

222



311 JUNE AVE

FOR LEASE/FOR SALE

±47,625 SF AVAILABLE

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311 JUNE AVE
BLANDON, PENNSYLVANIA

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EXCELSIOR INDUSTRIAL PARK



REDNER'S

222

A BARTA
Coca-Cola
BEVERAGES

Giorgio
FRESH CO.

CAN CORPORATION OF AMERICA, INC.

BLUESTAR
Unleash Your Inner Chef

EBS EXCELSIOR BLOWER SYSTEMS

TSIMAC
INDUSTRIAL EQUIPMENT

AUEL
A Blandon Heating Supply Company

SCHLOUCH INCORPORATED

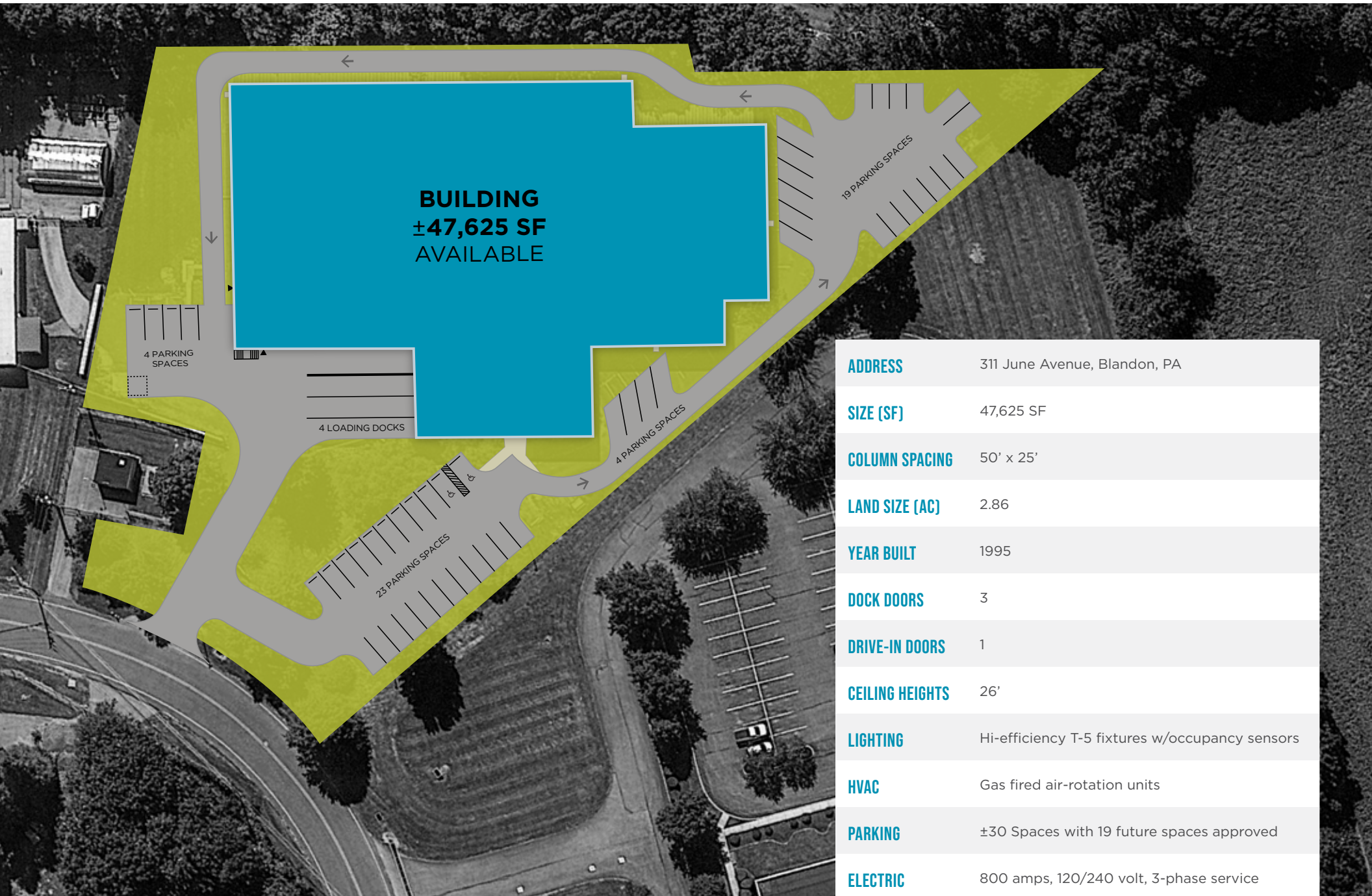
Giorgio
FOODS INC.

