

Stony Battery Corporate Center Lot 8, 10, 21-22, & Weis Pad Lancaster, PA 17601

Available For Sale



Property Overview

Lots for sale in the Stony Battery Corporate Center zoned C-2 or Light Industrial with Business Campus overlay. 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. Seller maintains right to be exclusive builder for project.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	39,261	86,845	222,033
TOTAL EMPLOYEES	19,044	48,523	99,510
AVERAGE HHI	\$140,115	\$127,512	\$111,115
TOTAL HOUSEHOLDS	15,270	35,019	87,732

TRAFFIC COUNTS:
 Marietta Ave - ±13,000 VPD | Corporate Blvd - ±5,000 VPD

Prices

LOT 8 - 3.4 AC - \$1,775,000

LOT 10 - 2.12 AC - \$583,000

LOT 21&22 - 5.96 AC - \$1,043,000

WEIS PAD - 3.01 AC - \$850,000

Highlights

- 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 Gold Course, Hempfield Rec Center, Weis, U-Gro Learning Center, and numerous light industrial users
- Common stormwater management facilities in place
- Seller would like to retain the right as exclusive builder for this site



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 & 26

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

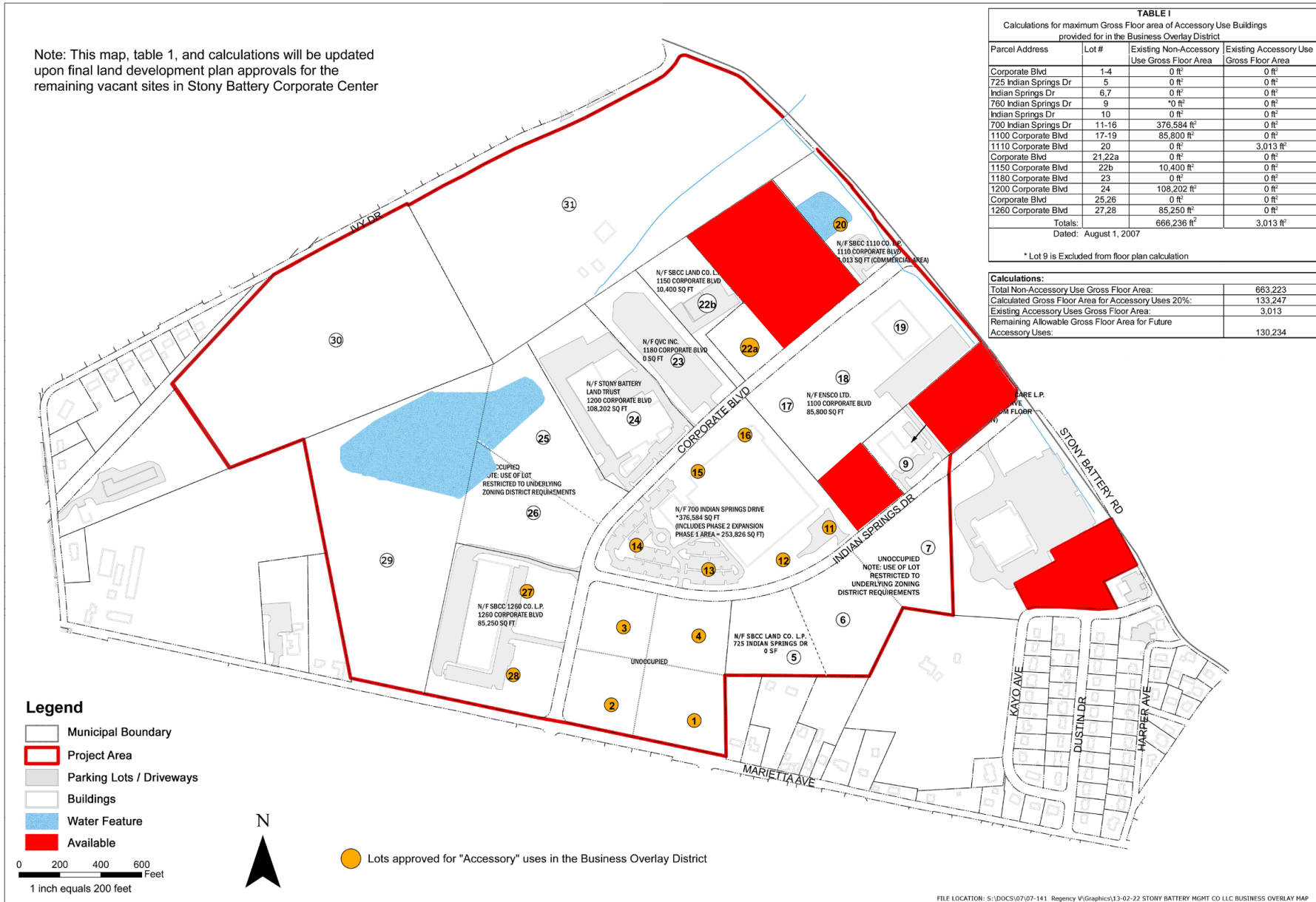
Parcel Address	Lot #	Existing Non-Accessory Use Gross Floor Area	Existing Accessory Use Gross Floor Area
Corporate Blvd	1-4	0 R ²	0 R ²
725 Indian Springs Dr	5	0 R ²	0 R ²
Indian Springs Dr	6,7	0 R ²	0 R ²
760 Indian Springs Dr	9	0 R ²	0 R ²
Indian Springs Dr	10	0 R ²	0 R ²
700 Indian Springs Dr	11-16	376,584 R ²	0 R ²
1100 Corporate Blvd	17-19	85,800 R ²	0 R ²
1110 Corporate Blvd	20	0 R ²	3,013 R ²
Corporate Blvd	21,22a	0 R ²	0 R ²
1150 Corporate Blvd	22b	10,400 R ²	0 R ²
1180 Corporate Blvd	23	0 R ²	0 R ²
1200 Corporate Blvd	24	108,202 R ²	0 R ²
Corporate Blvd	25,26	0 R ²	0 R ²
1260 Corporate Blvd	27,28	85,250 R ²	0 R ²
Totals:		666,236 R²	3,013 R²

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
Revision: 01
Publication: NAD 83 State Plane Pennsylvania South
Job Number: 07-141

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

Stony Battery Corporate Center: Lot 25 & 26

Corporate Blvd And Marietta Ave, Lancaster, PA 17601

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MARKET AERIAL



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