

STONY BATTERY CORPORATE CENTER - LOTS 8, 10, 21-22, & WEIS PAD SITE

Corporate Blvd and Marietta Ave, Lancaster, PA 17601 • Opportunities up to 16.896 Acres



Benefits



- Lot 8 - 3.4 Acres, \$1,190,000.00
- Lot 10 - 2.116 Acres, \$500,000.00
- Lots 21-22 - 8.37 Acres, \$130,000/AC
- Weis Pad Site - 3.01 Acres, \$750,000.00
- "Business Campus" zoning
- Close proximity to Route 283, 30 and 23
- Excellent visibility
- Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, QVC, Engle Publishing, & Jay Group

More Info



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PROPERTY OVERVIEW

3.4, 2.116, 8.37, 3.01 acres in Stony Battery Corporate Center available for lease or build to suit. "Business Campus" zoning designation which allows accessory commercial uses, banks, restaurants, child care, medical and dental offices, health clubs, and more. Easy access to Route 283, Route 30, and PA 23. Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, QVC, Engle Publishing, & Jay Group.

PROPERTY SUMMARY

Available SF:	2 - 364,597 SF
Lease Rate:	Negotiable
Property Type:	Land
Lot Size:	16.9 Acres
APN #:	30089360000000 & 3003832200000 & 300196140000 & 3004581400000
Zoning:	I-1 Light Industrial

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Lot 8	3.4 Acres	Negotiable
Lot 10	2	Negotiable
Lots 21 & 22	8.37 Acres	Negotiable
Weis Pad Site	3.01 Acres	Negotiable

PROPERTY HIGHLIGHTS

- Lot 8 - 3.4 Acres, \$1,190,000.00
- Lot 10 - 2.116 Acres, \$500,000.00
- Lots 21-22 - 8.37 Acres, \$130,000/AC
- Weis Pad Site - 3.01 Acres, \$750,000.00
- 12" water mains in street
- No traffic impact fees
- Cable & Fiber Optics
- "Business Campus" zoning
- Close proximity to Route 283, 30 and 23
- Excellent visibility
- Near Four Seasons Golf Course, Hempfield Rec Center, Weis, U-Gro Learning Center, QVC, Engle Publishing, & Jay Group
- Common stormwater management facilities in place

Demographics



Population

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

Daytime Population

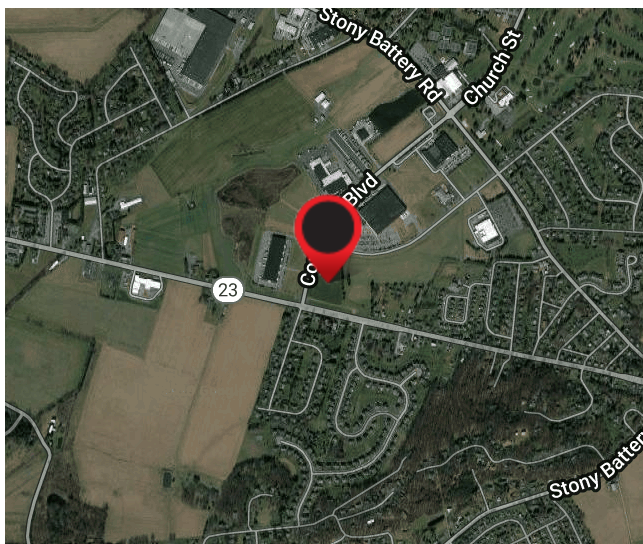
1 Mile	3 Miles	5 Miles
3,843	20,823	60,668

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

