

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 - \$664,000

WEIS PAD - 3.01 AC - \$800,000

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

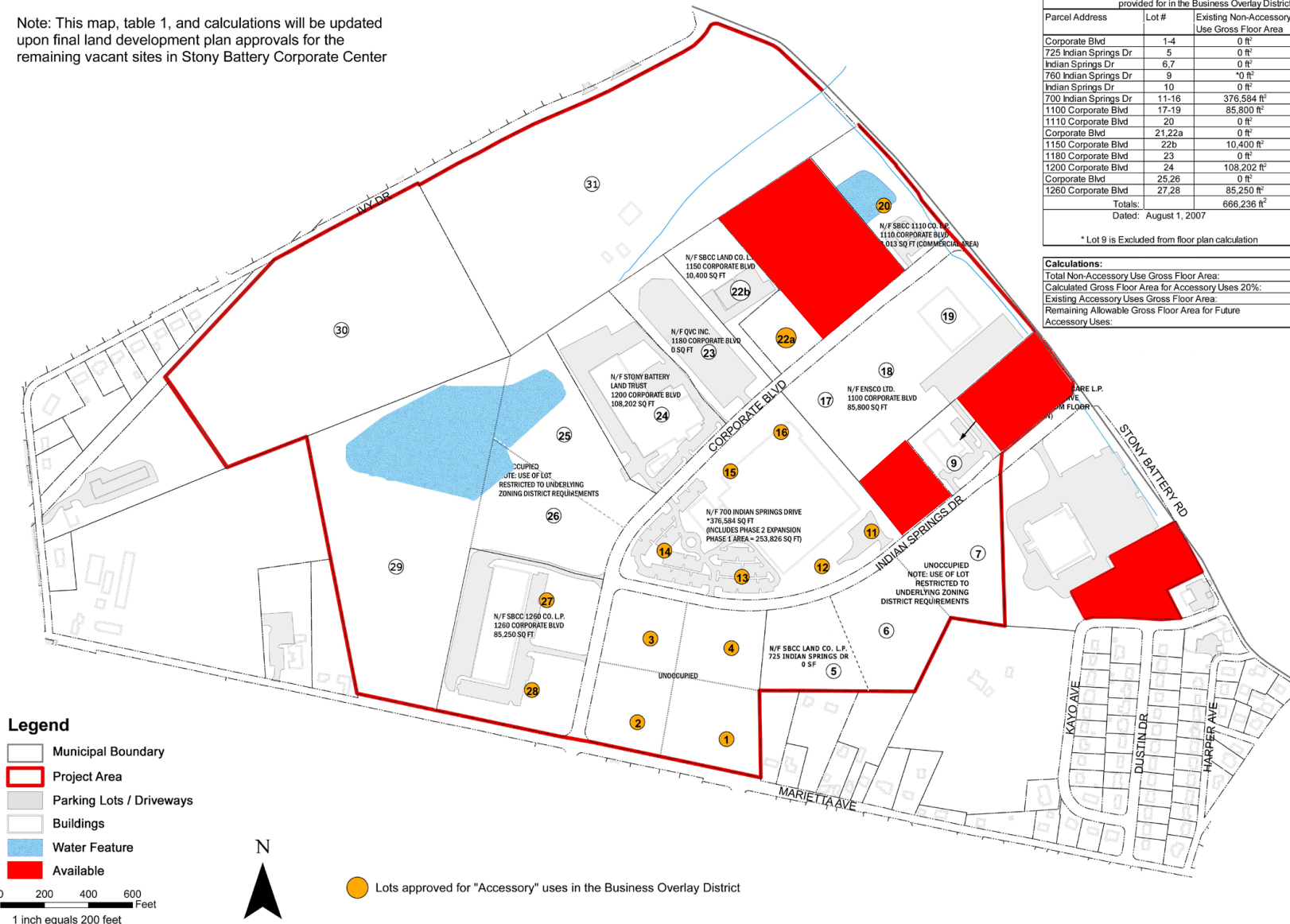
Corporate Blvd And Marietta Ave, Lancaster, PA 17601

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 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
1885 LITTLE PINE
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
Plan Scale: NAD 1983 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



