

14 Barnhart Drive

FOR LEASE

HANOVER, PENNSYLVANIA



± 93,830 SF
AVAILABLE

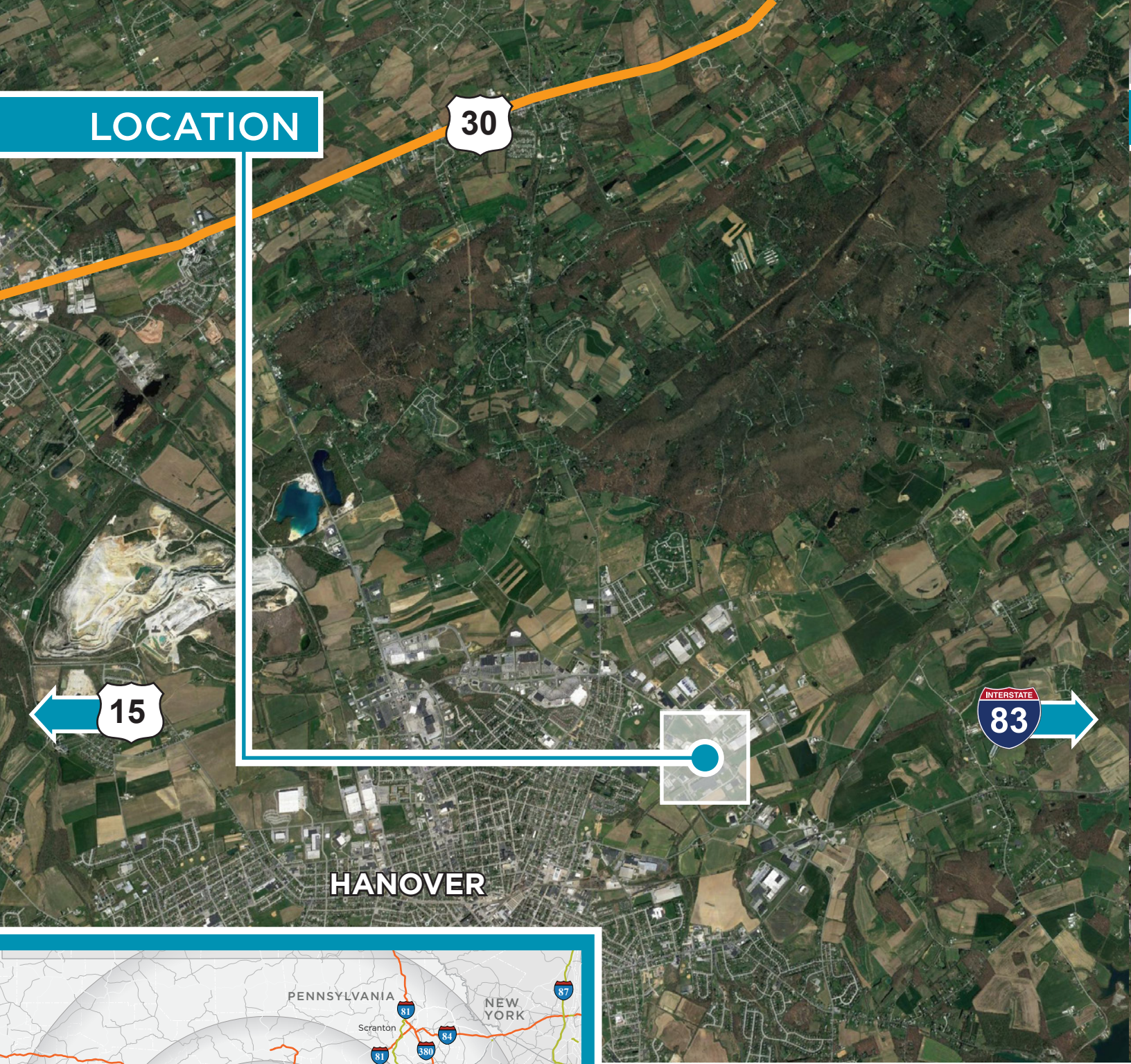
Allie Rank
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KINSLEY
PROPERTIES

