

# RIVERBEND COMMERCE CENTER

166 RED HILL ROAD | NEWPORT, PA

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**AVAILABLE FOR LEASE**

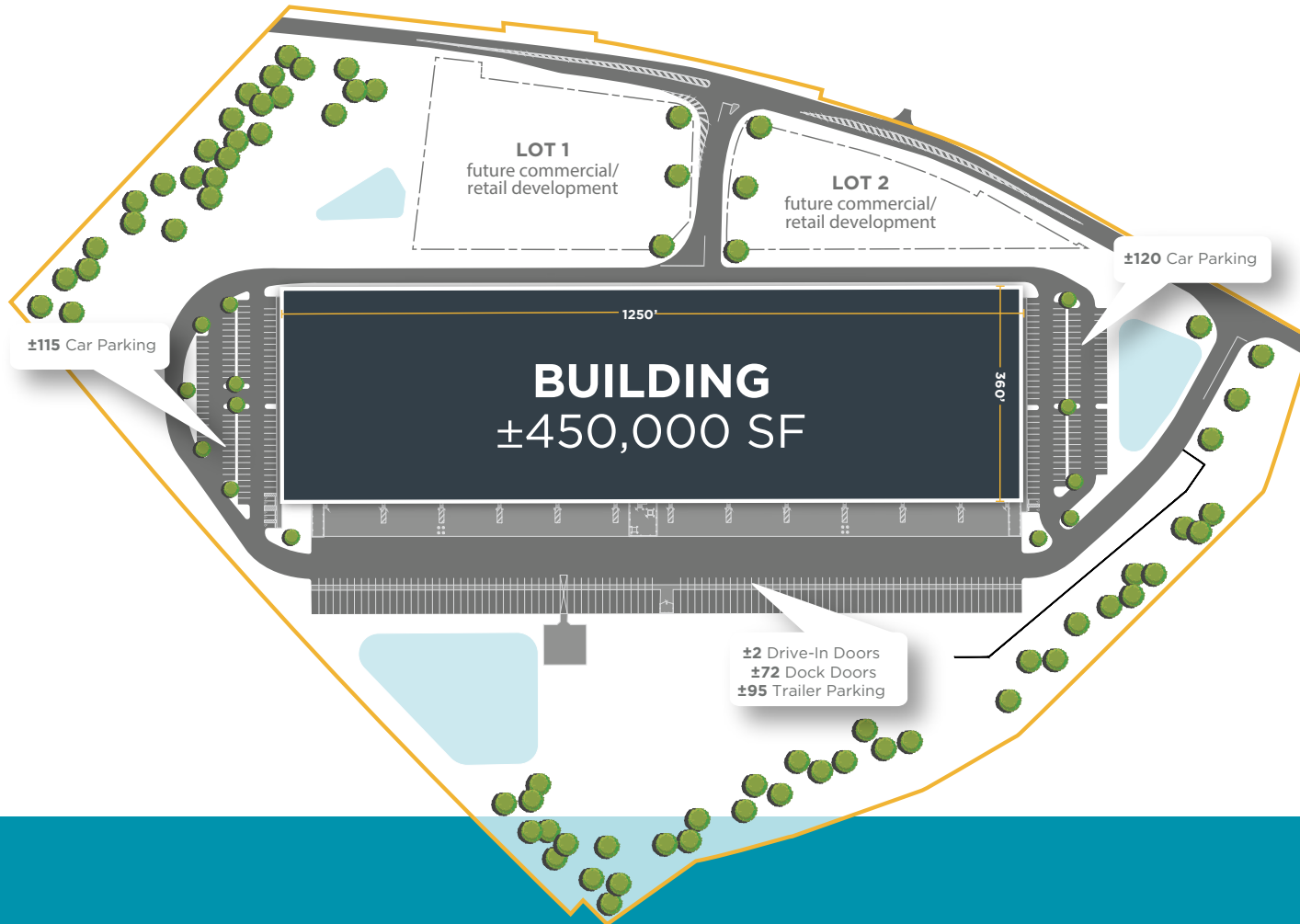


**±450,000 SF**

# BUILDING SPECS

## RIVERBEND COMMERCE CENTER

166 RED HILL ROAD | NEWPORT, PA



**±450,000**  
SQUARE FEET

**40'**  
CLEAR HEIGHT

**±235**  
CAR PARKING

**±95**  
TRAILER PARKING

**190'**  
TRUCK COURT

**TOTAL SF** ±450,000 SF

**DIMENSIONS** 1,250'x360'

**OFFICE SF** To Suit

**CLEAR HEIGHT** 40'

**COLUMN SPACING** 50'x54'

**DOCK DOORS** ±72 Dock Doors

**DRIVE-IN DOORS** ±2 Drive-In Doors

**CAR PARKING** ±235 Spaces

**TRAILER PARKING** ±95 Spaces

**TRUCK COURT DEPTH** 190'

**LIGHTING** LED

**FIRE PROTECTION** ESFR

# LOCAL ACCESS



**RIVERBEND  
COMMERCE  
CENTER**

**TRUCK ACCESS  
.5 MILES**



*E Shortcut Rd*

*Junata Pkwy E*

22

34

22

22

15

22

81

22

81

76

15

83

# LOCATION

## INTERSTATES

US Route 22/322:	0.5 miles	1 minute
US Route 15:	8.6 miles	8 minutes
Interstate 81:	22 miles	21 minutes
Interstate 83:	28 miles	28 minutes
Interstate 76:	33 miles	37 minutes

