

# STONY BATTERY CORPORATE CENTER - LOTS 5-7

Corporate Blvd and Marietta Ave, Lancaster, PA 17601 • Opportunities up to 12.909 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**

3.593 acres & 9.316 acres in Stony Battery Corporate Center available for sale or 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:	3.593 - 9.316 Acres
Lease Rate:	Negotiable
Property Type:	Land
Lot Size:	12.91 Acres
APN #:	3009428400000 & 300482460000
Zoning:	I-1 Light Industrial

**AVAILABLE SPACES**

Suite	SF Available	Lease Rate
Lot 5	3.593 Acres	Negotiable
Lots 6 & 7	9.316 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**

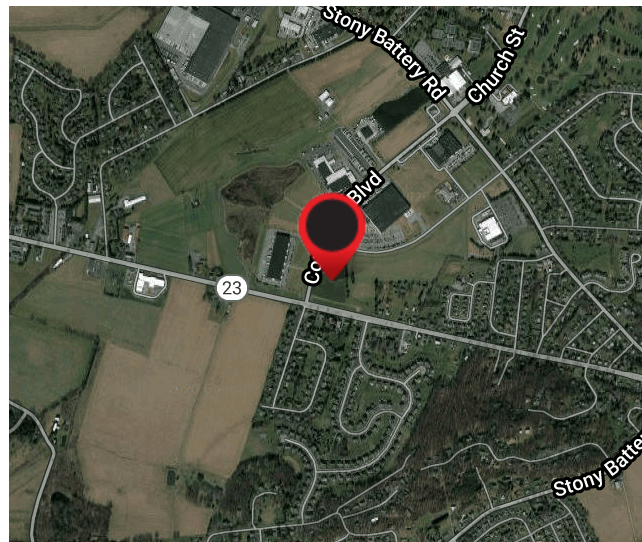
1 Mile	3 Miles	5 Miles
3,843	20,823	60,668

**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

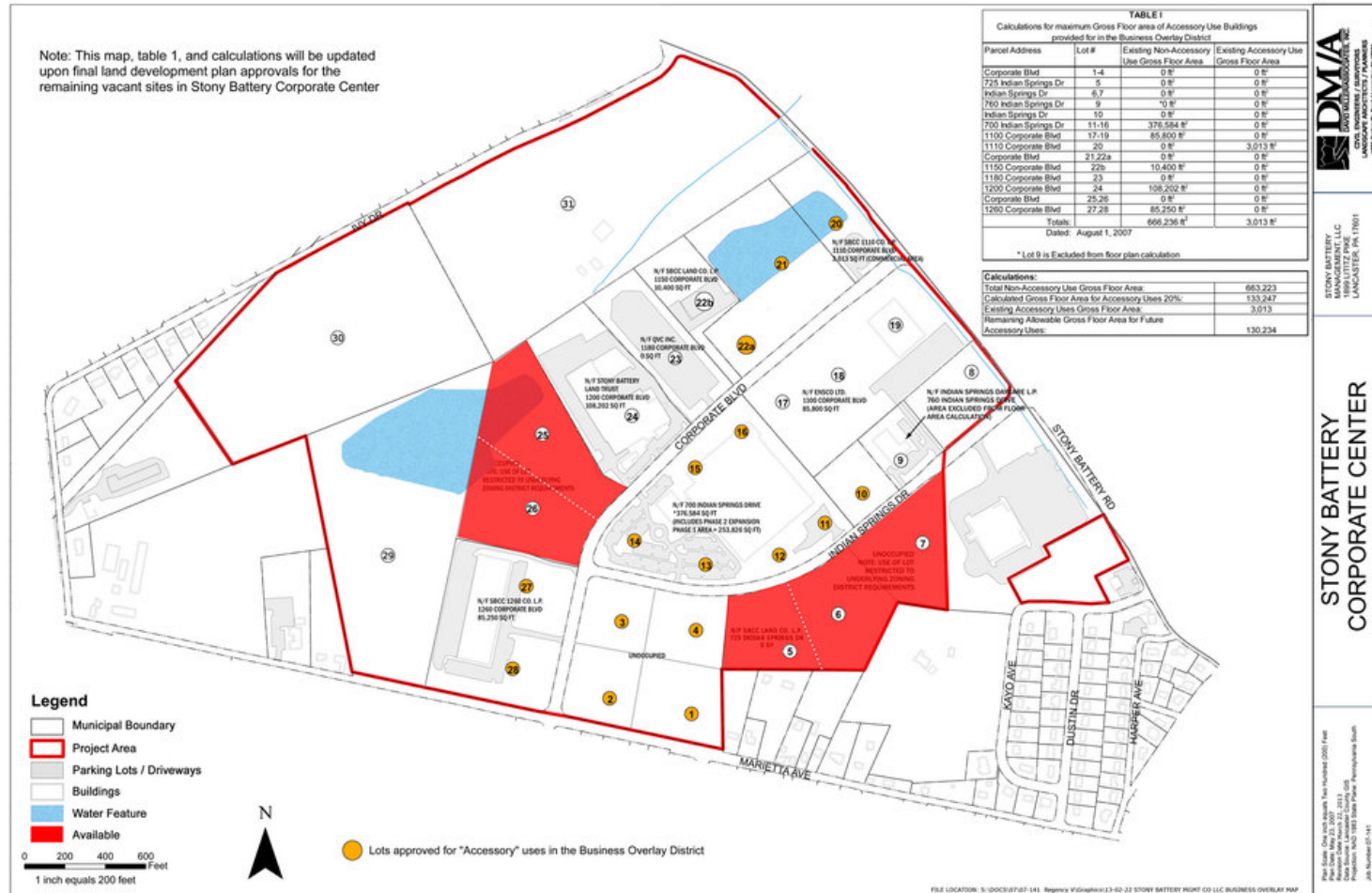


**Traffic Counts**



Marietta Ave  
11,000 CPD





**DMIA**  
DORR, MITCHELL & ASSOCIATES  
CIVIL ENGINEERS / ARCHITECTS  
1000 MARKET STREET, SUITE 100  
LANCASTER, PA 17602  
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STONY BATTERY  
MANAGEMENT, LLC  
1000 MARKET STREET, SUITE 100  
LANCASTER, PA 17602

STONY BATTERY  
CORPORATE CENTER  
WEST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PA

Plan Scale: One inch equals 200 feet. Total Number of Sheets: Four  
Revision: 01/15/08  
Project: Stony Battery Corporate Center, LLC  
Proposed: M&D 1985 Stone Plaza, Pennsylvania South  
JOB NUMBER: 01-141



ed, for example, at the end of parking space rows, to break up

i a residential zone, the parking lot shall be screened from the

be surrounded by a fifteen (15) foot wide landscape strip (RELOC in adjoining residentially zoned properties and/or adjoining its a street, a landscaped strip shall be provided on the property line on the property, the parking lot shall be separated sured from the street right of way line. The strip may be located a street.  
street R13.W

be located in any side or rear yard. No exterior portion of an ed within fifty (50) feet of any land within a residential district. he base of a building not facing any adjoining land in a