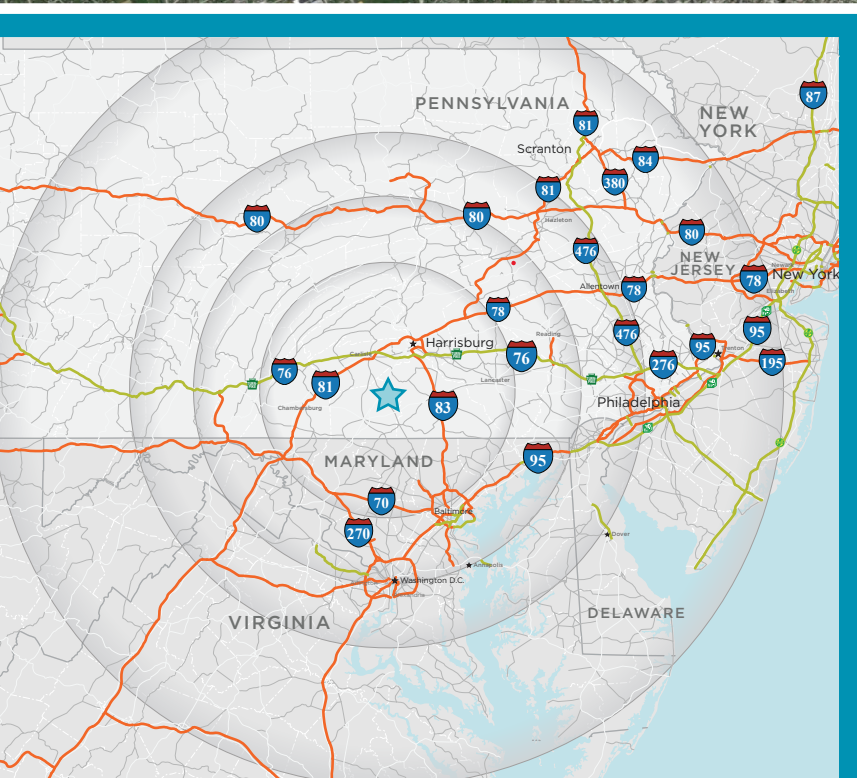
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LOCATION



HANOVER



LOCATION DEMOGRAPHICS

25 MI RADIUS



551,084
POPULATION



288,647
LABOR POPULATION

DISTANCE TO MAJOR CITIES

37 Miles
HARRISBURG, PA

52 Miles
BALTIMORE, MD

81 Miles
WASHINGTON, DC

121 Miles
PHILADELPHIA, PA

197 Miles
RICHMOND, VA

205 Miles
NEW YORK, NY

SITE PLAN



PRIME LOCATION with convenient access to US Rt. 30, Rt. 15 and I-83



UNIQUE FACILITY providing 22,705 SF of Office Space

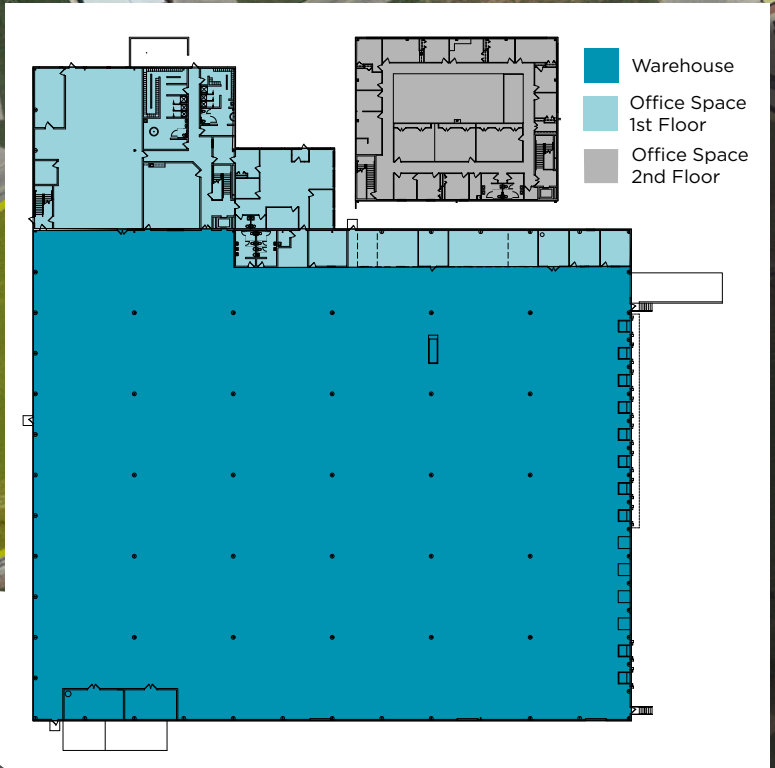


RAIL OPPORTUNITY with direct access to CSX railroad system via York Railway (YRC) short line



HIGHLY EXPERIENCED landlord and developer with extensive experience responsible for tenants such as Starbucks, Shindler Elevator, C-P Flexible Packaging, and Graham Packaging Company

BUILDING SPECS



± 93,830 SQUARE FEET

SQUARE FEET

± 10 DOCK DOORS

DOCK DOORS

24' CLEAR HEIGHT

CLEAR HEIGHT

70 AUTO PARKING

AUTO PARKING

± 18 TRAILER PARKING

TRAILER PARKING

BUILDING SIZE	± 93,830 SF
AVAILABLE AREA	± 93,830 SF
WAREHOUSE	± 71,275 SF
OFFICE AREA	± 22,705 SF
DOCK DOORS	10 (Expandable to 14)
DRIVE-IN DOORS	1 (Ramp to Grade)
COLUMN SPACING	41'W X 50'D

CLEAR HEIGHT	24'
BLDG DIMENSIONS	300' X 328'
RAIL DOORS	3
AUTO PARKING	± 70 SPACES
TRAILER PARKING	± 18 SPACES
SPRINKLER	WET
CONSTRUCTION	Brick & Metal

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