

Stony Battery Corporate Center:

Lots 1-4, 27&28

Lancaster, PA 17601

Available For Sale

Property Overview

4 acres & 12.328 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. Common storm water management system in place. 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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	2,905	7,312	21,266
TOTAL EMPLOYEES	1,340	2,214	6,496
AVERAGE HHI	\$91,282	\$97,345	\$96,022
TOTAL HOUSEHOLDS	1,152	2,855	8,380
TRAFFIC COUNTS:			
Marietta Ave - ±13,000 VPD Corporate Blvd - ±5,000 VPD			

Prices

LOT 1 - 4 - 12.328 AC - Negotiable

LOT 27 - 28 - 4 AC - Negotiable

Highlights

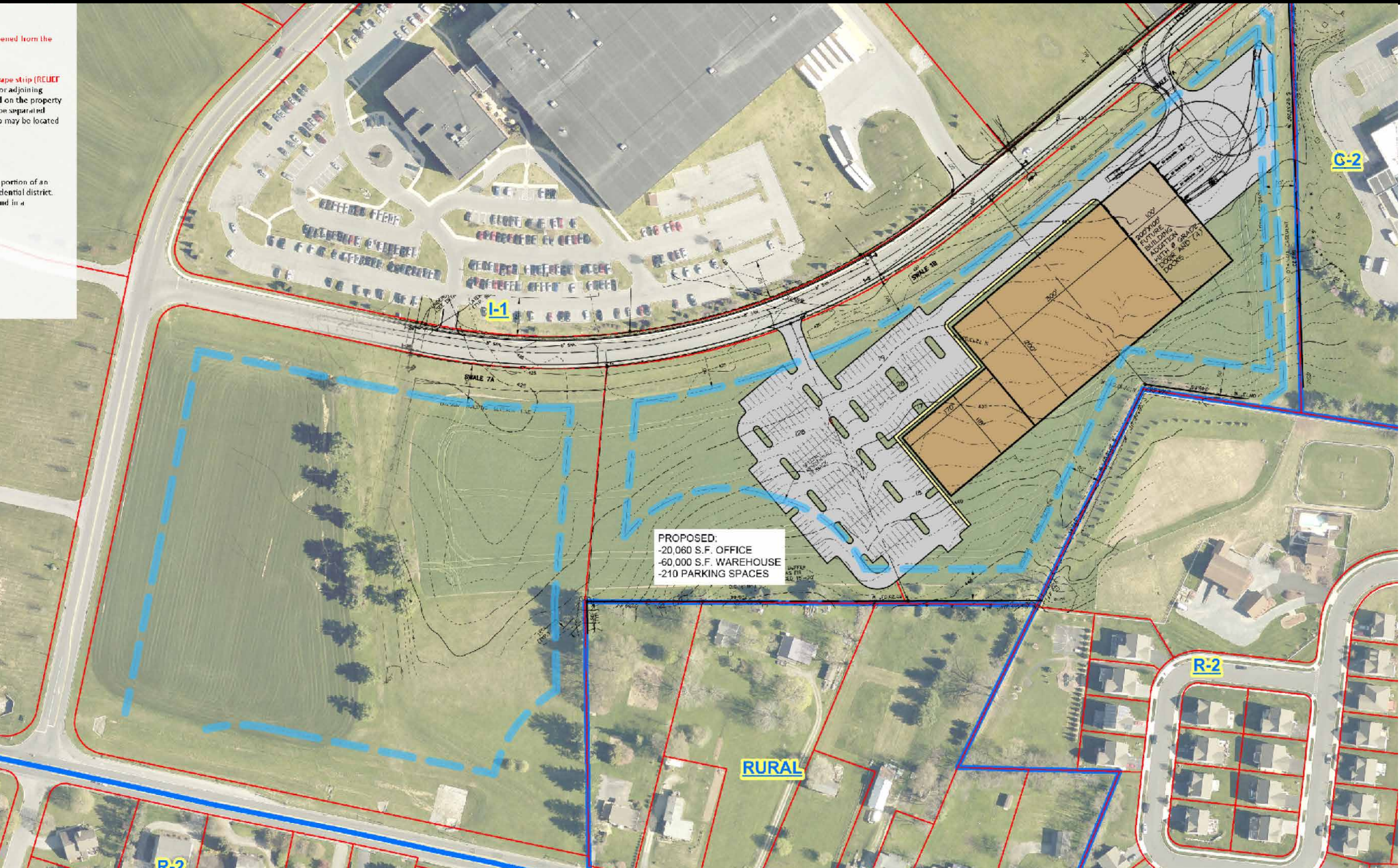
- I-1 Light Industrial
- Common storm water management system in place
- 12" Water Mains in Street
- No Traffic Impact Fees
- Close proximity to Route 283, 30 and 23

