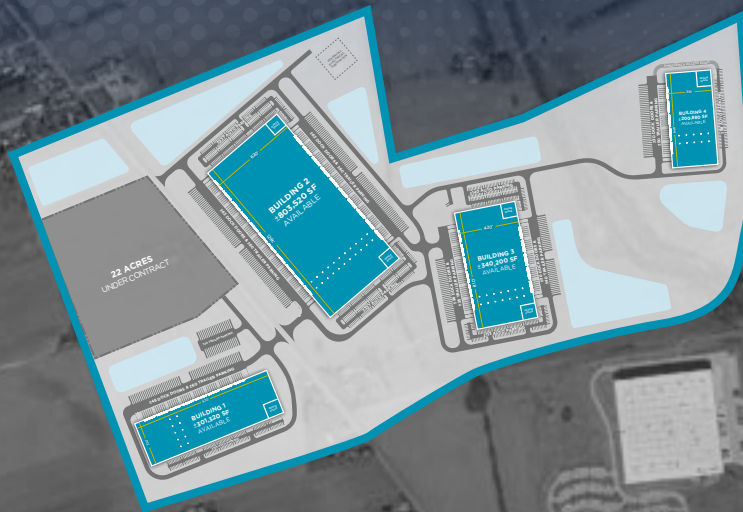


HANOVER COMMERCE PARK

OXFORD AVENUE, HANOVER, PA

4 Buildings Totaling
±1,645,920 SF



10-YEAR LERTA

±220 ACRES
ZONED INDUSTRIAL

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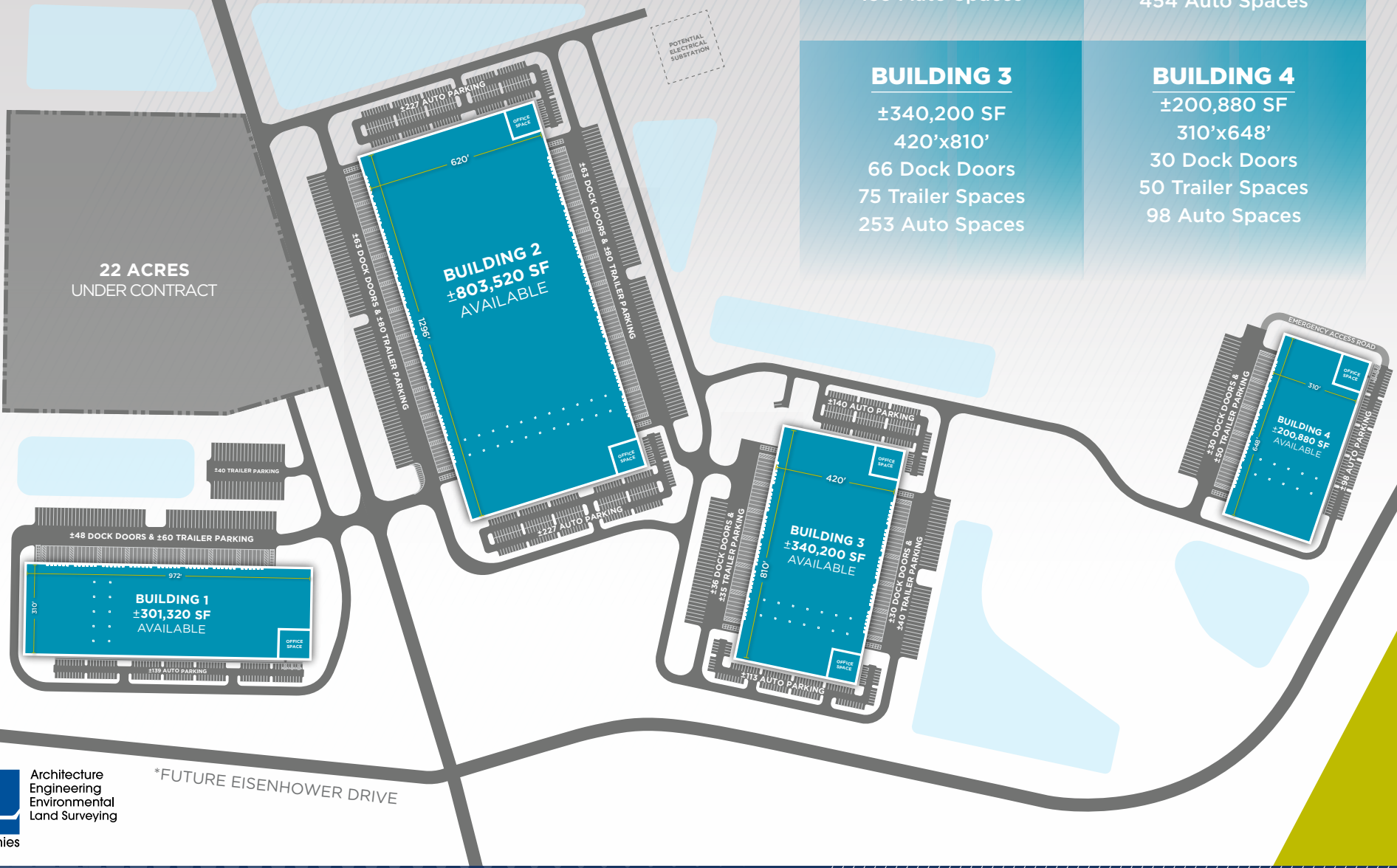
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 **CUSHMAN &
WAKEFIELD**

BUILDING
SPECS

22 ACRES
UNDER CONTRACT



BUILDING 1

±301,320 SF
310'x972'
48 Dock Doors
100 Trailer Spaces
139 Auto Spaces

BUILDING 2

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

BUILDING 3

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

BUILDING 4

±200,880 SF
310'x648'
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

NEW OXFORD

30

94

MCSHERRYSTOWN

HANOVER

116

116

LOCAL TENANTS

**HANOVER
COMMERCE PARK**



Clarks



116

194

94



116

116



194



94

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

REGIONAL

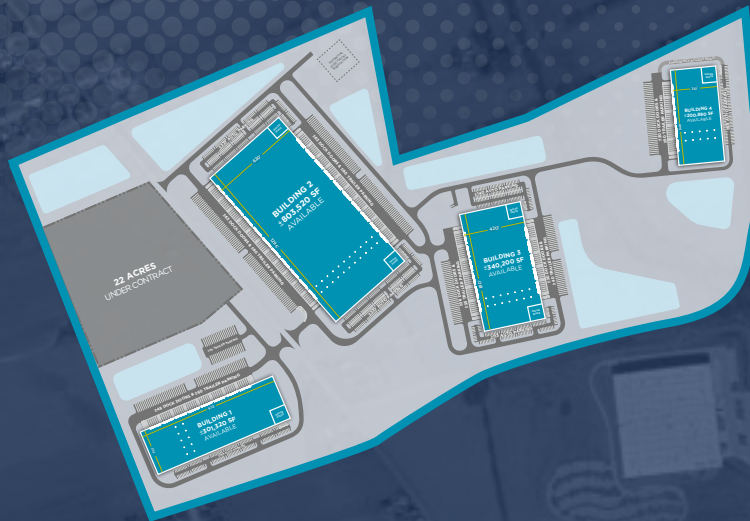
MAP

HANOVER
COMMERCE PARK



HANOVER COMMERCE PARK

OXFORD AVENUE, HANOVER, PA



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