



Heritage Logistics Park

Manchester, PA



10-YEAR LERTA

461,400 SF

INDUSTRIAL DEVELOPMENT PROJECT - 3 BUILDINGS FOR LEASE

BUILDING 1 – 202,500 SF
115 Shady Lane, Manchester, PA
Under Construction – 3Q19 Delivery

BUILDING 2 – 148,500 SF
165 Shady Lane, Manchester, PA
Under Construction – 4Q19 Delivery

BUILDING 3 – 110,400 SF
200 Shady Lane, Manchester, PA
Under Construction – 4Q19 Delivery

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Located 3 minutes from Exit 24 of the I-83 Interchange. New Class A industrial development project, features three (3) state-of-the-art warehouse facilities totaling 461,400 SF.



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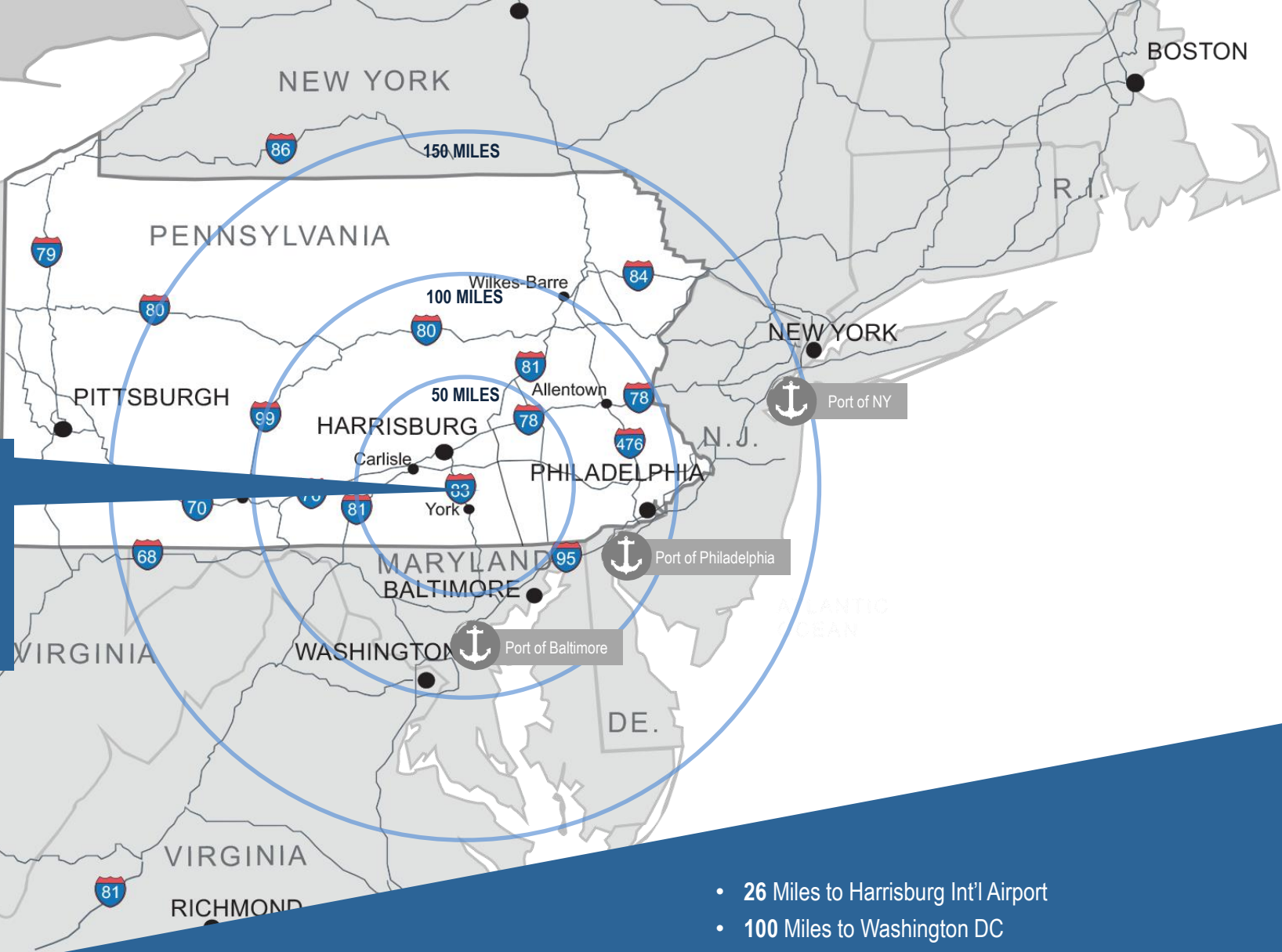


BUILDING SPECIFICATIONS

| | Building 1 | Building 2 | Building 3 |
|------------------------|--------------------------------|--------------------------------|--------------------------------|
| Address | 115 Shady Lane, Manchester, PA | 165 Shady Lane, Manchester, PA | 200 Shady Lane, Manchester, PA |
| Square Footage (SF) | 202,500 | 148,500 | 110,400 |
| Dimensions | 270' depth x 750' width | 300' depth x 495' width | 240' depth x 460' width |
| Configuration | Single-side | Single-side | Single-side |
| Office | To suit | To suit | To suit |
| Clear Height | 32' @ first column | 32' @ first column | 32' @ first column |
| Column Bay Spacing | 50' depth X 52' width typical | 50' depth X 52' width typical | 60' depth X 52' width typical |
| Speed Bay | 60' depth | 60' depth | 60' depth |
| Dock High Doors | 31 (1 per 6,532 SF) | 23 (1 per 6,457 SF) | 21 (1 per 5,257 SF) |
| Drive-in Doors | 1 | 2 | 1 |
| Truck Court Depth | 130'-185' | 140'-185' | 140'-190' |
| Trailer Parking Stalls | 17 | 25 | 18 |
| Car Parking Stalls | 172 | 103 | 75 |
| Lighting | T5 on motion sensors | T5 on motion sensors | T5 on motion sensors |
| Fire Protection | ESFR system | ESFR system | ESFR system |

Heritage Logistics Park

Manchester, PA



- 26 Miles to Harrisburg Int'l Airport
- 100 Miles to Washington DC
- 109 Miles to Philadelphia
- 175 Miles to Newark Liberty Int'l Airport
- 181 Miles to Port Newark / Elizabeth
- 189 Miles to NYC
- 400 Miles to Boston



Jeff Lockard
 +1 610 249 2279
 jeff.lockard@am.jll.com

Paul Torosian
 + 1 609 410 8755
 paul.torosian@am.jll.com

Ryan Barros
 + 1 610 249 2264
 ryan.barros@am.jll.com