

# Stony Battery Corporate Center: Lot 6

Lancaster, PA 17601

Available For Sale

## Property Overview

9.32 acres in Stony Battery Corporate Center available for sale or 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

- 9.32 acres zoned I-1 Light Industrial
- Available for sale or build to suit to lease (lease rate determined by 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

## Prices

**LOT 6** - 9.32 AC - \$1,631,000



Jeff Herr | Jeffrey Herr

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# Stony Battery Corporate Center: 6

Available For Sale

Corporate Blvd And Marietta Ave, Lancaster, PA 17601

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

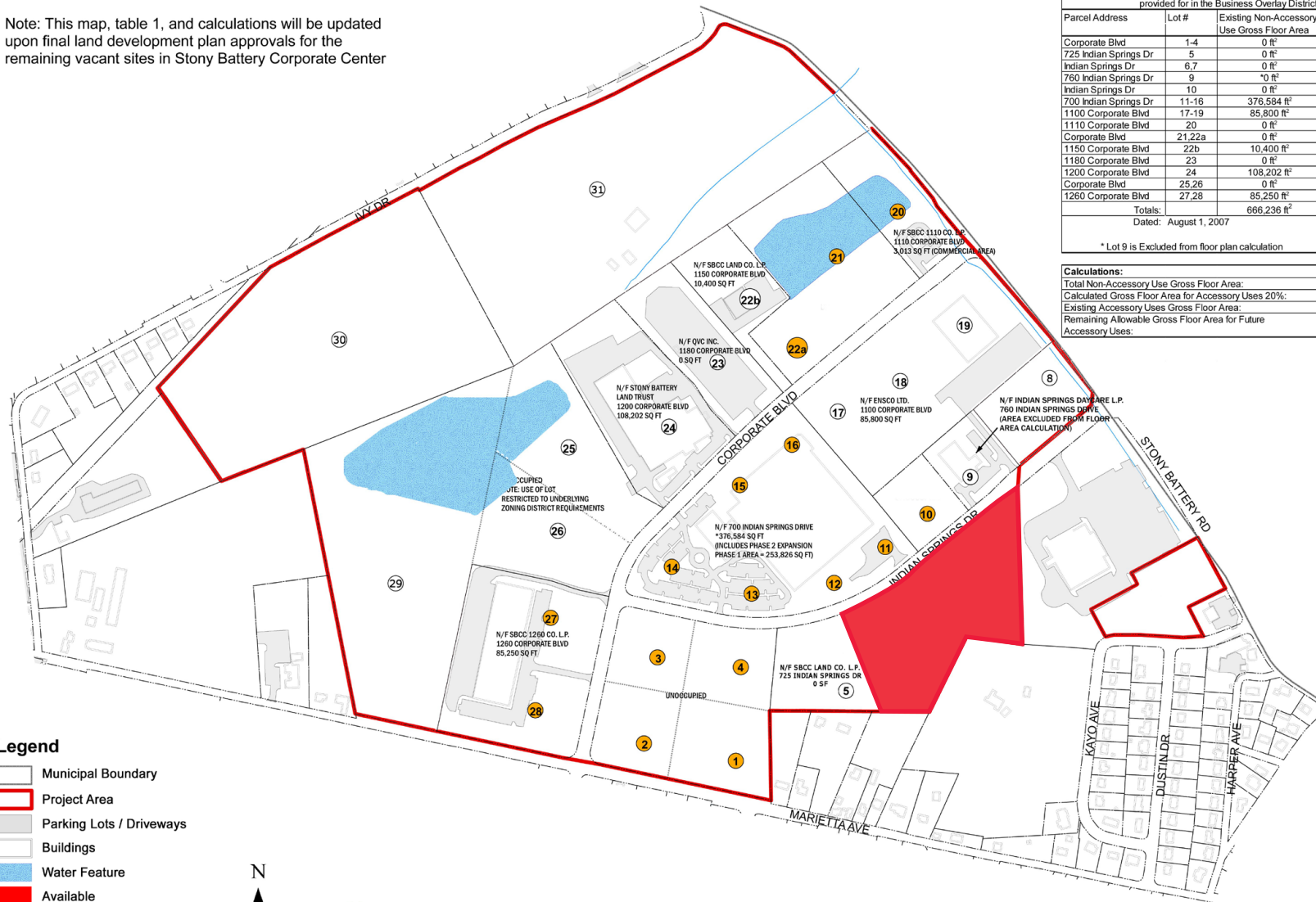
**TABLE 1**  
Calculations for maximum Gross Floor Area of Accessory Use Buildings provided for in the Business Overlay District

