

For lease

Heritage Logistics Park

165 Shady Lane

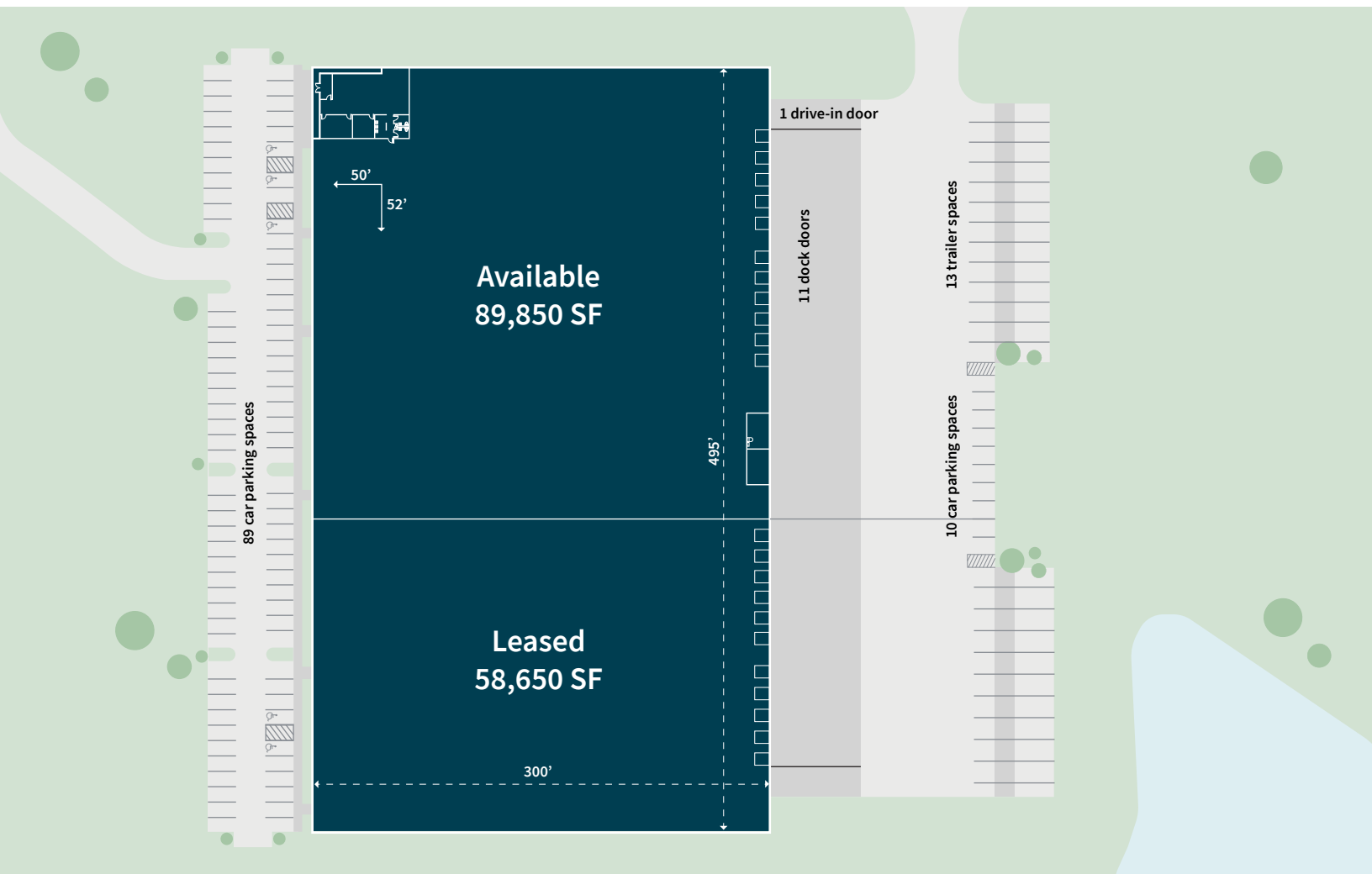
Manchester, PA 17345

89,850 SF Available

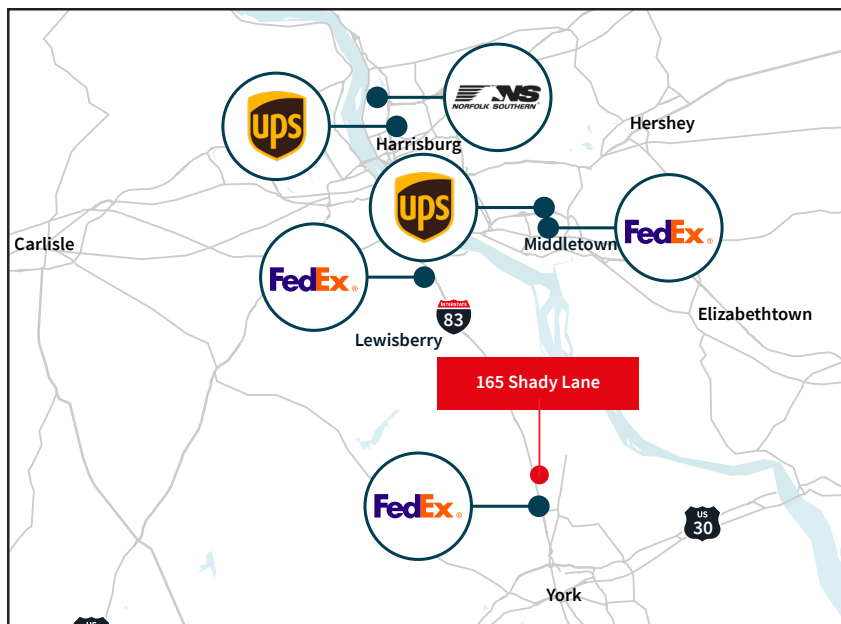


Site Plan & Specifications

Total building SF	148,500 SF	Dock doors	11 (1 per 8,168 SF)
Available SF	89,850 SF	Drive-in doors	1
Office area SF	2,515 SF	Truck court depth	140'-185'
Building dimensions	300' depth x 300' width	Trailer parking stalls	13
Loading configuration	Single-side	Car parking stalls	68
Column height	32' @ first column height	Lighting	LED fixtures on motion sensors
Column spacing	50' depth X 52' width typical	Fire protection	ESFR
Speed bay	60' depth speed bay		



