

# Heritage Logistics Center

165 Shady Lane, Manchester, PA 17345

165

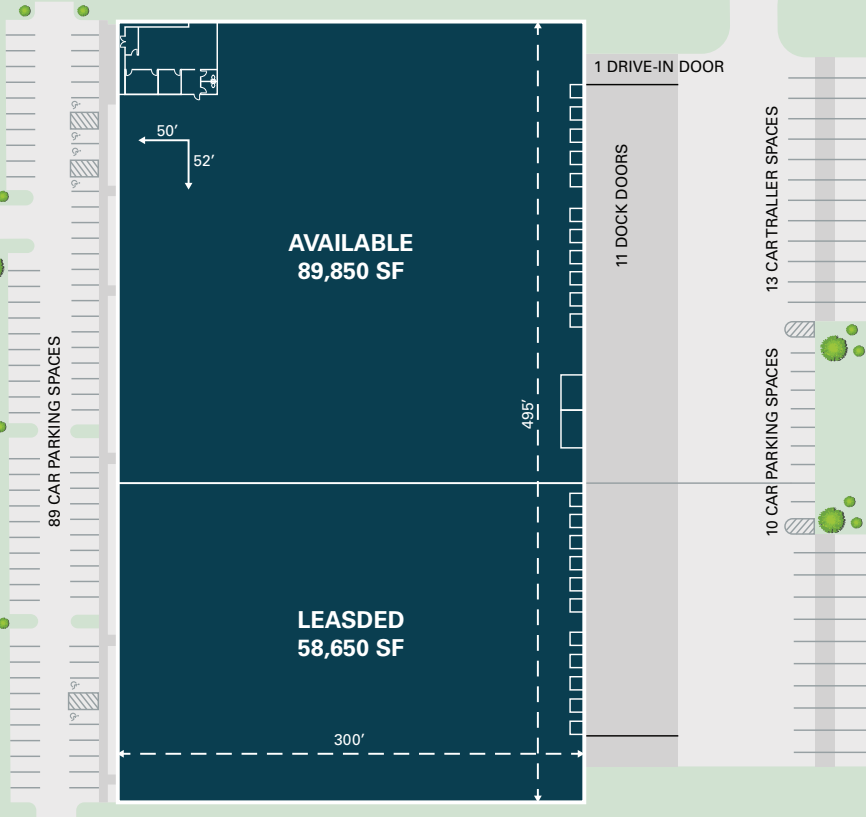
FOR LEASE  
89,850 SF

89,850 SF | 11 DOCK DOORS

1 DRIVE-IN DOOR | 2,515 SF OFFICE

A MODERN, MOVE-IN-READY INDUSTRIAL  
FACILITY BUILT FOR EFFICIENT DISTRIBUTION  
AND LOGISTICS OPERATIONS.

SHADY LN



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## SITE PLAN & BUILDING SPECIFICATIONS