Jeff Herr | Jeffrey Herr

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



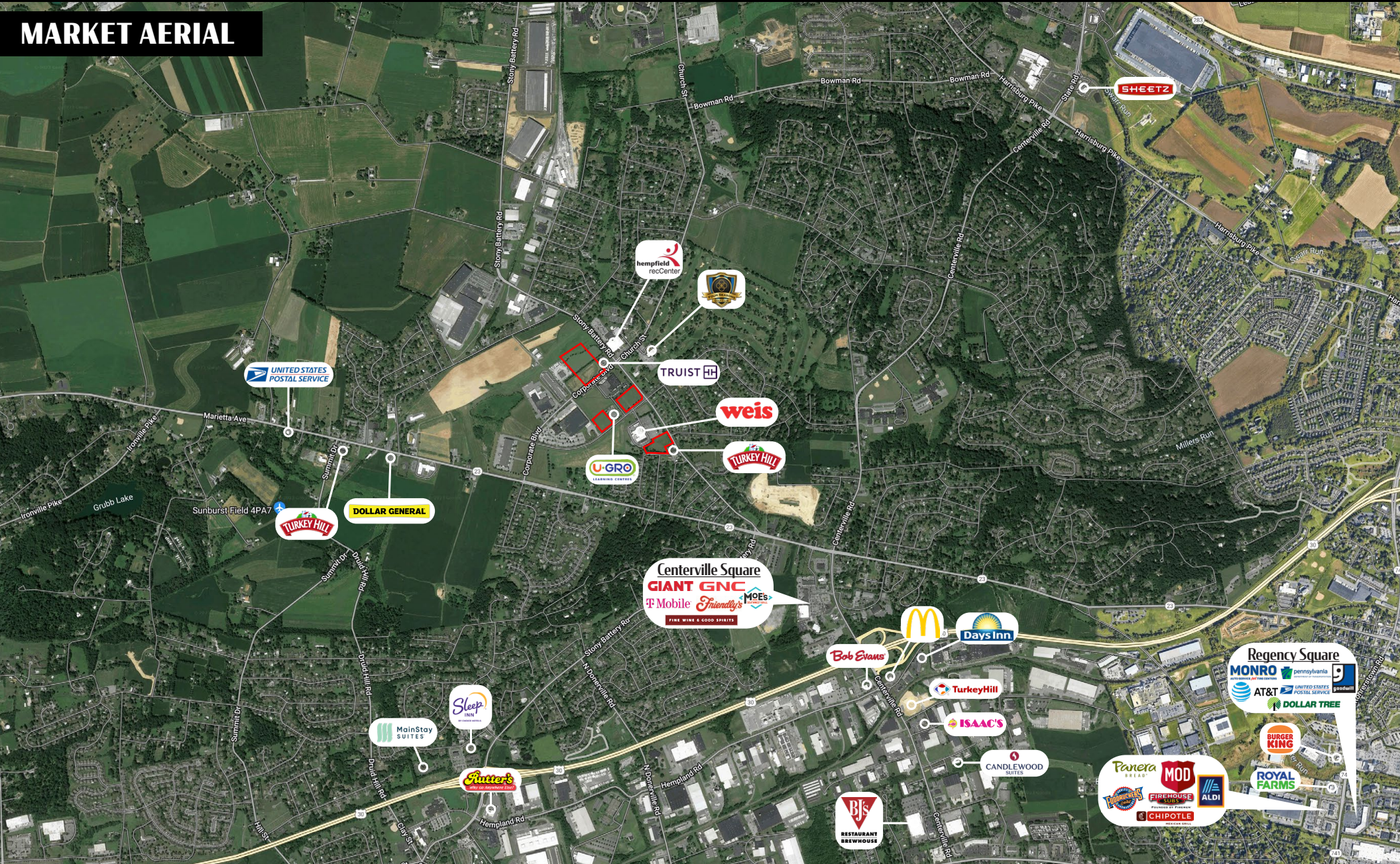
COMMERCIAL BROKERAGE. *Redefined.*

Stony Battery Corporate Center: Lot 25 & 26

Corporate Blvd And Marietta Ave, Lancaster, PA 17601

Available For Sale

MARKET AERIAL



Jeff Herr | Jeffrey Herr

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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Jeff Herr

jherr@bennettwilliams.com



Jeffrey Herr

jherr2@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