- Excellent Visibility
- Near Four Seasons Gold Course, Hempfield Rec Center, Weis, U-Gro Learning Center, and numerous light industrial users
- Cable & Fiber Optics
- Seller would like to retain the right as exclusive builder for this site

Stony Battery Corporate Center: 1-4, 27&28

Corporate Blvd And Marietta Ave, Lancaster, PA 17601

Available For Sale



JEFF HERR | JEFFREY HERR
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd, York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett Williams
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

Stony Battery Corporate Center: 1-4, 27&28

Corporate Blvd And Marietta Ave, Lancaster, PA 17601

Available For Sale

Note: This map, table 1, and calculations will be updated upon final land development plan approvals for the remaining vacant sites in Stony Battery Corporate Center

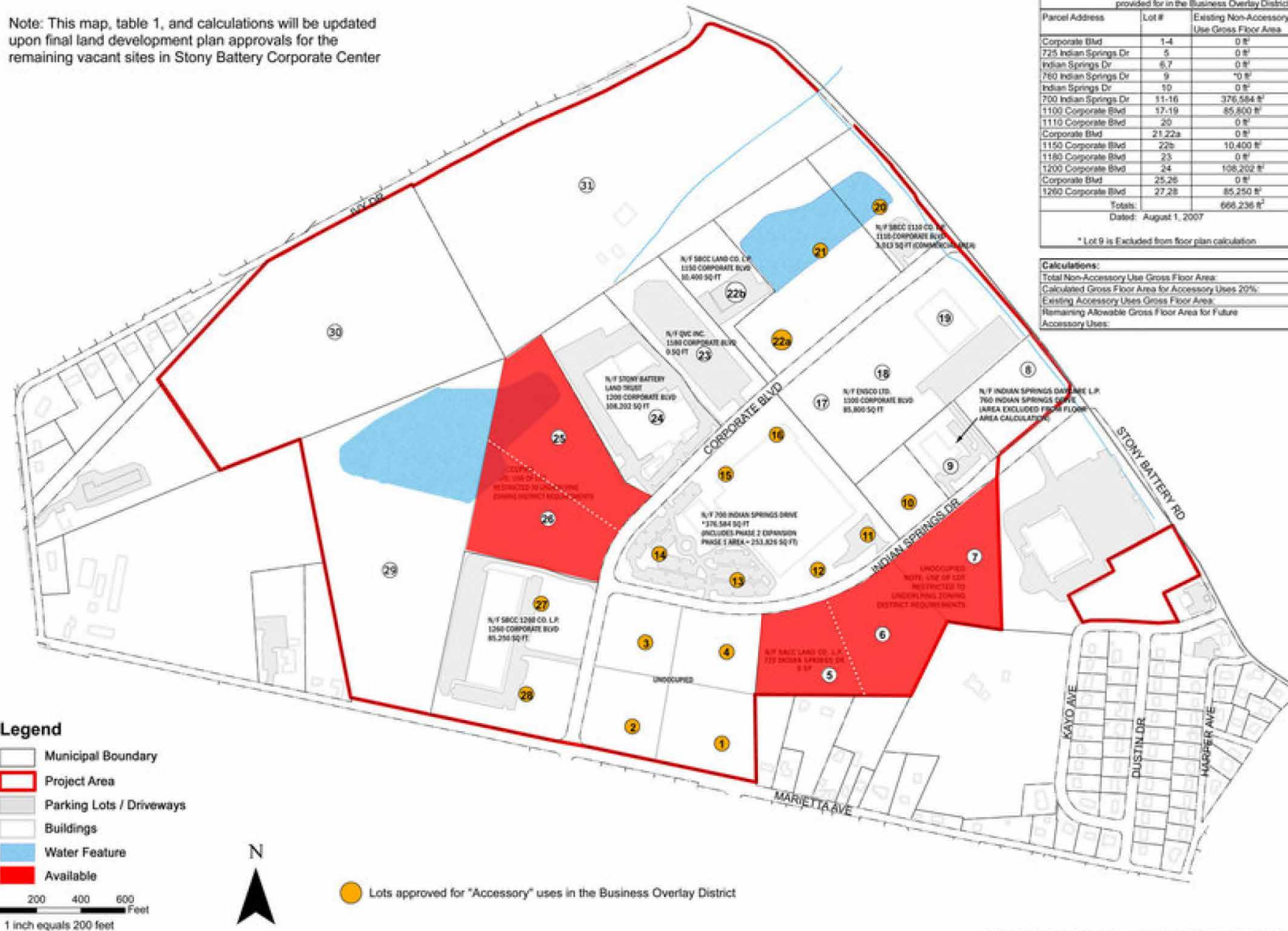


TABLE 1
Calculations for maximum Gross Floor area of Accessory Use Buildings provided for in the Business Overlay District

Parcel Address	Lot #	Existing Non-Accessory Use Gross Floor Area	Existing Accessory Use Gross Floor Area
Corporate Blvd	1-4	0 ft ²	0 ft ²
7275 Indian Springs Dr	5	0 ft ²	0 ft ²
Indian Springs Dr	6,7	0 ft ²	0 ft ²
760 Indian Springs Dr	9	0 ft ²	0 ft ²
Indian Springs Dr	10	0 ft ²	0 ft ²