Parcel Address	Lot #	Existing Non-Accessory Use Gross Floor Area	Existing Accessory Use Gross Floor Area
Corporate Blvd	1-4	0 ft <sup>2</sup>	0 ft <sup>2</sup>
725 Indian Springs Dr	5	0 ft <sup>2</sup>	0 ft <sup>2</sup>
Indian Springs Dr	6,7	0 ft <sup>2</sup>	0 ft <sup>2</sup>
760 Indian Springs Dr	9	0 ft <sup>2</sup>	0 ft <sup>2</sup>
Indian Springs Dr	10	0 ft <sup>2</sup>	0 ft <sup>2</sup>
700 Indian Springs Dr	11-16	376,584 ft <sup>2</sup>	0 ft <sup>2</sup>
1100 Corporate Blvd	17-19	85,800 ft <sup>2</sup>	0 ft <sup>2</sup>
1110 Corporate Blvd	20	0 ft <sup>2</sup>	3,013 ft <sup>2</sup>
Corporate Blvd	21,22a	0 ft <sup>2</sup>	0 ft <sup>2</sup>
1150 Corporate Blvd	22b	10,400 ft <sup>2</sup>	0 ft <sup>2</sup>
1180 Corporate Blvd	23	0 ft <sup>2</sup>	0 ft <sup>2</sup>
1200 Corporate Blvd	24	108,202 ft <sup>2</sup>	0 ft <sup>2</sup>
Corporate Blvd	25,26	0 ft <sup>2</sup>	0 ft <sup>2</sup>
1260 Corporate Blvd	27,28	85,250 ft <sup>2</sup>	0 ft <sup>2</sup>
<b>Totals:</b>		<b>666,236 ft<sup>2</sup></b>	<b>3,013 ft<sup>2</sup></b>

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



**Legend**

- Municipal Boundary
- Project Area
- Parking Lots / Driveways
- Buildings
- Water Feature
- Available

0 200 400 600 Feet  
1 inch equals 200 feet



Lots approved for "Accessory" uses in the Business Overlay District

FILE LOCATION: S:\DOCS\07\07-141\_Regency V\Graphics\13-02-22 STONY BATTERY MGMT CO LLC BUSINESS OVERLAY MAP



STONY BATTERY MANAGEMENT LLC  
1895 LUTTZ PIKE  
LANCASTER, PA 17601

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

Plan Scale: One inch equals Two Hundred (200) Feet  
Plan Date: May 23, 2007 10:15 AM  
Data Source: Lancaster County GIS  
Projection: NAD 1983 State Plane, Pennsylvania South  
Job Number: 07-141



Jeff Herr | Jeffrey Herr

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



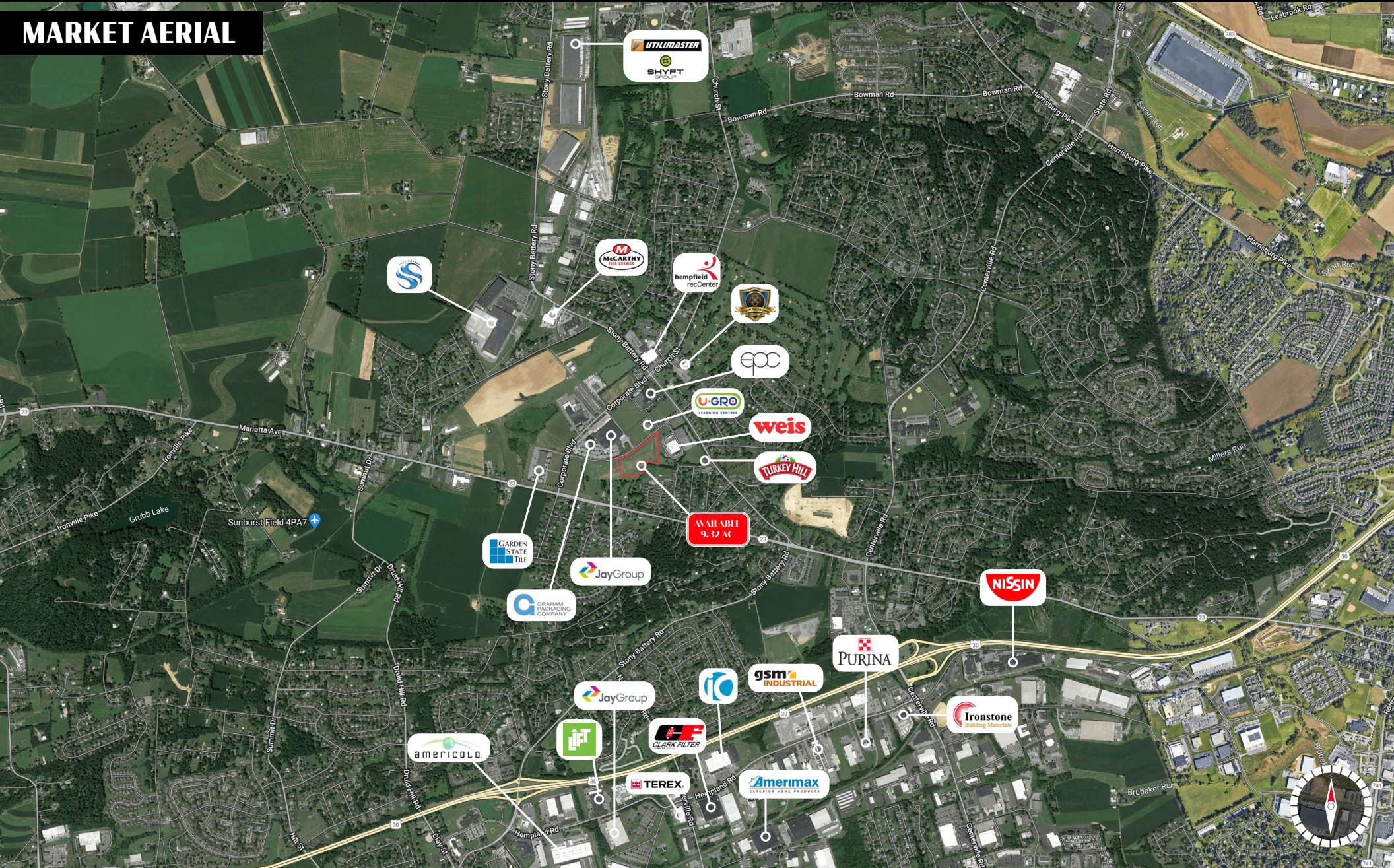
COMMERCIAL BROKERAGE. *Redefined.*

# Stony Battery Corporate Center: 6

Corporate Blvd And Marietta Ave, Lancaster, PA 17601

Available For Sale

## MARKET AERIAL



Jeff Herr | Jeffrey Herr

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENT(S):

**Jeff Herr**

JHerr@bennettwilliams.com

**Jeffrey Herr**

JHerr2@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### LANCASTER OFFICE:

2173 Embassy Dr., Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### CONTACT US

717.843.5555

[www.bennettwilliams.com](http://www.bennettwilliams.com)