Location Overview



165 Shady Lane to	Distance (in miles)	Distance (in mins)
FedEx Freight York	2	6
FedEx Ground Lewisberry	14	18
UPS Harrisburg	23	30
Norfolk Southern Harrisburg	25	37
FedEx Middletown	28	30
UPS Middletown	28	30

Location

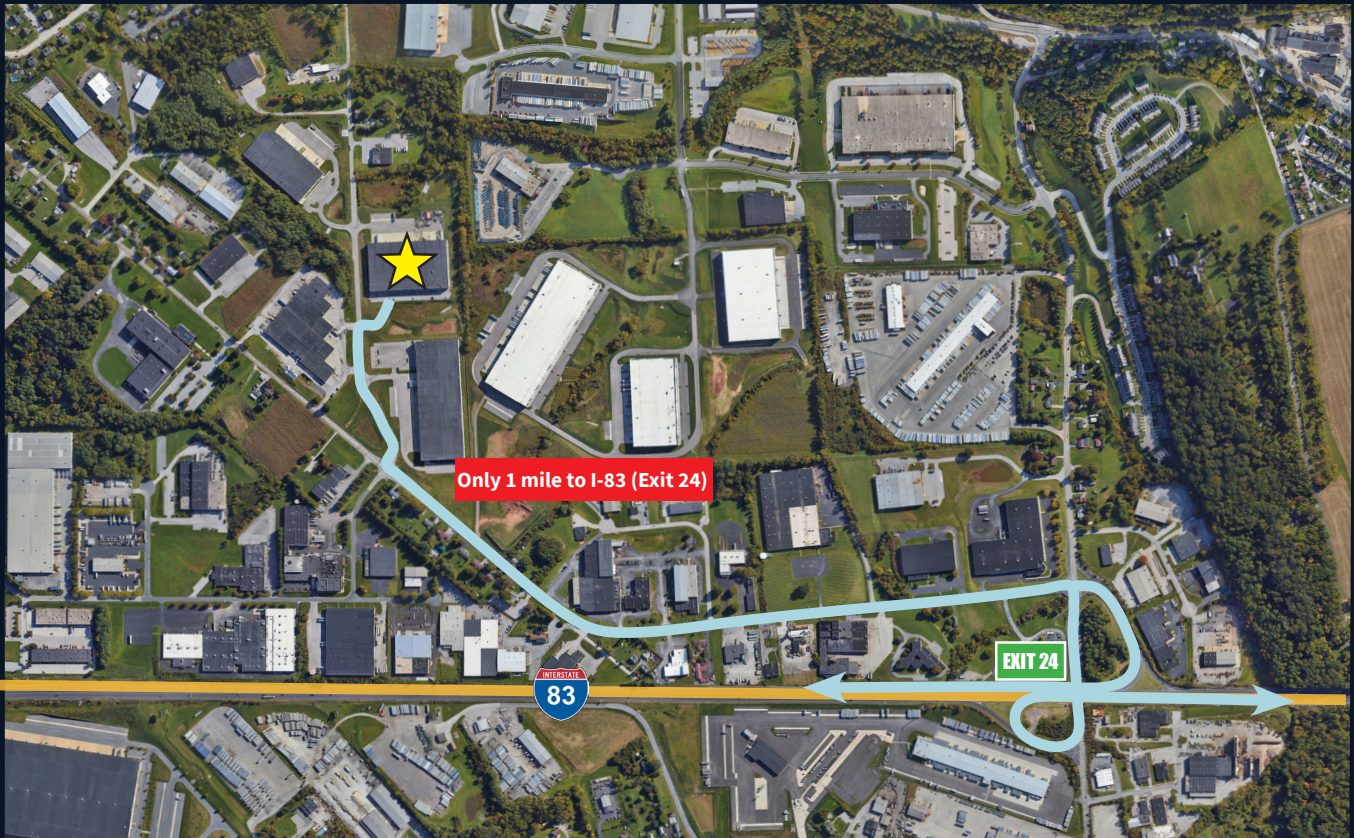
Good proximity to nearby parcel hubs and intermodal facilities.

LERTA Tax Abatement

Five years of reduced real taxes remaining.

Labor

With a workforce population of over 266,311 within 30 minutes, 165 Shady Lane offers an abundant blue collar labor base to support manufacturing and distribution uses.



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