700 Indian Springs Dr	11-16	376,584 ft ²	0 ft ²
1100 Corporate Blvd	17-19	85,600 ft ²	0 ft ²
1110 Corporate Blvd	20	0 ft ²	3,013 ft ²
Corporate Blvd	21,22a	0 ft ²	0 ft ²
1150 Corporate Blvd	22b	10,400 ft ²	0 ft ²
1180 Corporate Blvd	23	0 ft ²	0 ft ²
1200 Corporate Blvd	24	108,202 ft ²	0 ft ²
Corporate Blvd	25,26	0 ft ²	0 ft ²
1260 Corporate Blvd	27,28	85,250 ft ²	0 ft ²
Totals:		666,236 ft²	3,013 ft²

Dated: August 1, 2007

* Lot 9 is Excluded from floor plan calculation

Calculations:

Total Non-Accessory Use Gross Floor Area:	666,236
Calculated Gross Floor Area for Accessory Uses 20%:	133,247
Existing Accessory Uses Gross Floor Area:	3,013
Remaining Allowable Gross Floor Area for Future Accessory Uses:	130,234



STONY BATTERY
MANAGEMENT, LLC
1899 LITZ PINE
LANCASTER, PA 17601

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

Plan Scale: One inch equals Two Hundred (200) Feet
Revision: 01/11/2013
Data Source: Lancaster County GIS
Prepared: 01/11/2013
Job Number: 01-141

FILE LOCATION: S:\DOCS\07057-141_Registry\07057-141-22 STONY BATTERY RIGHT CO LLC BUSINESS OVERLAY MAP

Stony Battery Corporate Center: 1-4, 27&28

Corporate Blvd And Marietta Ave, Lancaster, PA 17601

Available For Sale

MARKET AERIAL



JEFF HERR | JEFFREY HERR
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK