

Stony Battery Corporate Center: Lot 25

Lancaster, PA 17601

AVAILABLE
± 12.32 AC

25

Google

Available For
Build to Suit to Lease

Property Overview

12.32 acres in Stony Battery Corporate Center available for build-to-suit-to-lease. Light Industrial zoning. Easy access to Route 283, Route 30, and PA 23. Near Saadia Distribution Center, Shyft Group, Americold, Terex, and many other industrial users.

Highlights

- 12.32 acres zoned I-1 Light Industrial
- Available for build to suit to lease (lease rate determined by tenant's needs)
- Opportunity to customize building based on tenant's needs
- Common stormwater management system in place
- Easy access to Route 283, Route 30, and PA 23
- Near Saadia Distribution Center, recently constructed distribution centers on Stony Battery Road, and many other industrial users
- Seller maintains right to be exclusive builder for project
- All public utilities in the street

Available

LOT 25 - 12.32 AC



Jeff Herr | Jeffrey Herr

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined*

Stony Battery Corporate Center: Lot 25

Corporate Blvd And Marietta Ave, Lancaster, PA 17601

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

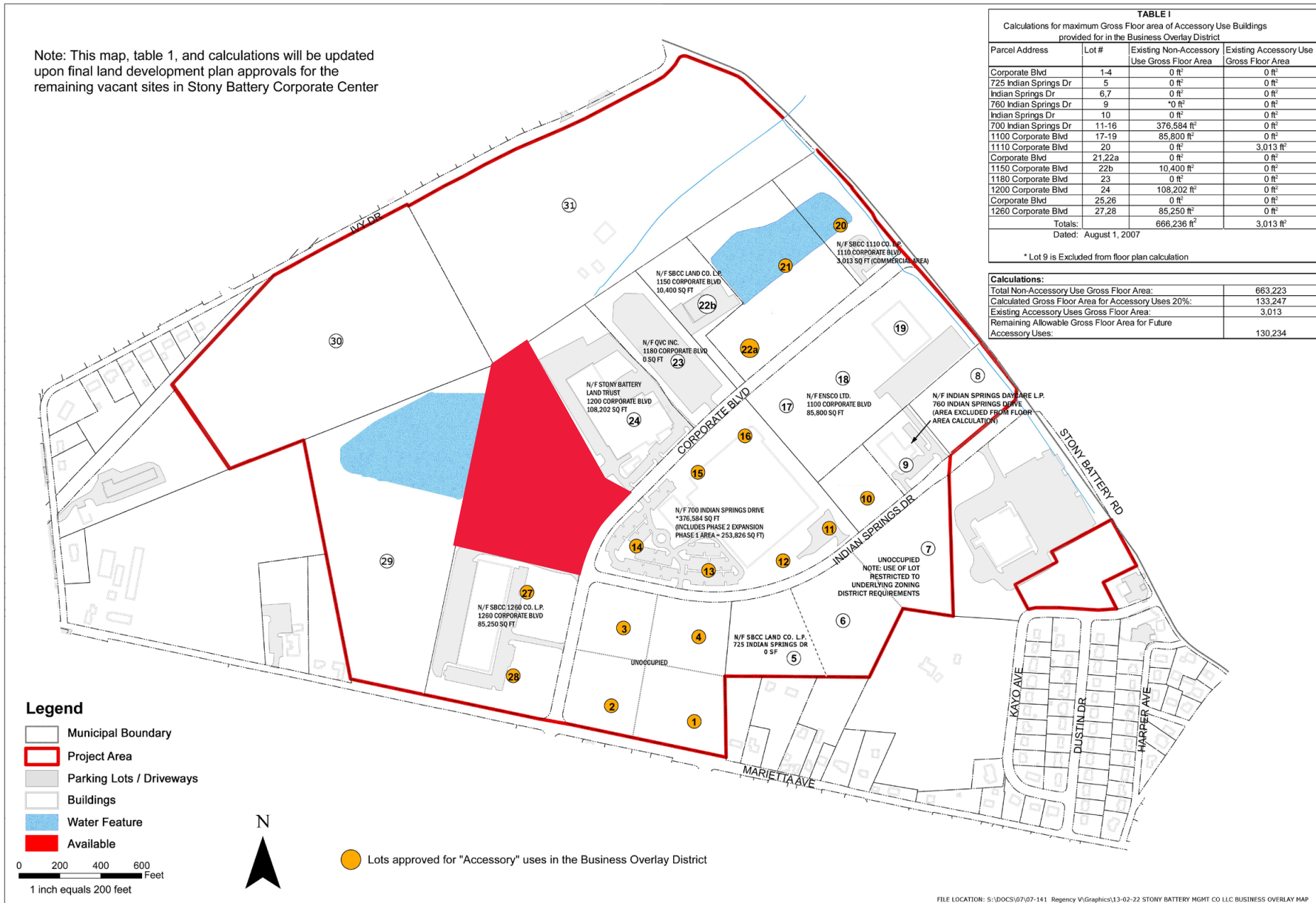
Parcel Address	Lot #	Existing Non-Accessory Use Gross Floor Area	Existing Accessory Use Gross Floor Area
Corporate Blvd	1-4	0 ft ²	0 ft ²
725 Indian Springs Dr	5	0 ft ²	0 ft ²
Indian Springs Dr	6,7	0 ft ²	0 ft ²
760 Indian Springs Dr	9	0 ft ²	0 ft ²
Indian Springs Dr	10	0 ft ²	0 ft ²
700 Indian Springs Dr	11-16	376,584 ft ²	0 ft ²
1100 Corporate Blvd	17-19	85,800 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:	663,223
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
1888 LUTITZ PIKE
LANCASTER, PA 17601

