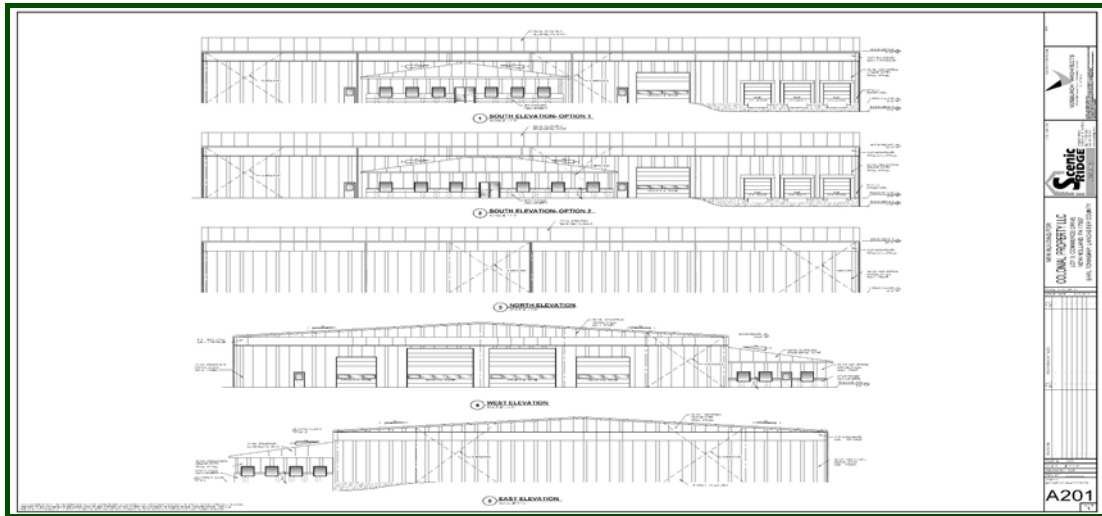


FOR LEASE

± 31,800 SF - WAREHOUSE 'TO BE BUILT'

NEW DESIGN INDUSTRIAL PARK - NEW HOLLAND



Location: 171 Commerce Drive, Earl Township, Lancaster County, New Holland, PA 17557

Distances to:	Route 340 ± 5.1 miles	Route 23 ± 1.0 miles	Route 222 ± 11.7 miles
	Route 322 ± 3.5 miles	Route 30 ± 7.9 miles	PA Turnpike ± 11.9 miles

Lot Size: ± 2.55 Acres

Available SF: Warehouse: ± 30,000 SF Office/Showroom/Break-Room: ± 1,800 SF

Zoning: **I - Industrial District** - permitted uses include: Administrative office buildings; automobile, truck, boat, farm equipment, and other motor vehicle sales, service, and repair facilities; grain and feed processing operations; laboratories for scientific or industrial research and development; mini-warehouses; industrial activities involving processing, production, repair, packaging, or testing of materials, goods, and/or products involving conversion, assembly, or non-toxic chemical operations; wholesale distribution of industrial products, among others.

Maximum Lot Coverage: Not more than eight percent (80%) shall be covered by buildings, parking facilities, pedestrian ways, or other impervious areas.

Features:

- Sprinkler system
- 5 Overhead doors: 2: 16' x 14', 2: 20' x 18' & 1: 12' x 14'
- Standing seam metal roof
- 6" Concrete floors
- 24' Ceiling height
- 3 Loading docks: 8' x 8' with levelers

Utilities: Public water, sewer, natural gas and 3 phase electric

HVAC: Warehouse: Natural gas - Floor heat Office: Gas floor heat and heat pump

Lease Rate: \$5.25 PSF NNN

*Building lay-out subject to change

Site Plan

CONTRACTOR:
SCENIC RIDGE COMPANY
 48 QUEEN ROAD
 GORDONVILLE, PA 17529
 TEL: 717.768.7522
 FAX: 717.768.8522
 WWW.SCENICRIDGE.COM

