



BLACK CREEK GROUP

HERITAGE LOGISTICS PARK

165 SHADY LANE, MANCHESTER, PA, 17345

FOR LEASE | 148,500 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

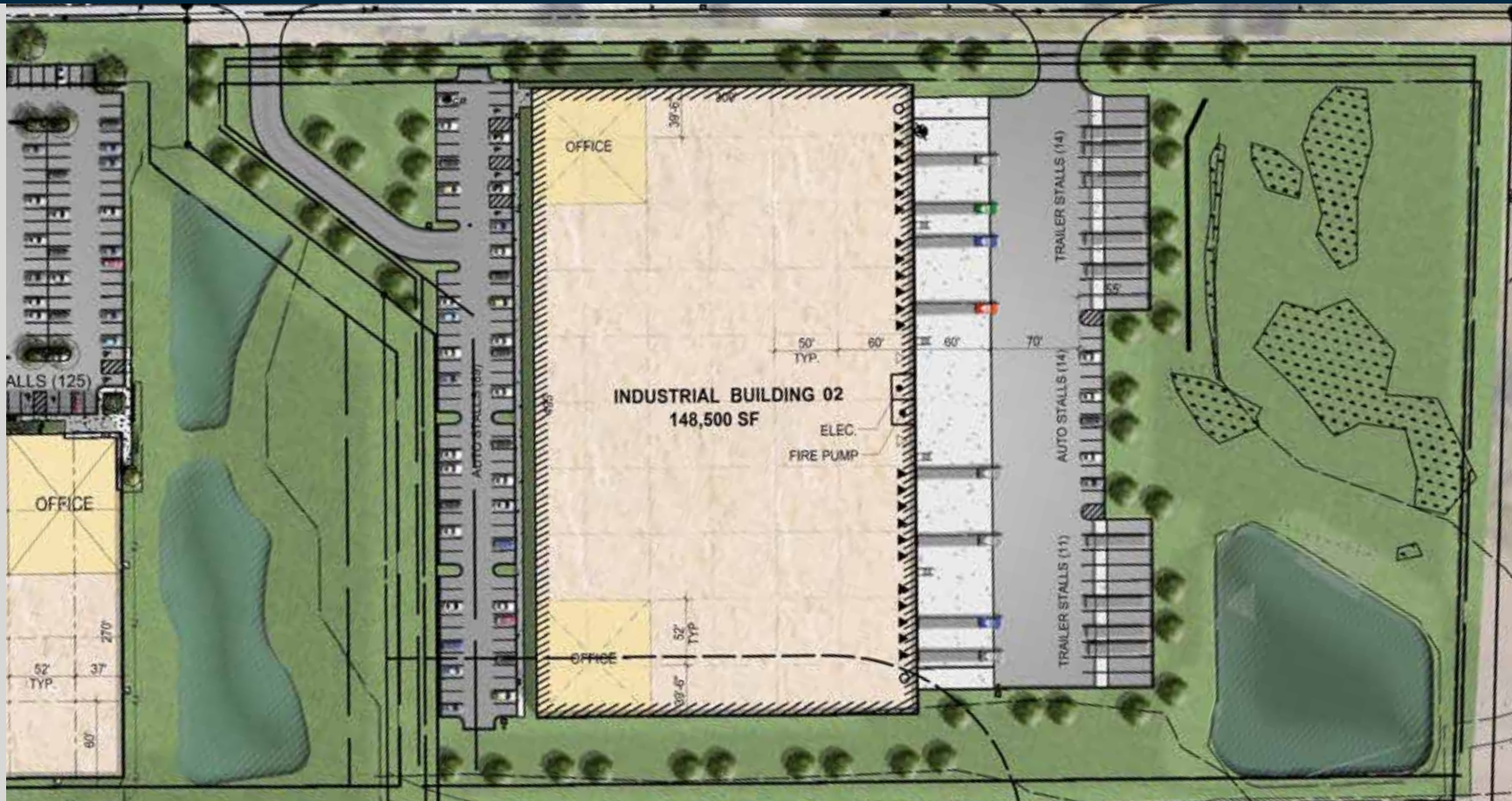


DEVELOPMENT
MANAGER



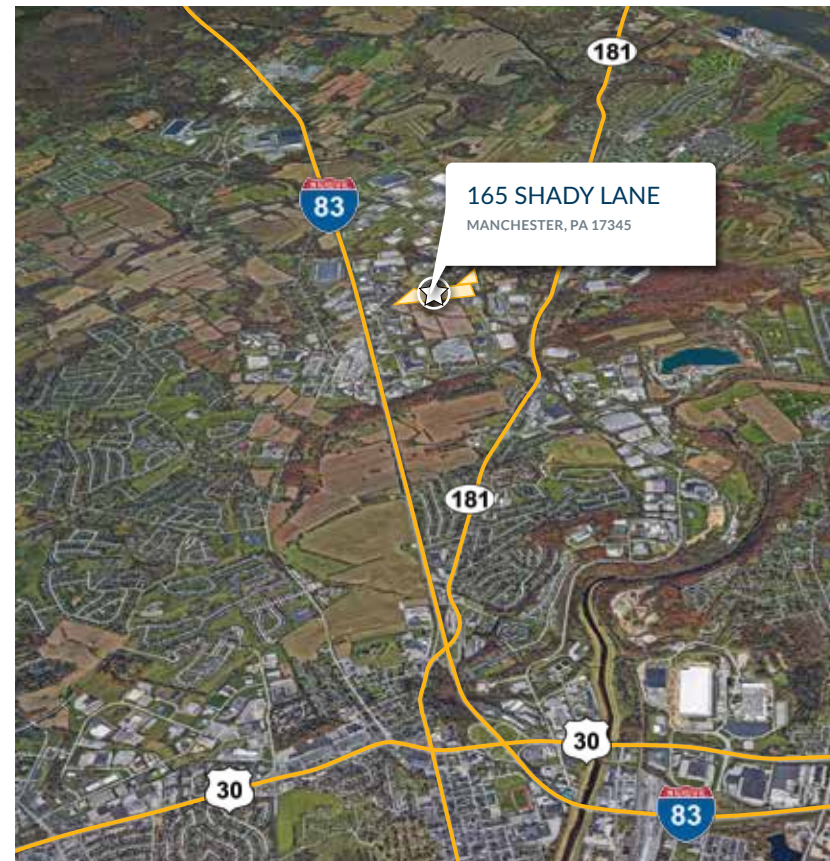
Property FEATURES

- 148,500 SF
- 2,515 SF main office area
- 300' depth x 495' width
- Single-side loading
- 32' @ first column height
- 50' depth X 52' width typical column bay spacing
- 60' depth speed bay
- 22 (1 per 6,457 SF) dock high doors
- 2 drive-in doors
- 140'-185' truck court depth
- 25 trailer parking stalls
- 103 car parking stalls
- LED fixtures on motion sensors
- ESRF fire protection system



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.



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BLACK CREEK® GROUP