

# 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 - \$2,376,000  
\$250,000/AC



Jeff Herr | Jeffrey Herr

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



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# Stony Battery Corporate Center: 6

## 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

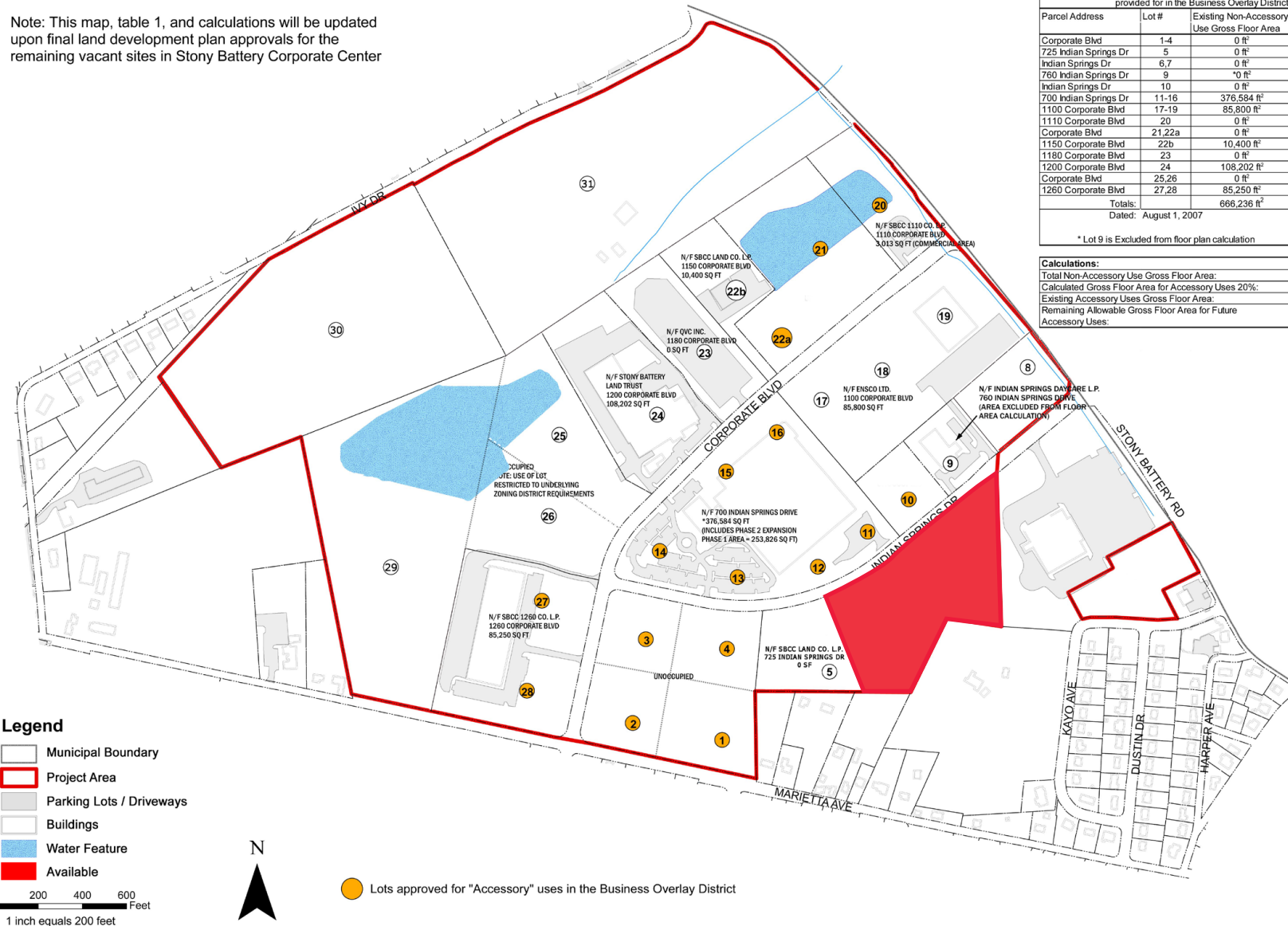
Parcel Address	Lot #	Existing Non-Accessory Use Gross Floor Area	Existing Accessory Use Gross Floor Area
Corporate Blvd	1-4	0 ft <sup>2</sup>	0 ft <sup>2</sup>
725 Indian Springs Dr	5	0 ft <sup>2</sup>	0 ft <sup>2</sup>
Indian Springs Dr	6,7	0 ft <sup>2</sup>	0 ft <sup>2</sup>
760 Indian Springs Dr	9	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



