

# RIDGE AVENUE

HANOVER, PA | YORK COUNTY

AVAILABLE | ±407,680 SQ FT\*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## FULLY ENTITLED | NEW CLASS A CONSTRUCTION

BUILDING:	ONE BUILDING ± 407,680 SQ FT *DIVISIBLE TO 203,840 SQ FT
DEVELOPMENT:	BUILD-TO-SUIT
ZONING:	INDUSTRIAL
PARKING:	432 CARS   56 TRAILER SPACES
BUILDING CLEAR HEIGHT:	36'
DOCKS:	40, EXPANDABLE UP TO 96

### Contact

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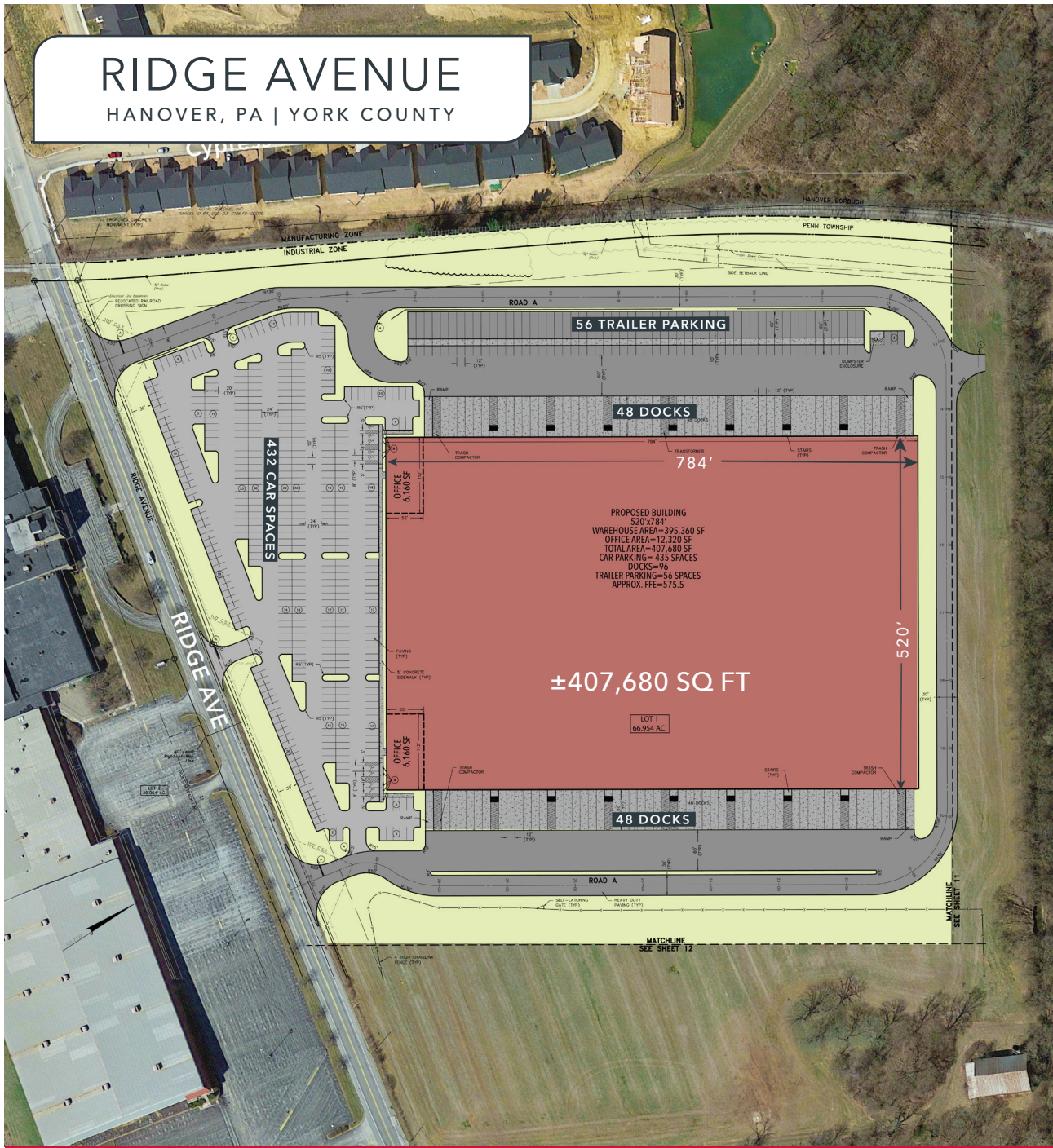
# RIDGE AVENUE