## CITIES

Harrisburg, PA:	22 miles	21 minutes
York, PA:	47 miles	52 minutes
Lancaster, PA	59 miles	57 minutes
Baltimore, MD:	102 miles	1 hr 44 mins
Philadelphia, PA:	128 miles	2 hrs 2 mins
New York City:	183 miles	2 hrs 58 mins



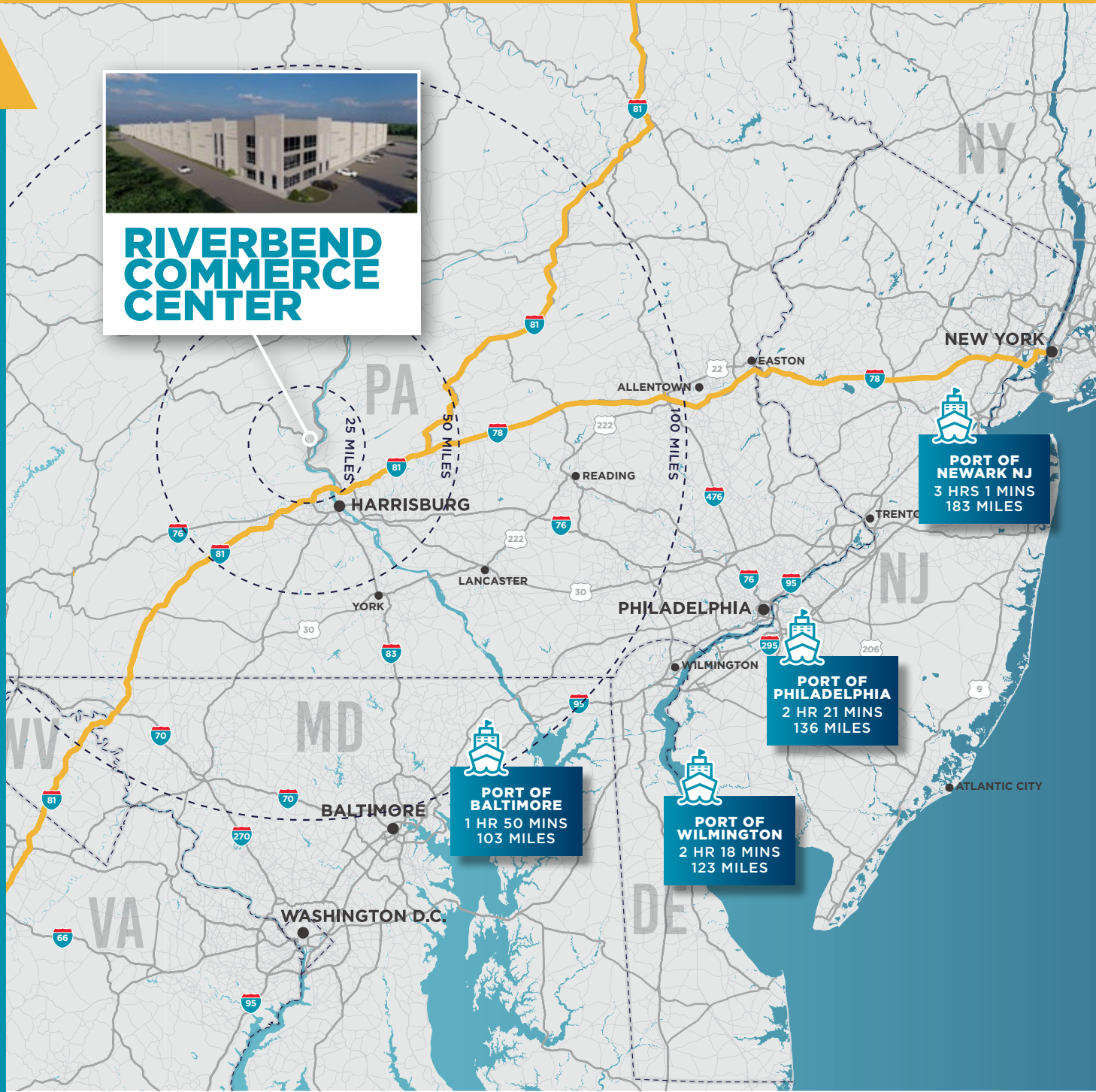
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