311 JUNE AVE

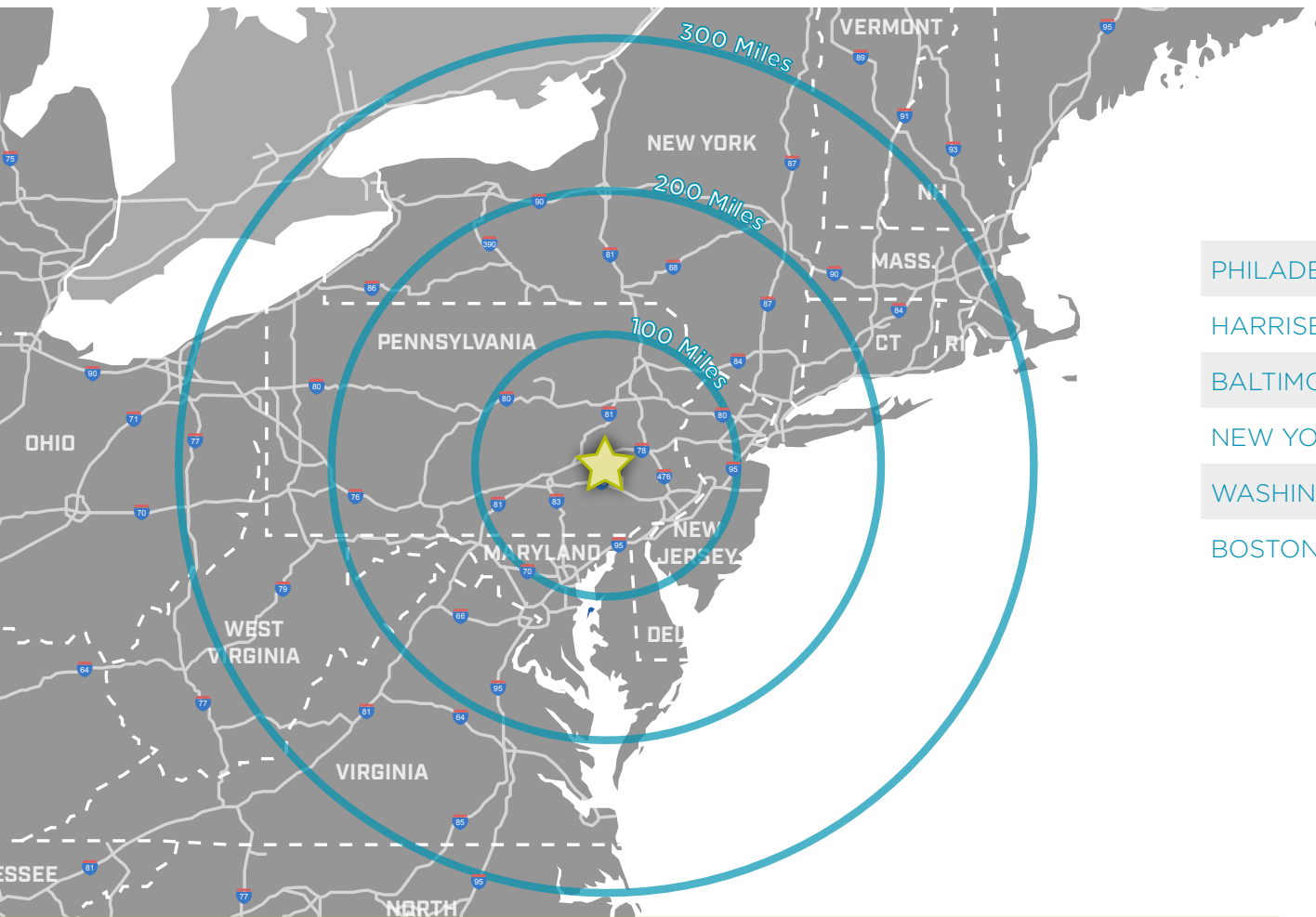
HEEBYS
SUSSEX, INC.

U.S. 222  1.5 mi.  3 min.

PROPERTY OVERVIEW



ADDRESS	311 June Avenue, Blandon, PA
SIZE (SF)	47,625 SF
COLUMN SPACING	50' x 25'
LAND SIZE (AC)	2.86
YEAR BUILT	1995
DOCK DOORS	3
DRIVE-IN DOORS	1
CEILING HEIGHTS	26'
LIGHTING	Hi-efficiency T-5 fixtures w/occupancy sensors
HVAC	Gas fired air-rotation units
PARKING	±30 Spaces with 19 future spaces approved
ELECTRIC	800 amps, 120/240 volt, 3-phase service



DRIVE TIMES

MAJOR CITIES

PHILADELPHIA, PA	62 MILES	1 HRS 47 MINS
HARRISBURG, PA	64 MILES	1 HR 18 MINS
BALTIMORE, MD	115 MILES	2 HRS 7 MINS
NEW YORK, NY	120 MILES	2 HRS 34 MINS
WASHINGTON, D.C.	156 MILES	3 HRS 29 MINS
BOSTON, MA	343 MILES	6 HRS 33 MINS

INTERSTATES

 78	16 MILES	24 MINS
 76	30 MILES	30 MINS
 81	40 MILES	47 MINS

FOR MORE INFORMATION, PLEASE CONTACT:

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