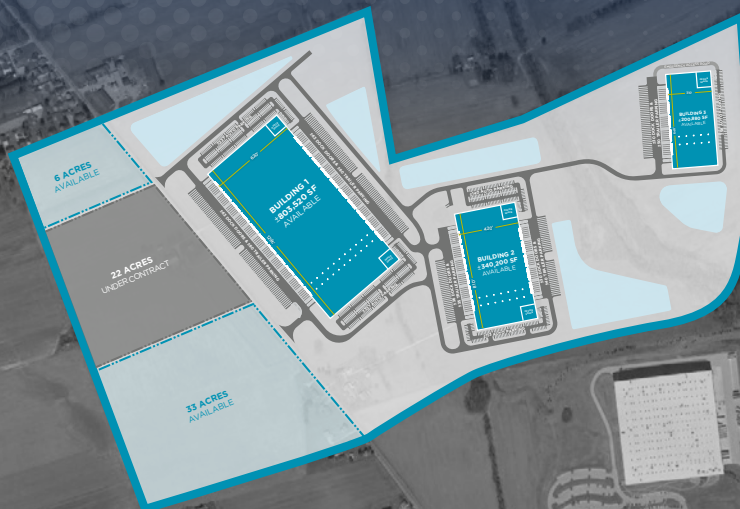


HANOVER COMMERCE PARK

OXFORD AVENUE, HANOVER, PA

3 Buildings Totaling
±1,344,600 SF



10-YEAR LERTA

±220 ACRES
ZONED INDUSTRIAL

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 **CUSHMAN &
WAKEFIELD**

BUILDING
SPECS

6 ACRES
AVAILABLE

22 ACRES
UNDER CONTRACT

33 ACRES
AVAILABLE

*FUTURE EISENHOWER DRIVE

BUILDING 1
±803,520 SF
AVAILABLE

BUILDING 1

±803,520 SF
620'x1296'
126 Dock Doors
160 Trailer Spaces
454 Auto Spaces

BUILDING 2

±340,200 SF
420'x810'
66 Dock Doors
75 Trailer Spaces
253 Auto Spaces

BUILDING 3

±200,880 SF
310'x880'
30 Dock Doors
50 Trailer Spaces
98 Auto Spaces

LOCATION & ACCESS

MAP

Located in the heart of Hanover, PA, the Hanover Commerce Park is ideally situated along the planned Eisenhower Drive extension. Historically known as the “Snack Food Capital of the World”, Hanover is home to many national snack food manufacturers including Campbell’s, Utz, Hanover Foods, and G&S Foods. Hanover offers a strong labor pocket paired with immediate access to major highways.

**HANOVER
COMMERCE PARK**

DRIVE TIMES



11 MIN

6 MILES



FUTURE EISENHOWER DRIVE

MCSHERRYSTOWN

HANOVER

116

116

LOCAL TENANTS

HANOVER
COMMERCE PARK



REGIONAL MAP

DRIVE TIMES

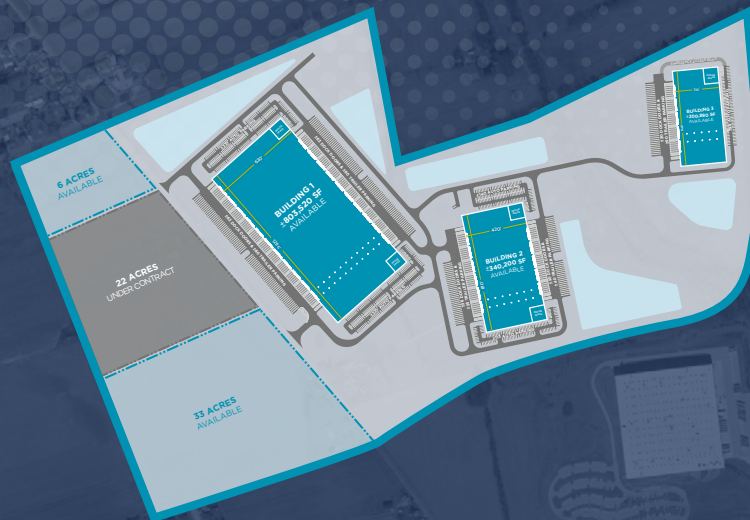
HARRISBURG	1 HR	35 MILES
BALTIMORE	1 HR 11 MIN	54 MILES
WASHINGTON D.C.	1 HR 58 MIN	91 MILES
PHILADELPHIA	2 HR 54 MIN	124 MILES
NEW YORK CITY	4 HR 4 MIN	208 MILES

HANOVER
COMMERCE PARK



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