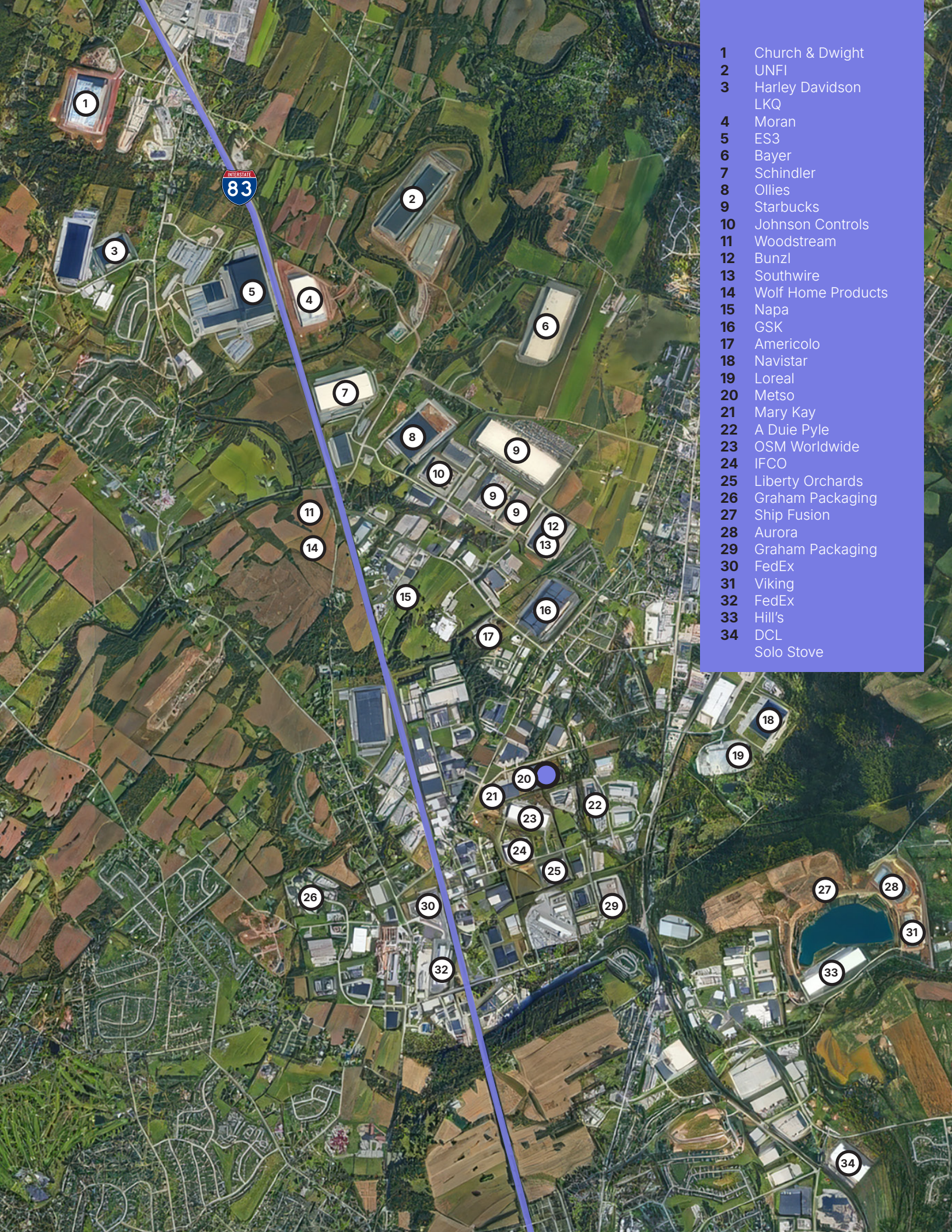




|                                               |                                                    |                             |                                                      |                                         |
|-----------------------------------------------|----------------------------------------------------|-----------------------------|------------------------------------------------------|-----------------------------------------|
| TOTAL<br>BUILDING SF<br>148,500 SF            | AVAILABLE SF<br>89,850 SF                          | OFFICE AREA SF<br>2,515 SF  | BUILDING<br>DIMENSIONS<br>300' DEPTH X<br>300' WIDTH | LOADING<br>CONFIGURATION<br>SINGLE-SIDE |
| COLUMN HEIGHT<br>32'<br>@ FIRST COLUMN HEIGHT | COLUMN SPACING<br>50' DEPTH X<br>52' WIDTH TYPICAL | SPEED BAY<br>60' DEPTH      | DOCK DOORS<br>11<br>(1 PER 8,168 SF)                 | DRIVE-IN<br>DOORS<br>1                  |
| TRUCK COURT<br>DEPTH<br>140'-185'             | TRAILER PARKING<br>STALLS<br>13                    | CAR PARKING<br>STALLS<br>68 | LIGHTING<br>LED FIXTURES ON<br>MOTION SENSORS        | FIRE<br>PROTECTION<br>ESFR              |



