

# 283 INDUSTRIAL CENTER

FOR LEASE

LANCASTER, PENNSYLVANIA



**±110,000 SF  
BUILT-TO-SUIT**

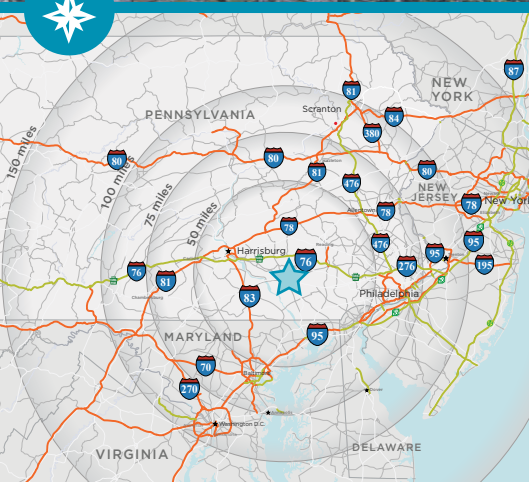
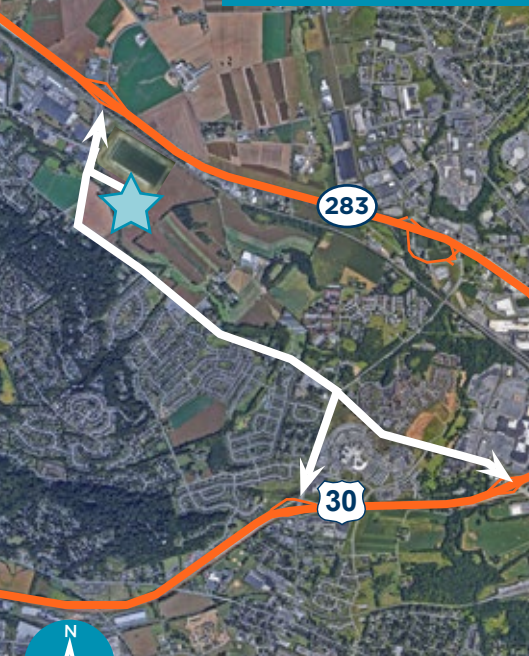
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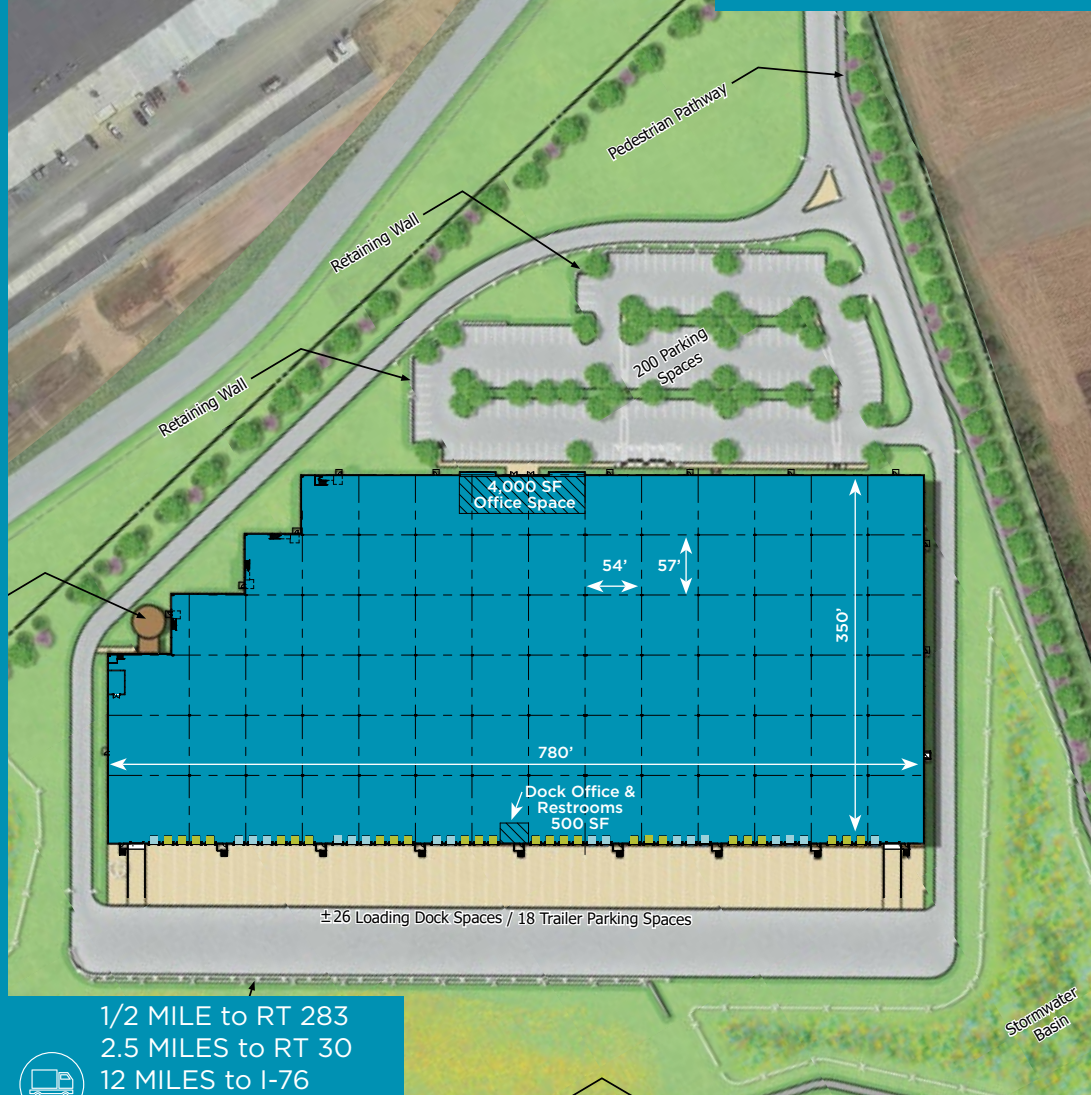
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# LOCATION



# SITE PLAN



1/2 MILE to RT 283  
 2.5 MILES to RT 30  
 12 MILES to I-76  
 23 MILES to I-83  
 36 MILES to I-81



■ ±26 Fully Equipped Docks  
 ■ 18 Knock-Outs

**±110,000** SQUARE FEET    **±26** DOCK DOORS    **36'** CLEAR HEIGHT    **±200** AUTO PARKING

<b>AVAILABLE AREA</b>	±110,000 SF	<b>CLEAR HEIGHT</b>	36'
<b>BUILDING DIMENSIONS</b>	780' x 350'	<b>DOCK DOORS</b>	±26 (9'X10')
<b>OFFICE SPACE</b>	±4,000 SF (TO SUIT)	<b>DRIVE-IN DOORS</b>	2 (12'x14')
<b>CONSTRUCTION</b>	CONCRETE TILT-UP	<b>TRAILER PARKING</b>	±18 (EXPANDABLE)
<b>COLUMN SPACING</b>	54' X 57' WITH 65' SPEED BAYS	<b>AUTO PARKING</b>	±200 TOTAL SPACES
<b>CONFIGURATION</b>	SINGLE SIDE LOAD (Rear)	<b>LIGHTING</b>	LED
<b>ROOF</b>	EPDM	<b>FIRE PROTECTION</b>	ESFR
<b>FLOOR</b>	6" REINFORCED CONCRETE SLAB	<b>POWER</b>	2,000 AMP 277/480V 3-PHASE

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