HANOVER, PA | YORK COUNTY

## BASE BUILDING | OUTLINE SPECIFICATION

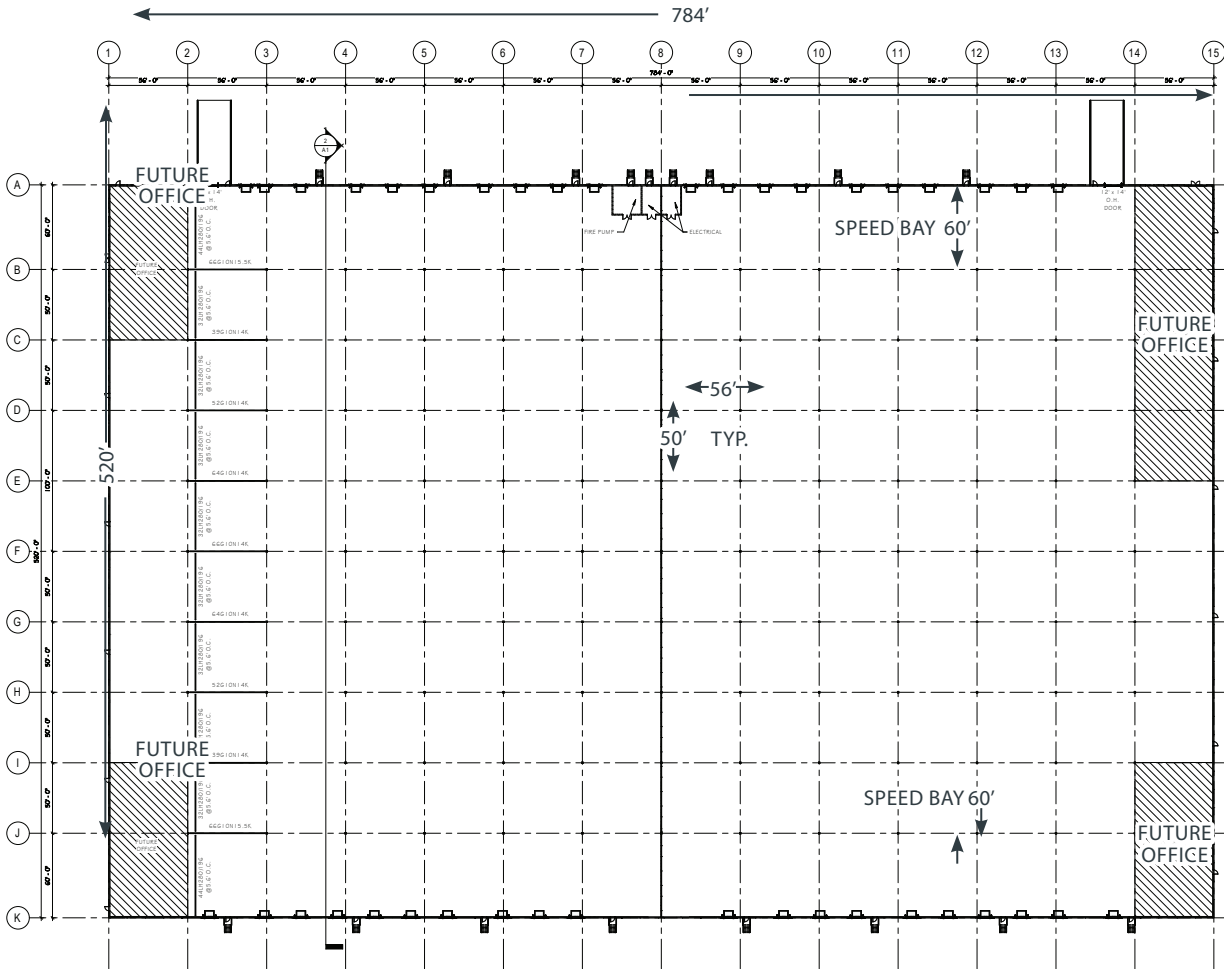
<b>Building Address</b>	Ridge Avenue   Penn Township   York County, Pennsylvania
<b>Land Area   Zoning</b>	66.95 Acres   Industrial
<b>Building Square Footage</b>	407,680 Square Feet
<b>Dimensions</b>	520' x 784' m/l
<b>Car Parking</b>	432
<b>Truck Court</b>	185' & 120' with 60' concrete apron.
<b>Trailer Storage</b>	56 off-wall trailer stalls (65' deep with 10' dolly strip).
<b>Building Clear Height</b>	36' Clear Height @ first column from the docks.
<b>Column Bay Spacing</b>	50' X 56' Typical   60' deep Speed Bays
<b>Exterior Wall Construction</b>	Structurally engineered concrete walls.
<b>Slab Design</b>	7" of 4,000 psi unreinforced concrete sawcut on a 15' x 15' maximum grid. Sawcut joints to be caulked with polyurea to protect from spalling. Floor to receive 1 coat of dissipating sealer and 1 coat of hardener. FF/FL overall minimum value = 50/35.
<b>Structural Design</b>	Structural design to consist of structural steel columns, beams, joist girders, joists, and pre-galvanized white decking.
<b>Roof Systems</b>	Fully adhered 60 mil EPDM (black) over two layers of insulation for a total of 5.25" of polyisocyanurate insulation (R-30±) with a 10-year full system warranty.

