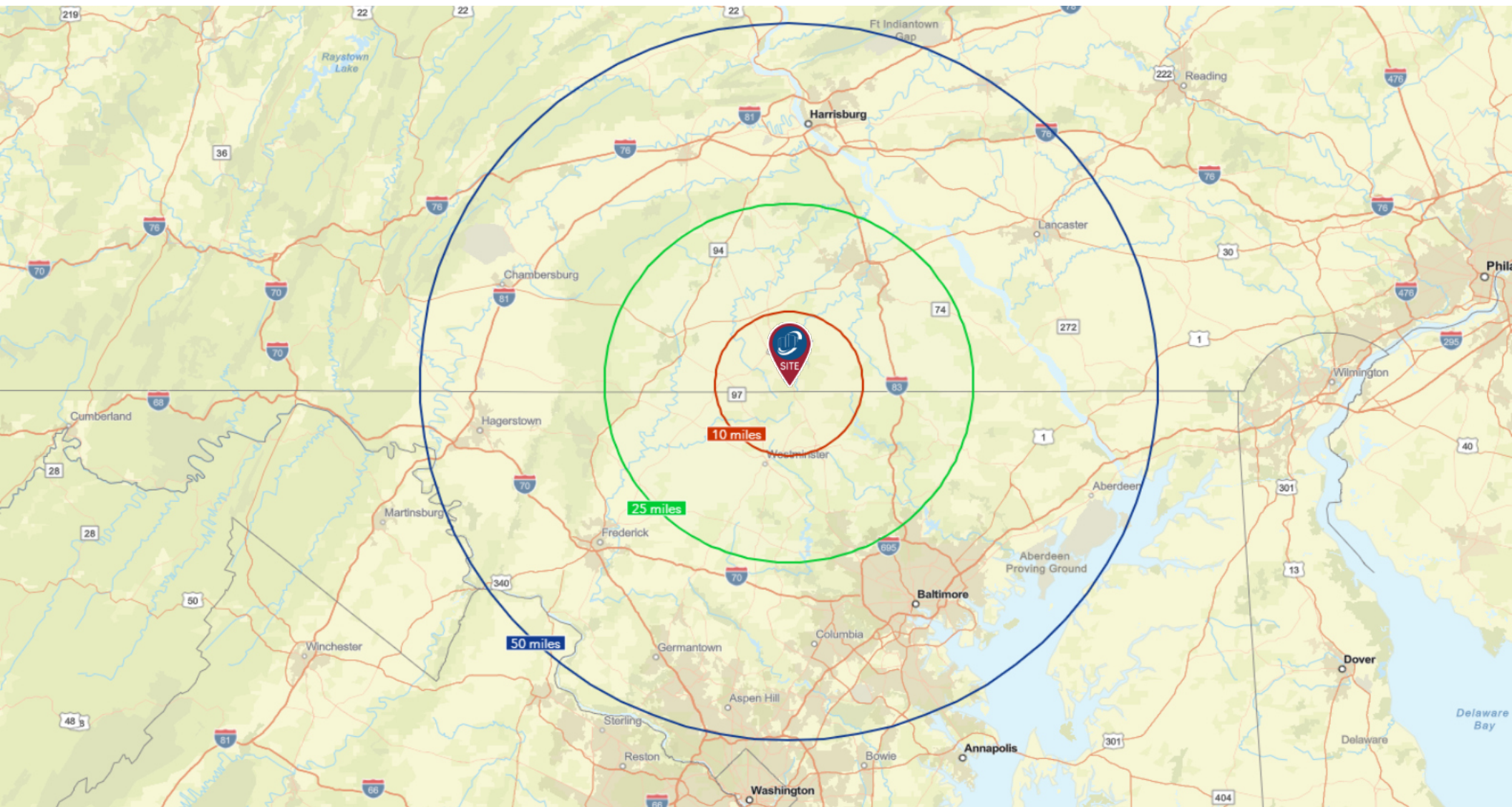


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TRADE AERIAL



REGIONAL DISTANCE MAP



AREA OVERVIEW

HANOVER, PA: Hanover is a borough in York County, Pennsylvania, 19 miles southwest of York and 54 miles north-northwest of Baltimore, Maryland and is 5 miles north of the Mason-Dixon line. The town is situated in a productive agricultural region.

Downtown revitalization is a current priority, working with community members and organizations such as the Chamber of Commerce to reconnect with the appeal of the downtown and ignite that hometown character once again. Hanover Borough was designated an official Keystone Main Street on May 30th, 2014.