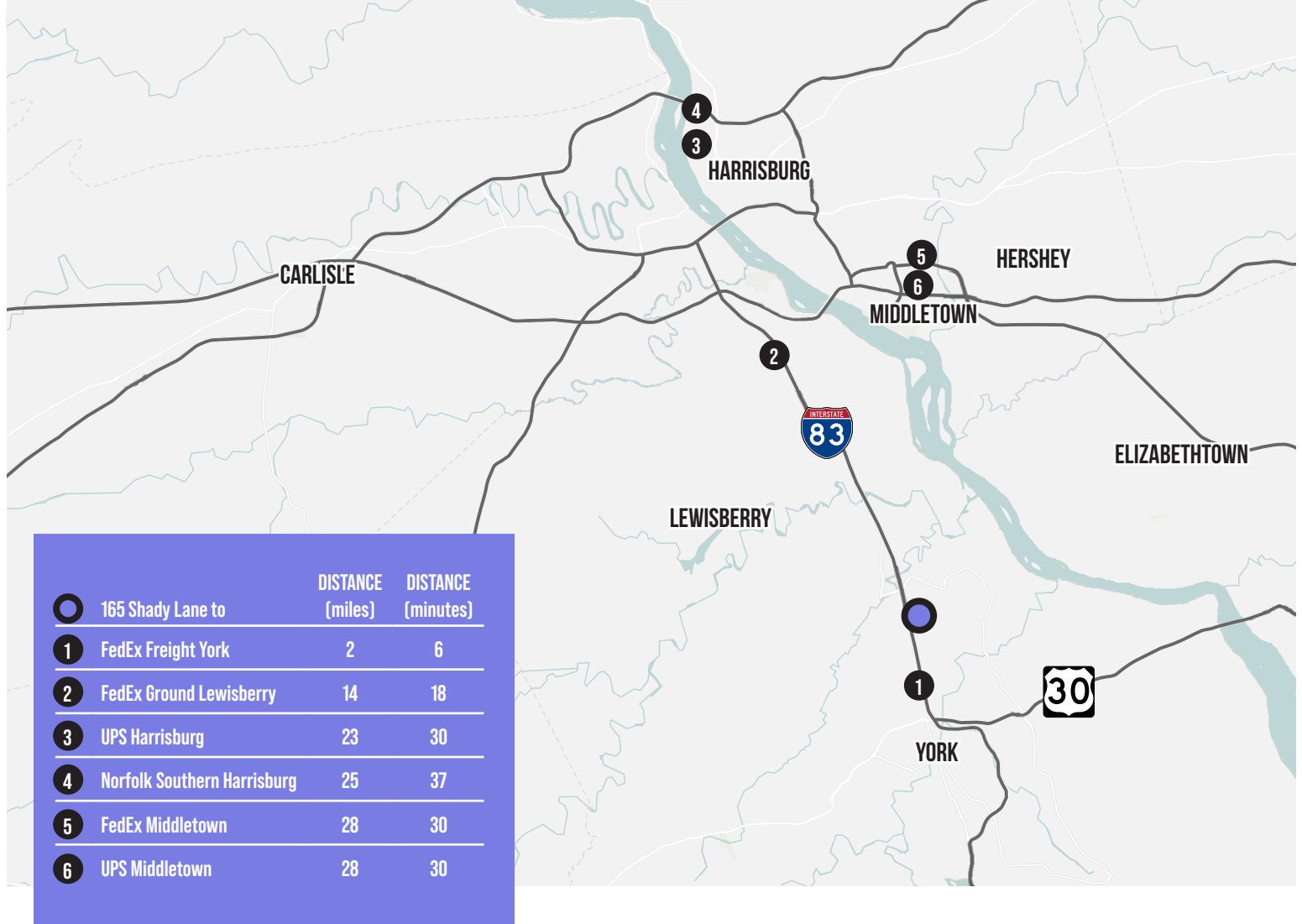




INTERSTATE  
83

- 1 Church & Dwight
- 2 UNFI
- 3 Harley Davidson LKQ
- 4 Moran
- 5 ES3
- 6 Bayer
- 7 Schindler
- 8 Ollies
- 9 Starbucks
- 10 Johnson Controls
- 11 Woodstream
- 12 Bunzl
- 13 Southwire
- 14 Wolf Home Products
- 15 Napa
- 16 GSK
- 17 Americolo
- 18 Navistar
- 19 Loreal
- 20 Metso
- 21 Mary Kay
- 22 A Duie Pyle
- 23 OSM Worldwide
- 24 IFCO
- 25 Liberty Orchards
- 26 Graham Packaging
- 27 Ship Fusion
- 28 Aurora
- 29 Graham Packaging
- 30 FedEx
- 31 Viking
- 32 FedEx
- 33 Hill's
- 34 DCL Solo Stove









### *LOCATION*

Strategically positioned near key transportation hubs and intermodal facilities for efficient regional and national distribution.

### *LERTA TAX ABATEMENT*

Property benefits from five remaining years of reduced tax liability.

### *LABOR*

With a workforce population exceeding 265,000 within a 30-mile radius, 200 Shady Lane provides access to a strong, readily available blue-collar labor pool ideal for supporting manufacturing and distribution operations.

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## NEWMARK

LICENSED IN PENNSYLVANIA AS NEWMARK REAL ESTATE

1000 CONTINENTAL DRIVE, SUITE 200  
KING OF PRUSSIA, PA 19406  
610-265-0600  
NMRK.COM

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