



BLACK CREEK GROUP

# HERITAGE LOGISTICS PARK

200 SHADY LANE, MANCHESTER, PA, 17345

FOR LEASE | 110,400 SQ FT | Class A Warehouse Facility



JEFF LOCKARD

1235 Westlakes Drive, Ste. 210  
Berwyn, PA, 19312  
610-249-2279

DEVELOPED BY



BLACK CREEK GROUP

CONSTRUCTED BY



DEVELOPMENT  
MANAGER



# Property FEATURES

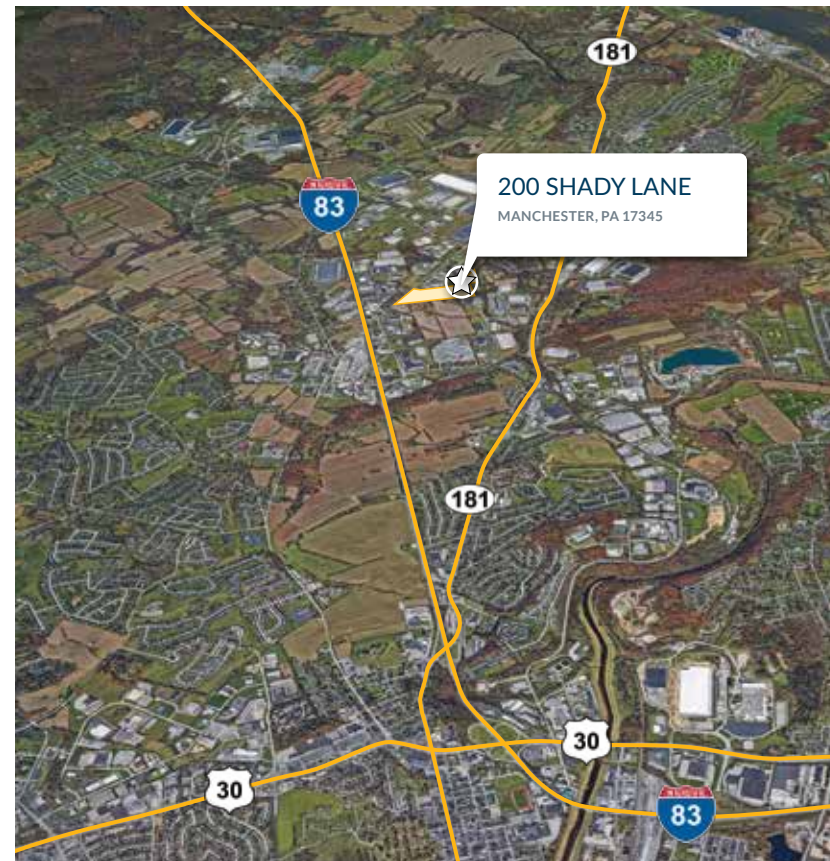
- 110,400 SF
- 2,375 SF main office area
- 240' depth x 460' width
- Single-side loading
- 32' @ first column height
- 60' depth X 52' width typical column bay spacing
- 60' depth speed bay
- 21 (1 per 5,257 SF ) dock high doors
- 1 drive-in doors
- 140'-190' truck court depth
- 18 trailer parking stalls
- 75 car parking stalls
- LED fixtures on motion sensors
- ESRF fire protection system



BLACK CREEK GROUP

# Location HIGHLIGHTS

- 3 minutes from Exit 24 of the I-83 Interchange
- 26 miles to Harrisburg Int'l Airport
- 100 miles to Washington DC
- 109 miles to Philadelphia
- 175 miles to Newark Liberty Int'l Airport
- 181 miles to Port Newark/Elizabeth
- 189 miles to NYC
- 400 miles to Boston



## ABOUT BLACK CREEK GROUP

*Black Creek Group is an experienced real estate investment management and development firm that has bought or built over \$20 billion of investments over its 25-year history. The firm manages diverse investment offerings across the spectrum of commercial real estate – including office, industrial, retail and multifamily – providing a range of investment solutions for both institutional and wealth management channels. Black Creek Group has nine offices across North America with more than 300 professionals. More information is available at [www.blackcreekgroup.com](http://www.blackcreekgroup.com).*



### JEFF LOCKARD

1235 Westlakes Drive, Ste. 210  
Berwyn, PA, 19312  
610-249-2279  
[jeff.lockard@am.jll.com](mailto:jeff.lockard@am.jll.com)

### PAUL TOROSIAN

1235 Westlakes Drive, Ste. 210  
Berwyn, PA, 19312  
609-410-8755  
[paul.torosian@am.jll.com](mailto:paul.torosian@am.jll.com)

### RYAN BARROS

1235 Westlakes Drive, Ste. 210  
Berwyn, PA, 19312  
610-249-2264  
[ryan.barros@am.jll.com](mailto:ryan.barros@am.jll.com)



**BLACK CREEK® GROUP**