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

Plan Scale: One inch equals Two Hundred (200) Feet
Revision Date: March 22, 2013
Publication: NAD 1983 State Plane Pennsylvania South
Job Number: 07-141



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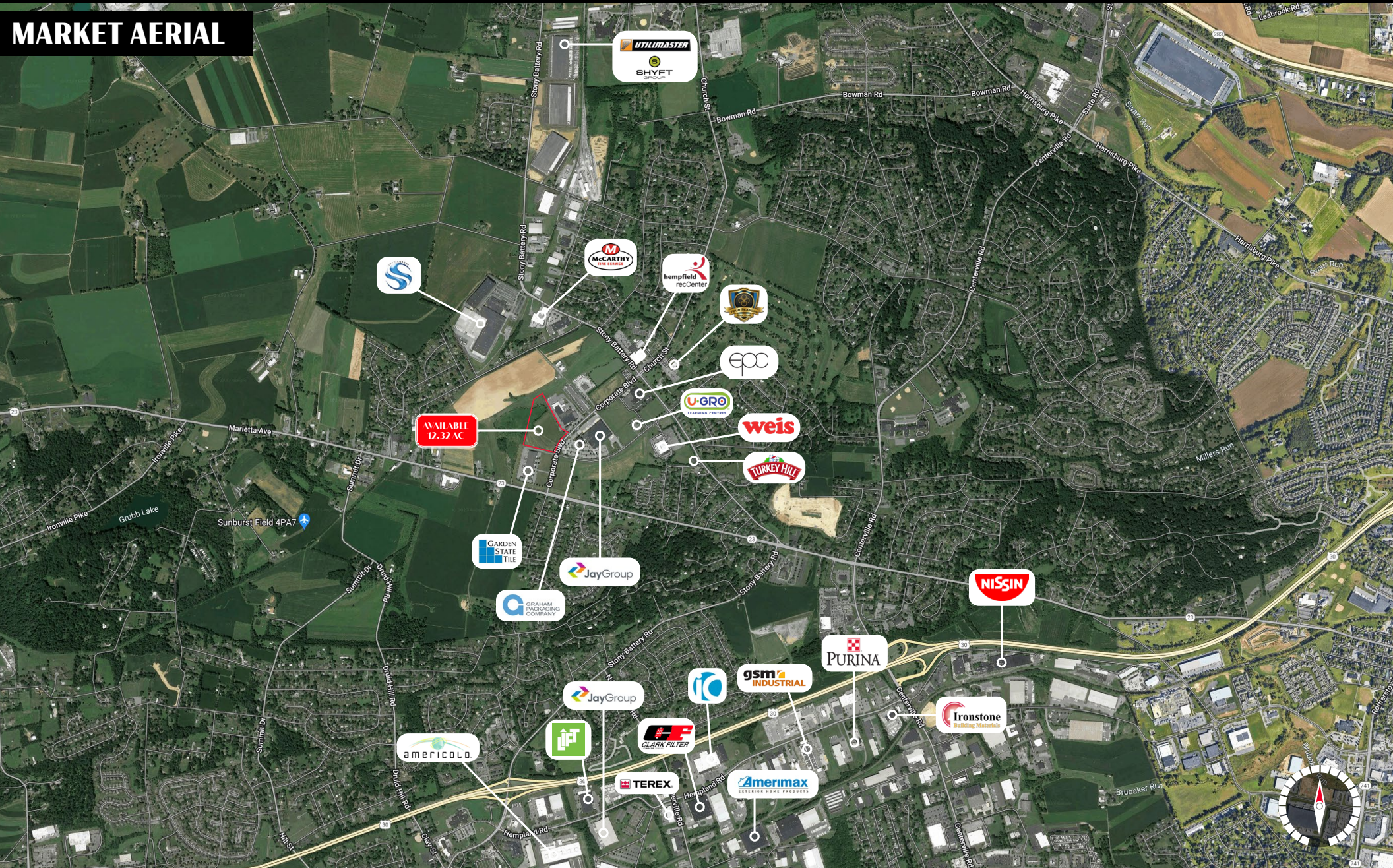
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MARKET AERIAL



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ACTIVE MEMBER OF:
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COMMERCIAL BROKERAGE. *Redefined*