Downtown Hanover appeals to a variety of tastes. Hanover's storied past and legendary colonial and Civil War history provide the foundation for discovering and honoring those who have come before—from the town's sturdy German roots to tales from the Battle of Hanover. From the bustle of shopping at the Clarks Outlet and on "The Golden Mile," to the tranquil scenes of hiking Codorus State Park and boating on Lake Marburg, Hanover has something to please anyone with a spirit of adventure and desire to discover.

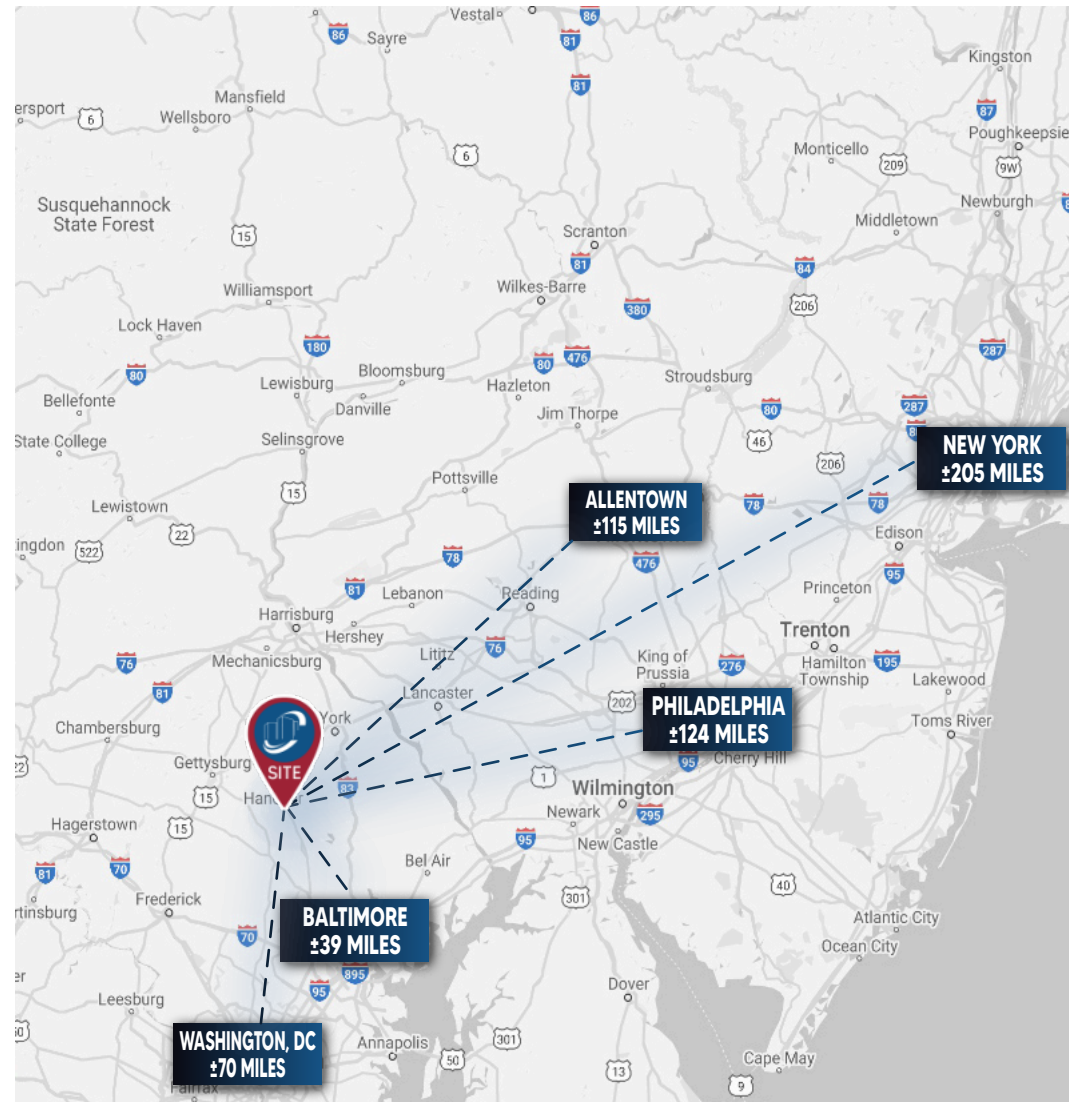
DEMOGRAPHICS


POPULATION
82,364


AVG FAMILY INCOME
\$76,775


BUSINESSES
2,712


EMPLOYEES
31,779



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



For More Information Contact:

JASON GRACE, CCIM, SIOR

CEO & MANAGING PRINCIPAL

E: JGRACE@LANDMARKCR.COM

C: 717.421.1943

DARREN SMITH

SENIOR ASSOCIATE

E: DSMITH@LANDMARKCR.COM

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CAMP HILL, PA 17011

P: 717.731.1990

F: 717.731.8765