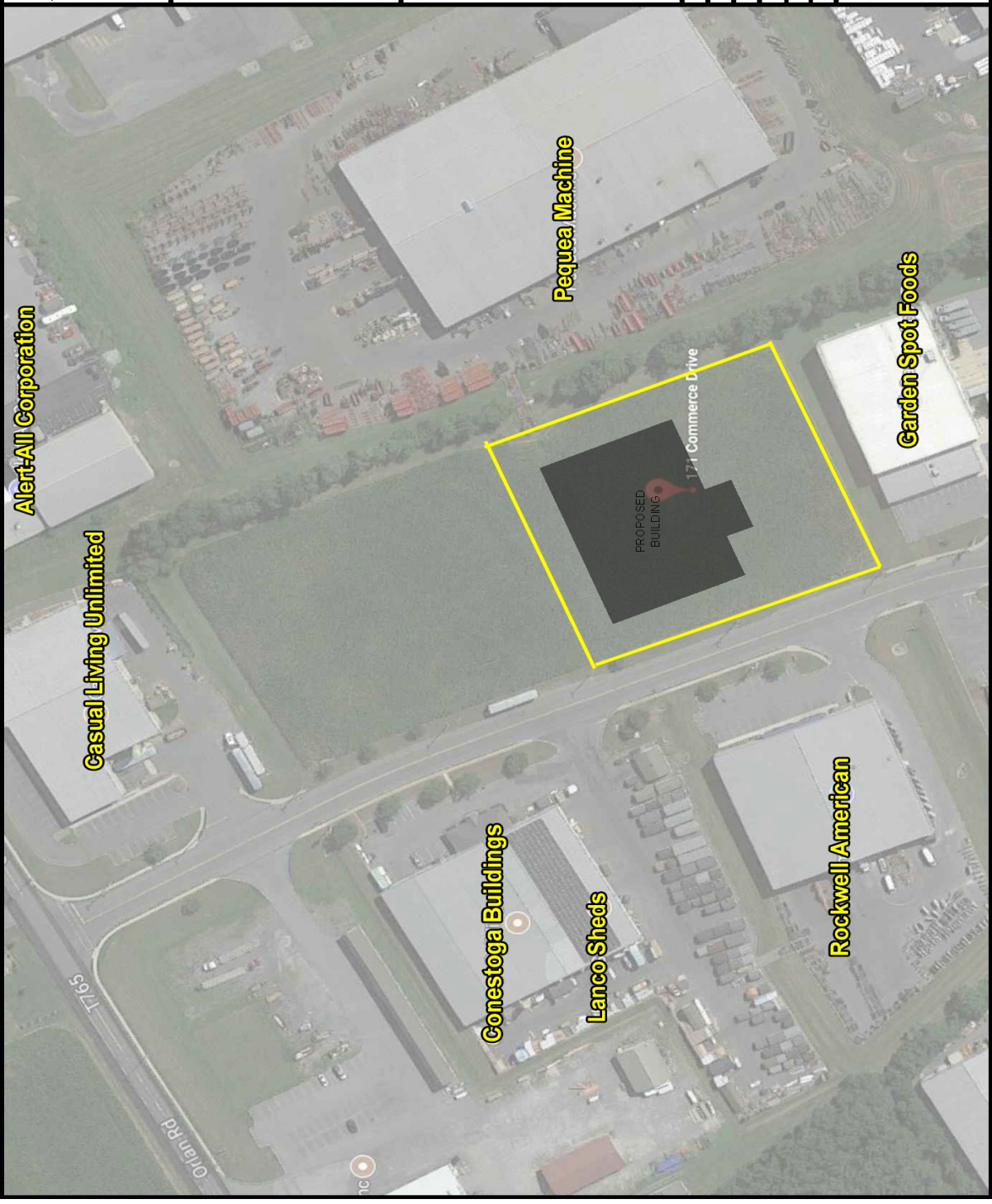
DESIGN PROFESSIONAL:
VOSBURGH ARCHITECTS
 1704 WHITE WATER ROAD
 LANCASTER, PA 17603
 TEL: 717.629.9070

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NEWPROJECT FOR:
COLONIAL PROPERTY LLC
 LOT 3, COMMERCE DRIVE
 NEWHOLLAND, PA 17557

