

67,000 SF Class A Industrial Warehouse/Distribution Facility | Available for Lease



7  
9  
1

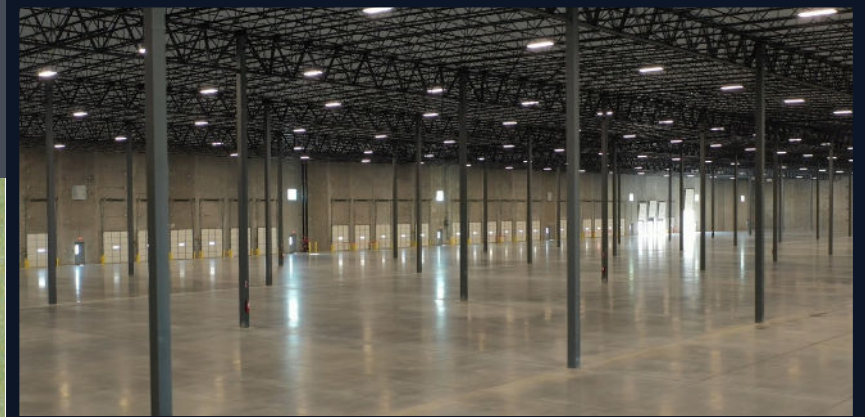
STONY  
BATTERY  
ROAD  
LANCASTER, PA

MOVE-IN READY  
EXCELLENT LABOR POOL

CBRE

Dalfen  
INDUSTRIAL

# SITE PLAN



**Building Size:** 251,250 SF

**Available Size:** 67,000 SF

**Speculative Office:** 2,000 SF Spec Office

**Dimensions:** 335' x 200'

**Clear Height:** 36' (inside first column line)

**Column Spacing:** 50' x 55' typical; 60' speed aisle column spacing

**Dock Doors:** 11

**Lighting:** LED fixtures to provide 25 fc @30' AFF

**Car Parking:** ±50 spaces

**Trailing Parking:** 12 opposable spaces


**Truck Court:** 185' with 60' concrete apron; capable of secured access

**HVAC:** Roof-mounted, gas-fired heating units at 55° at 0°F;  
2 roof-mounted gas-fired Cambridge heaters


**Sprinkler System:** ESFR wet pipe

**Electric:** 1000 amps at 480V

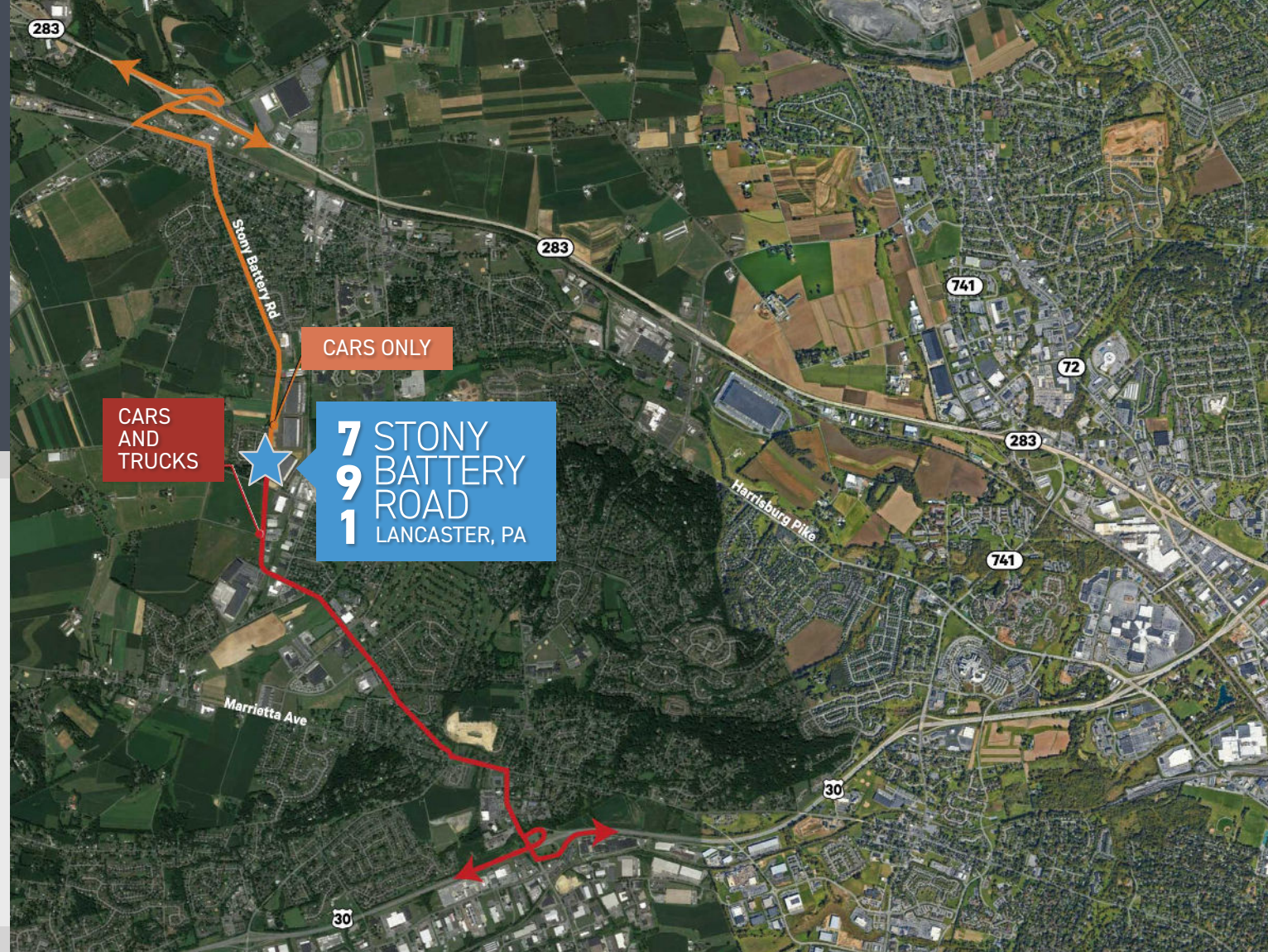
## Close Proximity to:

