

14 Barnhart Drive

FOR SALE OR LEASE

HANOVER, PENNSYLVANIA



± 93,830 SF
AVAILABLE

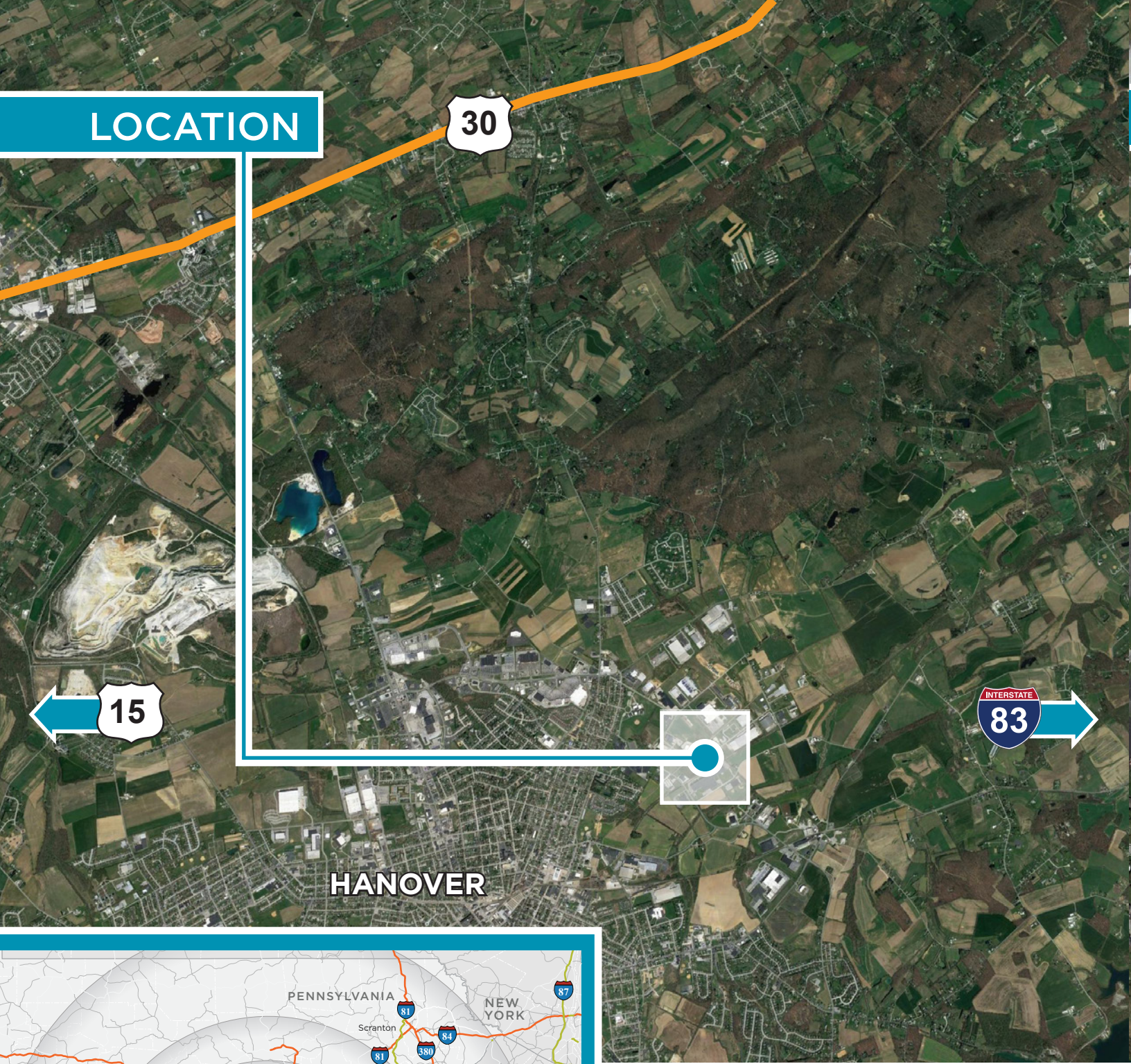
Allie Rank
Senior Associate
+1 717 231 7461
allie.rank@cushwake.com

