



AVAILABLE

Hanover, PA

324,727 SF on 18.65 Acres

Size: 324,727 square feet

1990—130,548 square feet

1993—130,706 square feet

1998—63,473 square feet

Condition: Excellent

Dimensions: 1000' x 325'

Lot Size: 18.65 acres

Paved Parking: 110 cars, 10 trailers

Office: 4,268 square feet

Lighting: T8/T12 lighting package with motion sensors and skylights

Rail: Potential for rail service by York Railway Corp—rail adjacent to rear of property

Construction:

Floors: 6" concrete

Walls: Block & insulated metal

Columns: Steel H

Ceiling: Steel joist

Roof: Standing seam metal

Ceiling Height: 25' - 29'6"

Column Spacing: 40' x 40'

Gas: Columbia Gas—6" M, 4" L

Heat: (5) gas-fired Industrial Air Rotation units

Power: Supplied by Met/Ed a FirstEnergy Co
2000A, 480Y/277V—Square D

Sprinklers: Wet—ESFR w/Clarke diesel pump

CLIMATE CONTROLLED

Water:

Hanover Water Co.

Sewer:

Penn Township—8"

Truck Loading:

21 TG (8' x 10')

1 D-I (12' x 14') with 60' cc ramp

Zoning:

Industrial (Penn Twp)

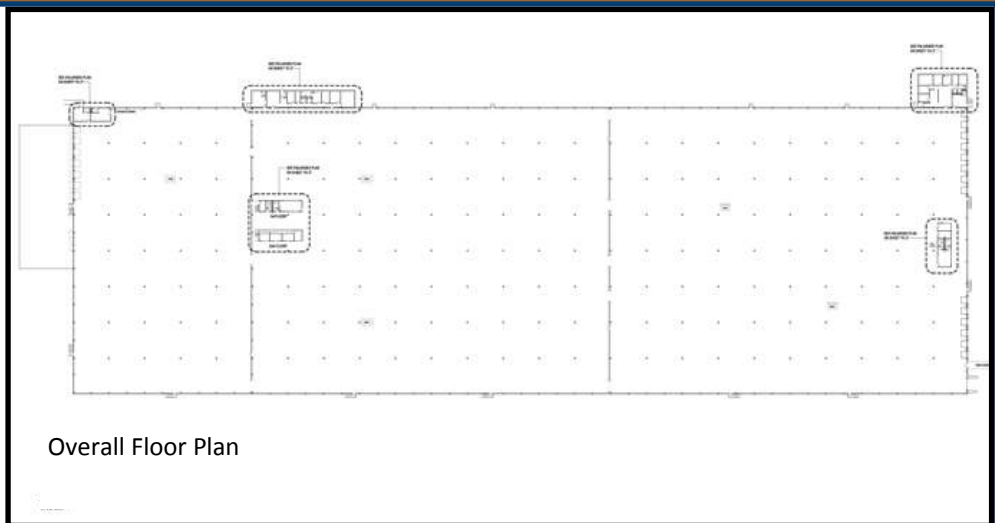
Last Use:

Distribution / warehouse

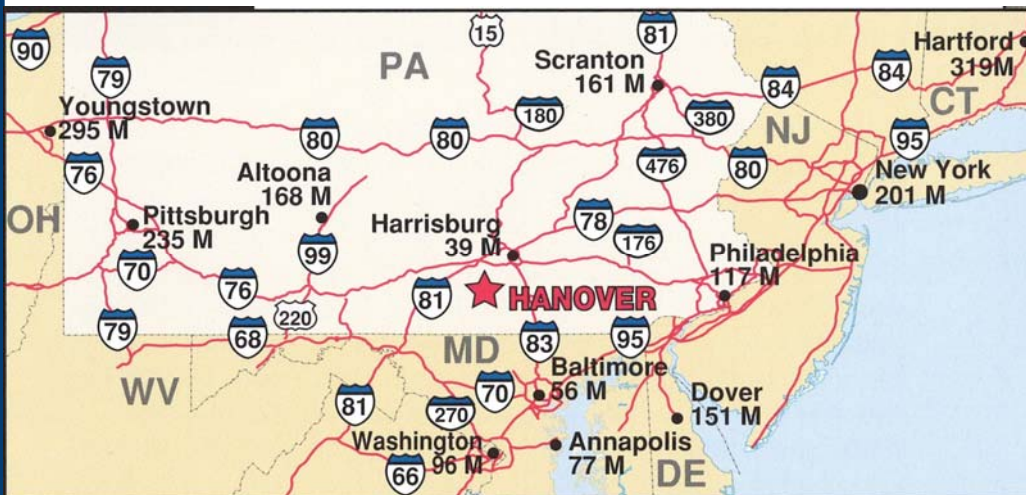
Possession: Immediate

Additional Information:

- FOREIGN TRADE ZONE



- Taxes - \$0.61 per square foot
- 100% air conditioned via roof top units
- RF coverage in 260,000 SF
- Security—burglar, fire and card access
- Power vents & louvers in north & east walls
- Emergency generator

**CORPORATE HEADQUARTERS**

900 Jaymor Road
Southampton, PA 18966
Telephone (215) 322-5100
FAX (215) 322-5840



HART CORPORATION
INTERNATIONAL INDUSTRIAL REAL ESTATE

MID-ATLANTIC REGION

900 Jaymor Road
Southampton, PA 18966
Telephone (215) 322-5100
FAX (215) 322-5840

WWW.HARTCORP.COM • HART@HARTCORP.COM

REGIONAL OFFICES

ATLANTA • CHARLOTTE • HARTFORD • INDIANAPOLIS • PHILADELPHIA

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liabil-