ISSUE: SCHEMATIC
 ISSUE DATE: 10/18/2017
 DWG # 8452
 SCALE: 1" = 100'
 DRAWN BY: DJD
 REV BY: DRAFTER

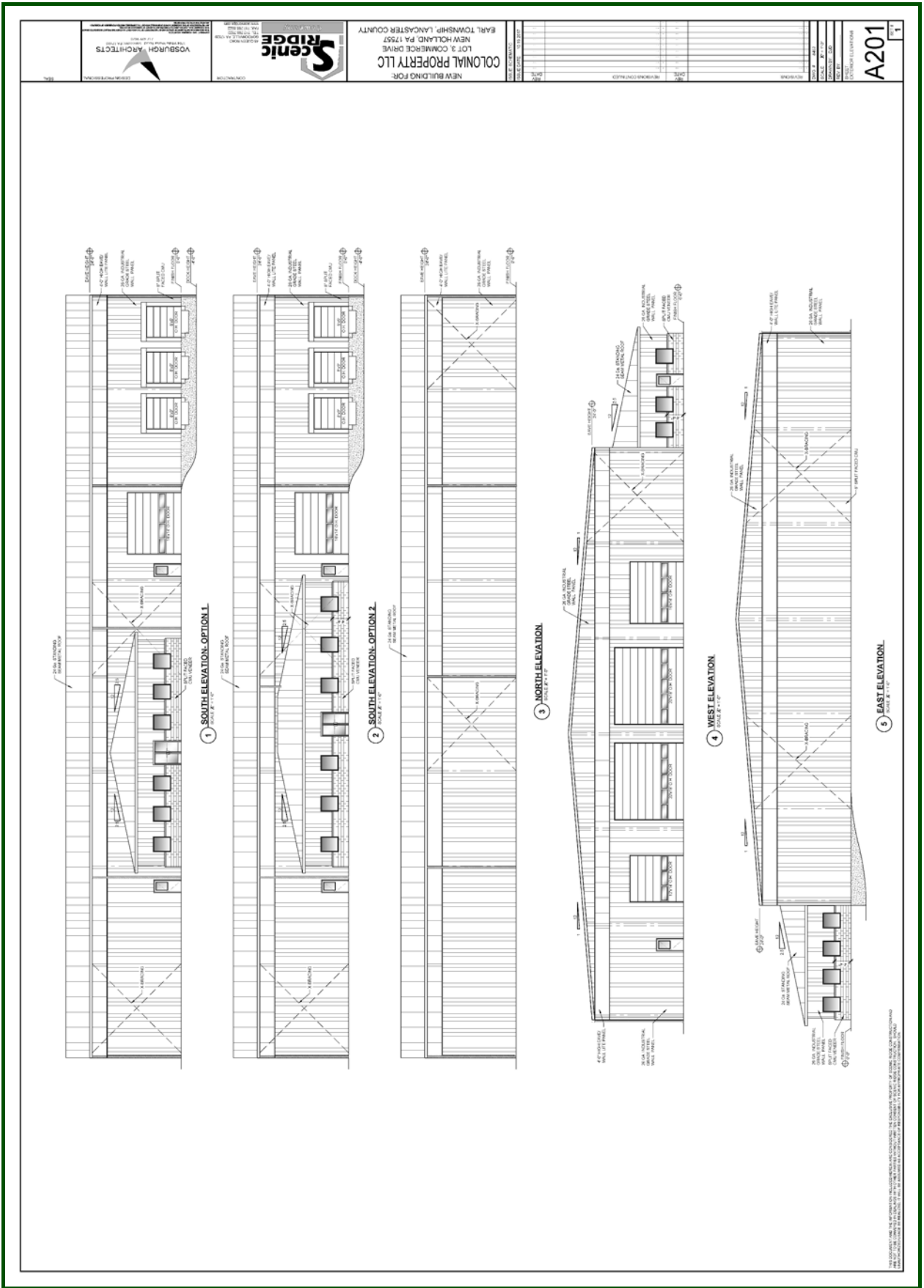
SHEET:
 AERIAL SITE PLAN
A002



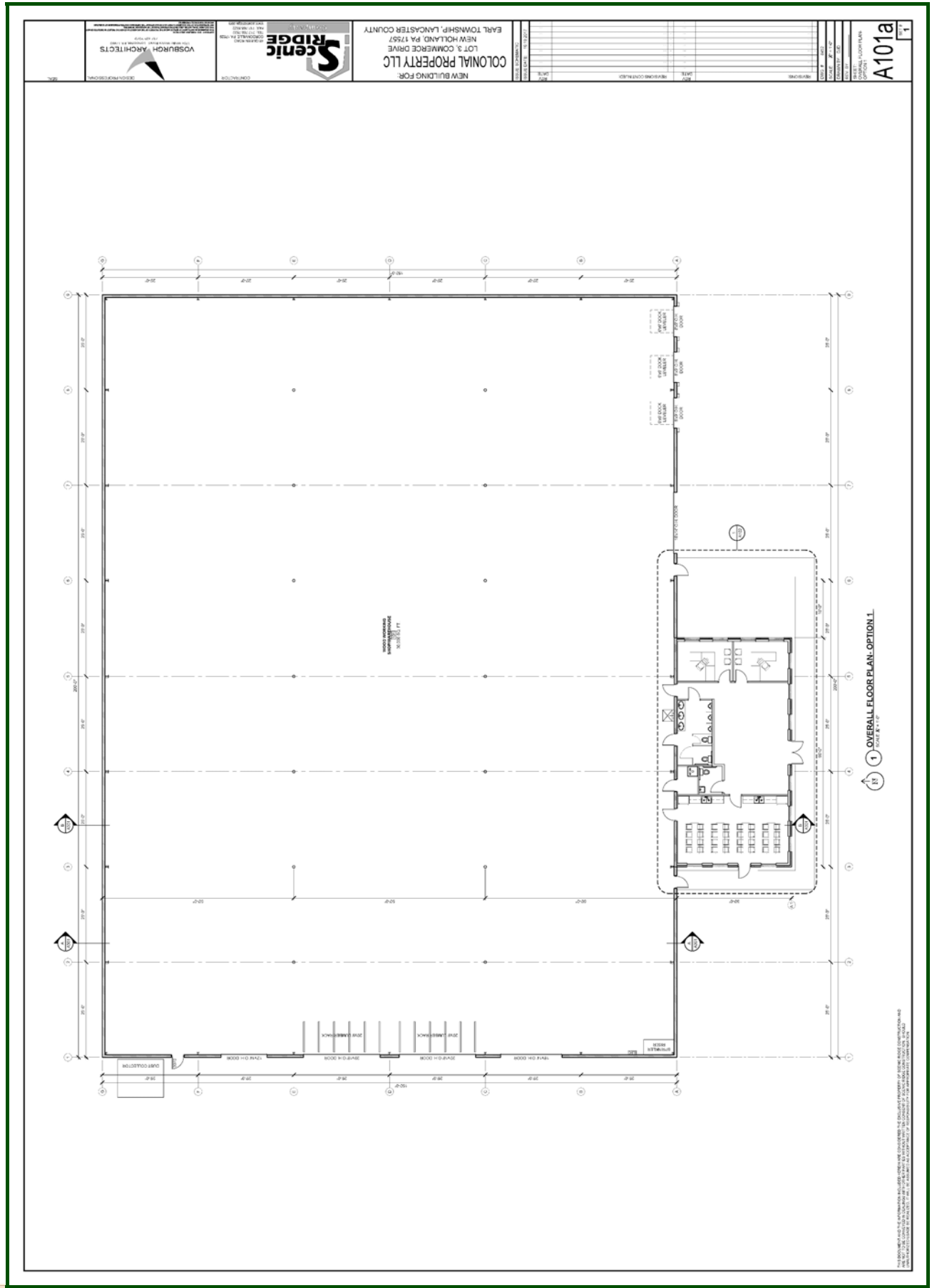
Aerial





Elevation Plan

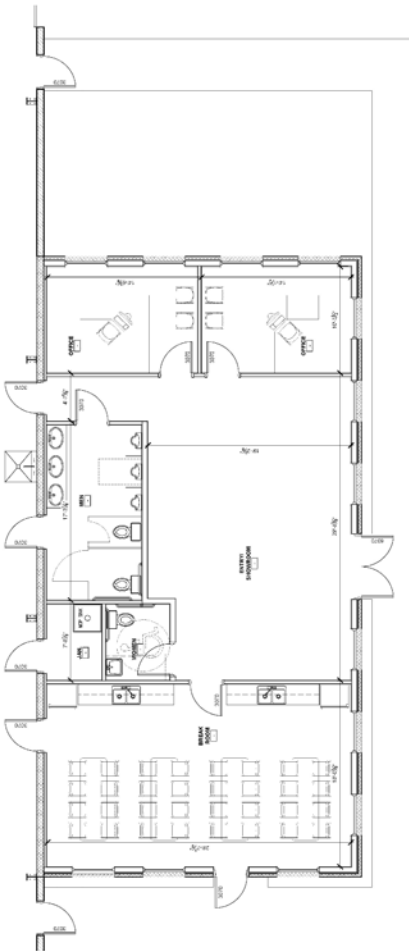



Floor Plan



Office Plan

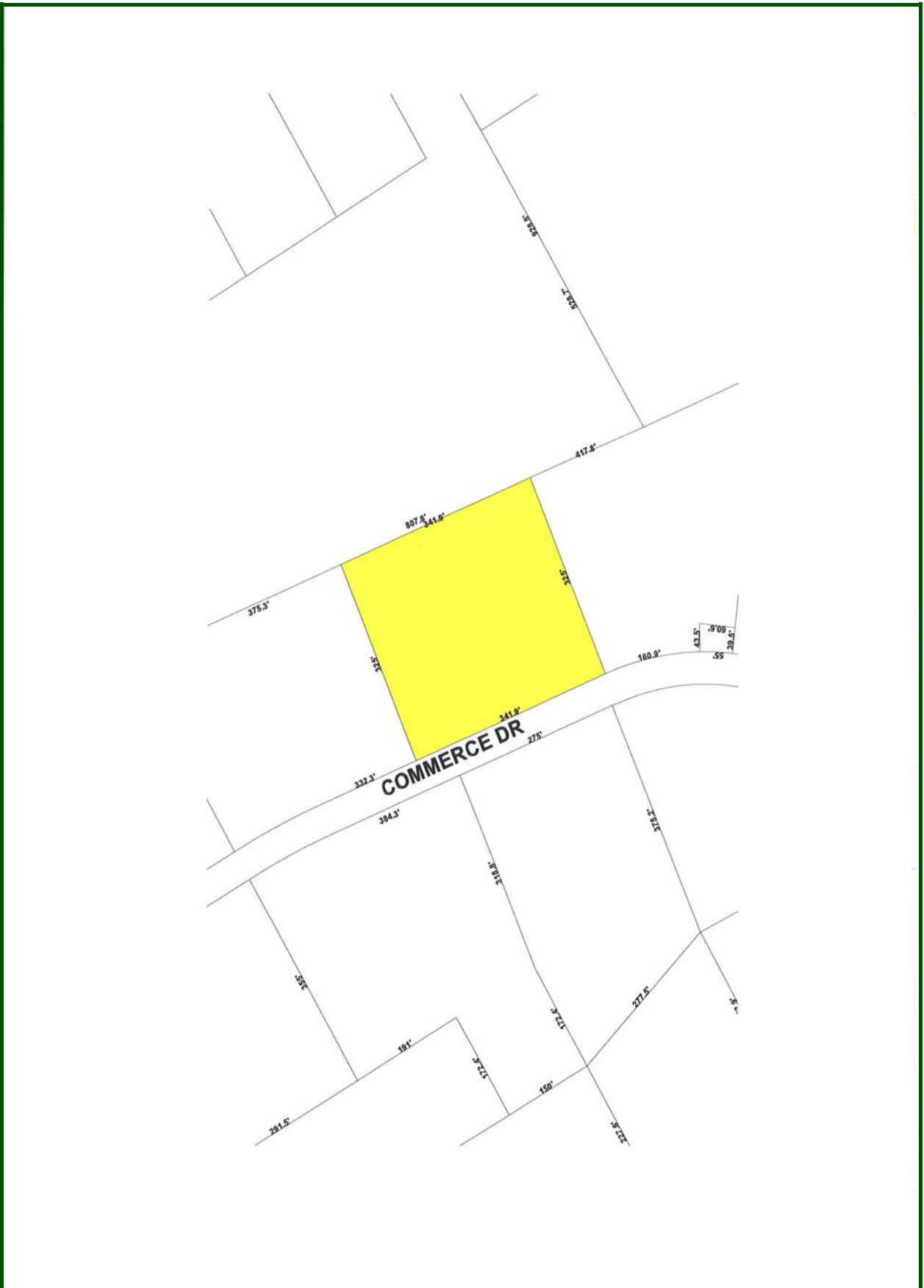
 VOSBURGH ARCHITECTS <small>ARCHITECTS</small> <small>1000 PENNSYLVANIA AVENUE, SUITE 1200</small> <small>PHILADELPHIA, PA 19106</small> <small>PH: 215.413.1200</small> <small>WWW.VOSBURGHARCHITECTS.COM</small>	 Scienc Ridge <small>CONSTRUCTION</small> <small>1000 PENNSYLVANIA AVENUE, SUITE 1200</small> <small>PHILADELPHIA, PA 19106</small> <small>PH: 215.413.1200</small> <small>WWW.SCIENCRIDGE.COM</small>	NEW BUILDING FOR COLONIAL PROPERTY LLC LOT 3, COMMERCE DRIVE NEW HOLLAND, PA 17357 EARL TOWNSHIP, LANCASTER COUNTY U.S. COMMERCIAL REALTY 1000 PENNSYLVANIA AVENUE, SUITE 1200 PHILADELPHIA, PA 19106 PH: 215.413.1200 WWW.USCOMMERCIALREALTY.COM	SHEET NO. DATE DRAWN BY CHECKED BY APPROVED BY PROJECT NO. REV. NO. 1 REV. DESCRIPTION REV. DATE	A102 1
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1 ENLARGED OFFICE PLAN - OPTION 1
SCALE: 1/4" = 1'-0"

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Lot



Regional Map



SCOTT D. BRADBURY



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