

STONY BATTERY CORPORATE CENTER - LOTS 25 & 26

Corporate Blvd and Marietta Ave, Lancaster, PA 17601 • Opportunities up to 12.32 Acres



Benefits



- I-1 Light Industrial
- Common stormwater management system in place
- Close proximity to Route 283, 30 and 23
- Excellent visibility
- Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, and numerous light industrial users.

More Info



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PROPERTY OVERVIEW

12.32 acres in Stony Battery Corporate Center available for sale or build to suit lease. Light Industrial zoning. Easy access to Route 283, Route 30, and PA 23. Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, and numerous light industrial users.

PROPERTY SUMMARY

Available SF:	12.32 Acres
Lease Rate:	Negotiable
Property Type:	Land
Lot Size:	12.32 Acres
APN #:	3003614000000
Zoning:	I-1 Light Industrial

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Lot 25 & 26	12.32 Acres	Negotiable

PROPERTY HIGHLIGHTS

- I-1 Light Industrial
- Common stormwater management system in place
- Close proximity to Route 283, 30 and 23
- 12" water mains in street
- No traffic impact fees
- Excellent visibility
- Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, and numerous light industrial users.
- Cable & Fiber Optics

Demographics



Population

1 Mile	3 Miles	5 Miles
4,427	35,582	81,245

Daytime Population

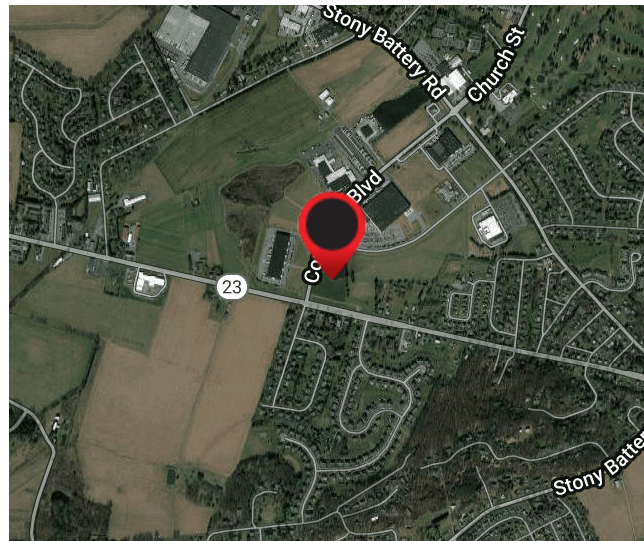
1 Mile	3 Miles	5 Miles
3,843	20,823	60,668

Average Household Income

1 Mile	3 Miles	5 Miles
\$124,099	\$106,842	\$94,756

Number of Households

1 Mile	3 Miles	5 Miles
1,636	13,788	32,666



Traffic Counts



Marietta Ave
11,000 CPD

