

For lease

Heritage Logistics Park

200 Shady Lane

Manchester, PA 17345

110,400 SF Available

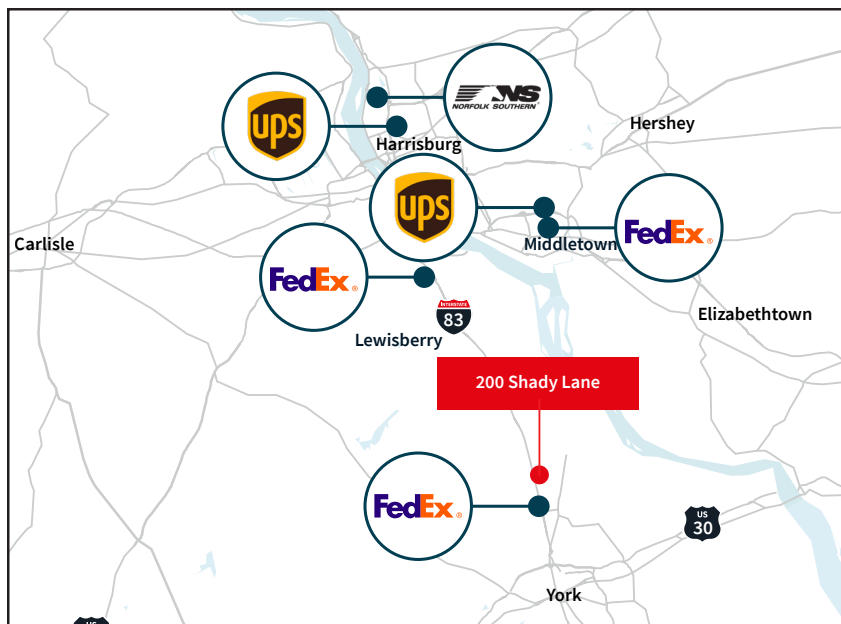


Site Plan & Specifications

Total building SF	110,400 SF	Dock doors	21 (1 per 5,257 SF)
Available SF	110,400 SF	Drive-in doors	1
Office area SF	2,375 SF	Truck court depth	140'-190'
Building dimensions	240' depth x 460' width	Trailer parking stalls	18
Loading configuration	Single-side	Car parking stalls	75
Column height	32' @ first column height	Lighting	LED fixtures on motion sensors
Column spacing	60' depth X 52' width typical	Fire protection	ESFR
Speed bay	60' depth speed bay		



Location Overview



200 Shady Lane to	Distance (in miles)	Distance (in mins)
FedEx Freight York	2	6
FedEx Ground Lewisberry	14	18
UPS Harrisburg	23	30
Norfolk Southern Harrisburg	25	37
FedEx Middletown	28	30
UPS Middletown	28	30

Location

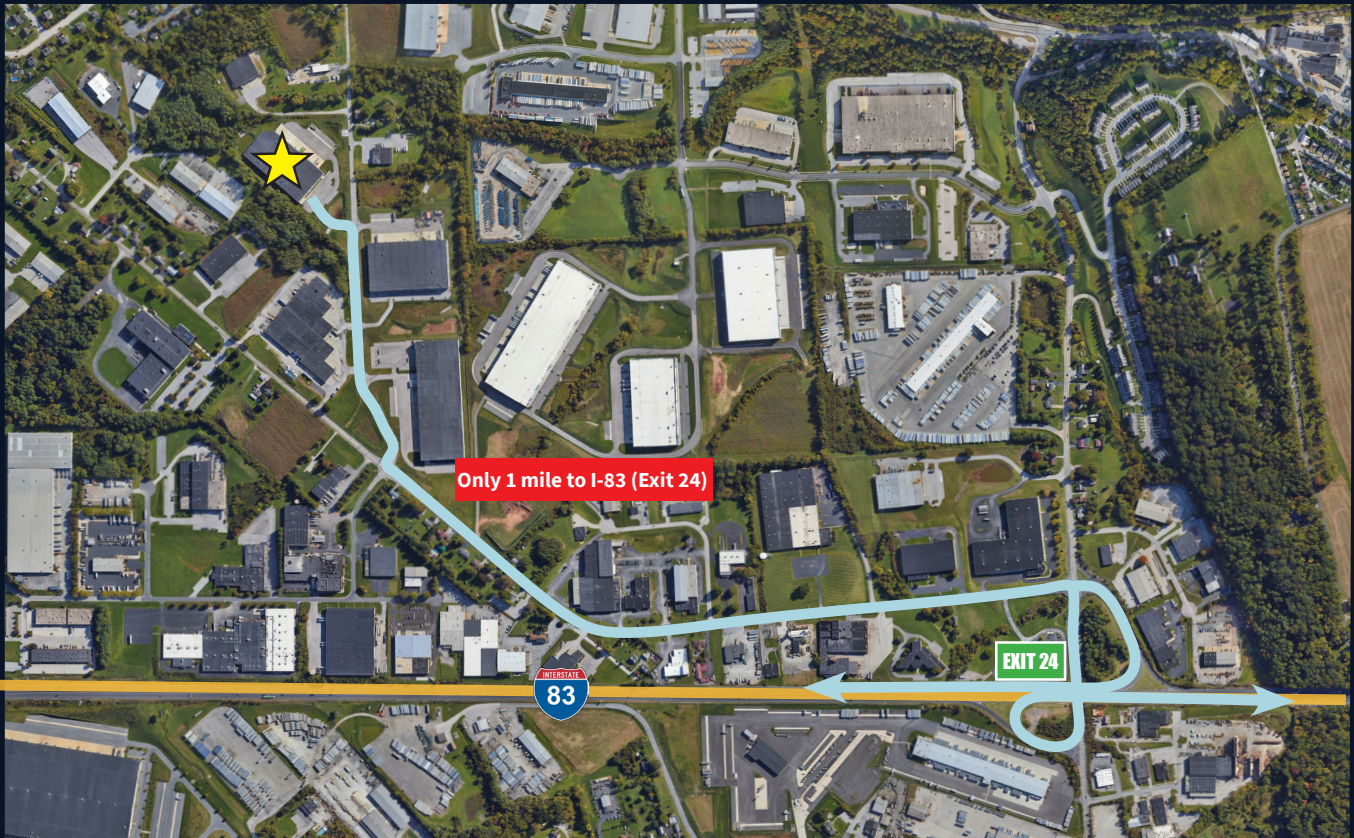
Good proximity to nearby parcel hubs and intermodal facilities.

LERTA Tax Abatement

Five years of reduced real taxes remaining.

Labor

With a workforce population of over 266,311 within 30 minutes, 200 Shady Lane offers an abundant blue collar labor base to support manufacturing and distribution uses.



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