 2.4 miles  
5 minutes

 3.3 miles  
6 minutes

 8.8 miles  
12 minutes

# Access to an Abundant Workforce & Transportation Routes



## Major Cities

Harrisburg	25 minutes
Baltimore	1 hour 17 minutes
Allentown	1 hour 40 minutes
Philadelphia	1 hours 50 minutes
New York City	2 hours 18 minutes
Washington, D.C.	2 hours 30 minutes

## 30/60 Minute Drive Time



Household Spending  
**\$89,898/**  
**\$90,973**



Population  
**570,158/**  
**2,201,491**



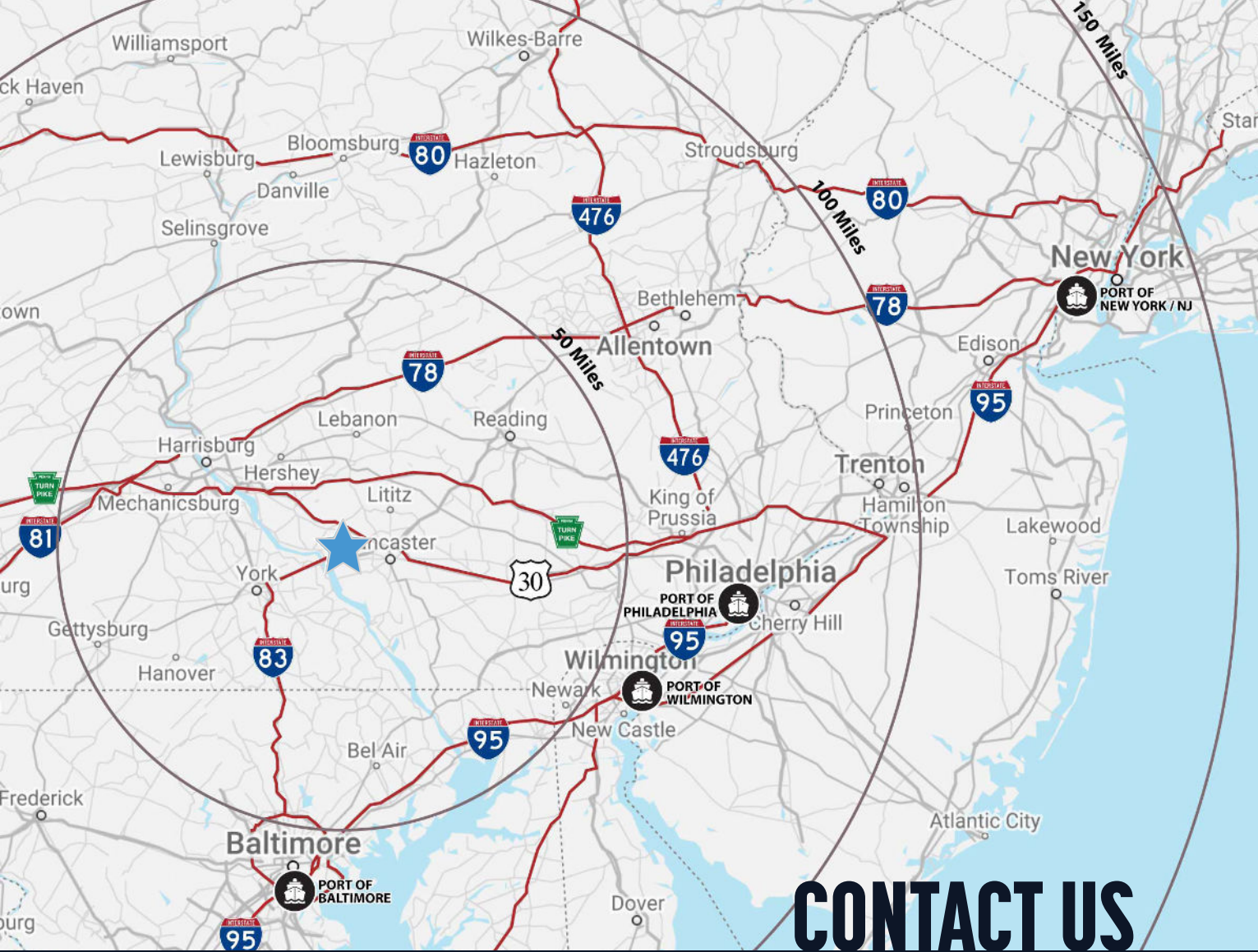
Workforce  
**299,348/**  
**1,142,652**



Blue Collar  
**74,965/**  
**286,666**



Transportation & Warehousing  
**15,751/**  
**66,883**



# REGIONAL ACCESS

- Port of Baltimore**  
1 hour 36 minutes/72 miles
- Port of Wilmington**  
1 hour 41 minutes/64.8 miles
- Port of Philadelphia**  
1 hour 48 minutes/88.8 miles
- Port of Newark/NY**  
2 hours 47 minutes/161 miles

## Easy Access to:



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