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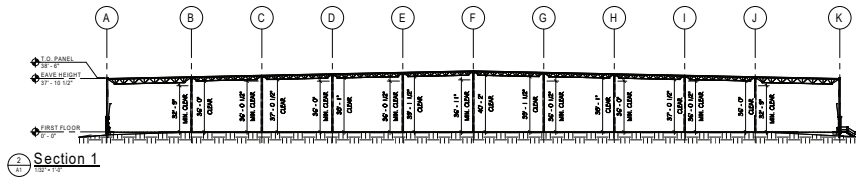


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FLOOR PLAN



## BASE BUILDING | OUTLINE SPECIFICATION

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<b>Overhead Doors &amp; Dock Openings</b>	40 - 9' x 10' dock doors (Expandable up to 96) with Z guards and 2 - 12' x 14' drive-in doors with concrete ramp to grade.
<b>Dock Equipment</b>	40 - 7' x 8' mechanically operated dock levelers, 40,000 lb. capacity, seals, rubber dock bumpers and dock lights. 20-amp, quad receptacles at ea. dock.
<b>Glass and Glazing</b>	44 - 5' x 5' Clerestory windows along dock walls. Two (2) ea. speculative tenant storefront entries with canopies.
<b>Fire Protection</b>	ESFR wet pipe sprinkler system designed in accordance with NFPA requirements for Class I-IV commodities. K-22 sprinkler heads.
<b>Plumbing</b>	Domestic water to each future office corner and sanitary sewer piping along the west dock wall, front south wall and rear north wall.
<b>HVAC</b>	4 ea. gas-fired rooftop mounted Cambridge heaters designed to heat space to 55°F at 0°F outside air temperature.
<b>Ventilation</b>	HVAC Units including pressure relief via wall louver(s) to provide code minimum ventilation.
<b>Base Lighting</b>	High bay LED fixtures designed for 30 fc average at 3' above finished floor based on open array. Each fixture on individual occupancy sensors.
<b>Power</b>	One (1) 3000-amp, 480 volt, 3 phase service
<b>Office</b>	Office, restrooms and breakroom(s) to be designed and built-to-suit.

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## CORPORATE NEIGHBORS

### DENSE MANUFACTURING CLUSTER



Clarks

WALTERSDORFF MFG. CO.



HANOVER. CELEBRATING 100 YEARS - EST 1916



SHEPPARD

De'are Machine & Fabrication

HANOVER LOGISTICS HANOVER TERMINAL, INC. - R.H. CRAWFORD, INC.

SNYDER'S OF HANOVER

### WORKFORCE

Hanover, PA has a strong history of skilled labor in manufacturing and food production.

<b>30 Minutes</b>	<b>60 Minutes</b>
Population: 246,044	Population: 1,591,621
Workforce: 158,693	Workforce: 1,267,87

194

94

# RIDGE AVENUE

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## DEMOGRAPHICS

### RIDGE AVENUE

4 HOUR DRIVE

Population: 37,894,507

8 HOUR DRIVE

Population: 94,758,643

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ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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