KINSLEY
PROPERTIES

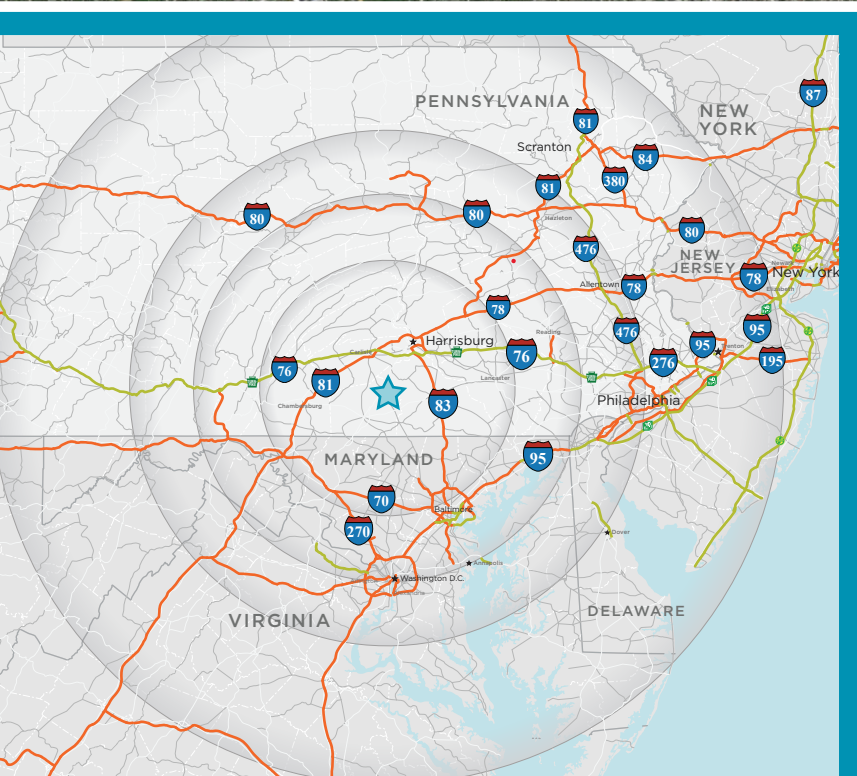
**CUSHMAN &
WAKEFIELD**

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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

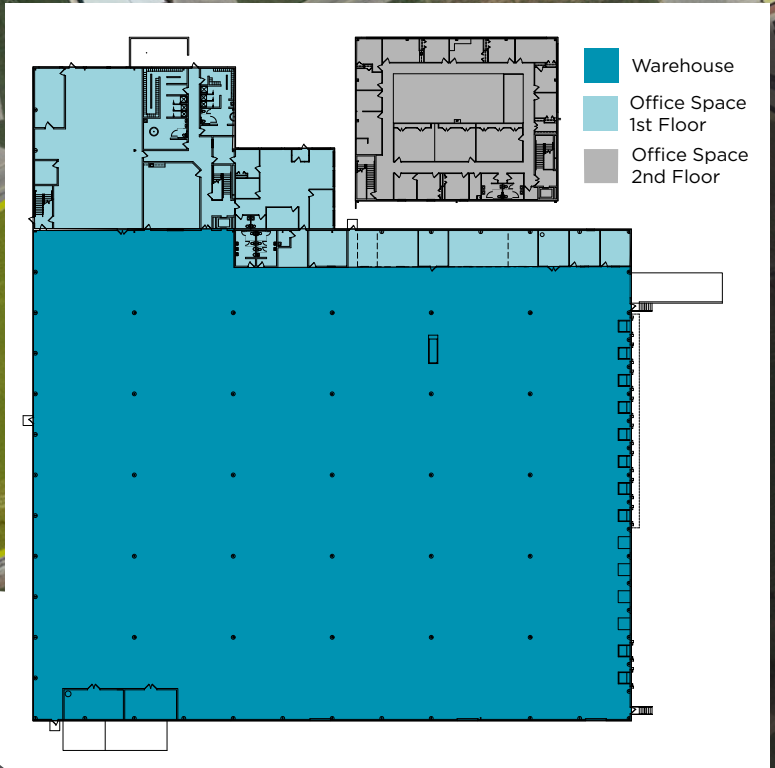


RAIL OPPORTUNITY with direct access to CSX railroad system via York Railway (YRC) short line



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 ± **10** DOCK DOORS **24'** CLEAR HEIGHT **70** AUTO PARKING ± **18** 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

Allie Rank
Senior Associate
+1 717 231 7461
allie.rank@cushwake.com