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  
1899 LUTITZ 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  
Project: Stony Battery Corporate Center  
Data Source: Lancaster County GIS  
Projection: NAD 1983 State Plane: Pennsylvania South  
Job Number: 07-141



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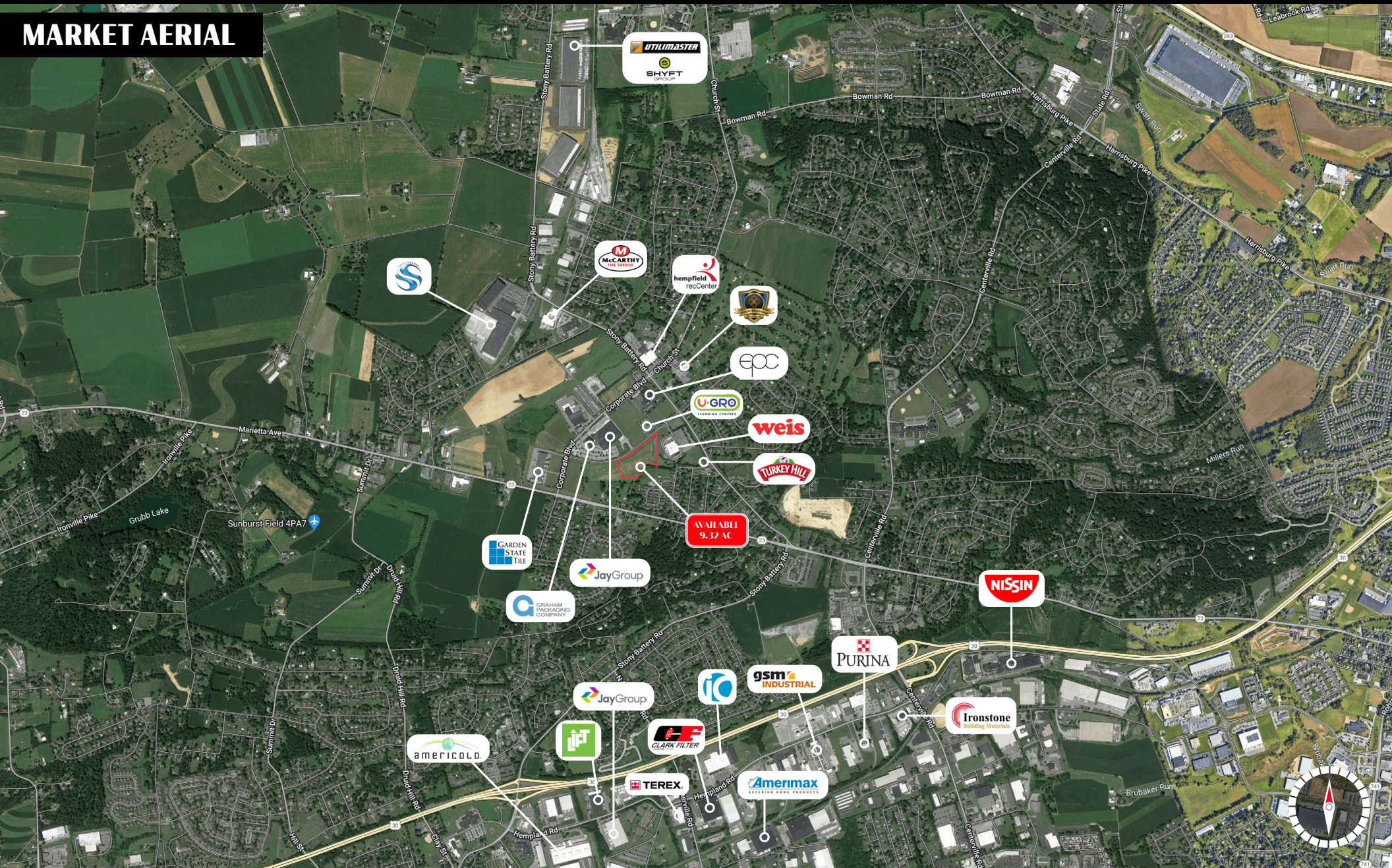


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## MARKET AERIAL



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York, PA 17402

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Lancaster, PA 17601

#### **EXTON OFFICE:**

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Suite 409, Exton, PA 19341

#### **STATE COLLEGE OFFICE:**

330 Innovation Blvd, Suite 205  
State College, PA 16803

#### **WEST CHESTER OFFICE:**

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

#### **NEW JERSEY OFFICE:**

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

### LISTING AGENTS:



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