

# 2919

## OLD TREE DRIVE

LANCASTER, PENNSYLVANIA

FOR SUBLEASE



# ±240,528 SF

AVAILABLE

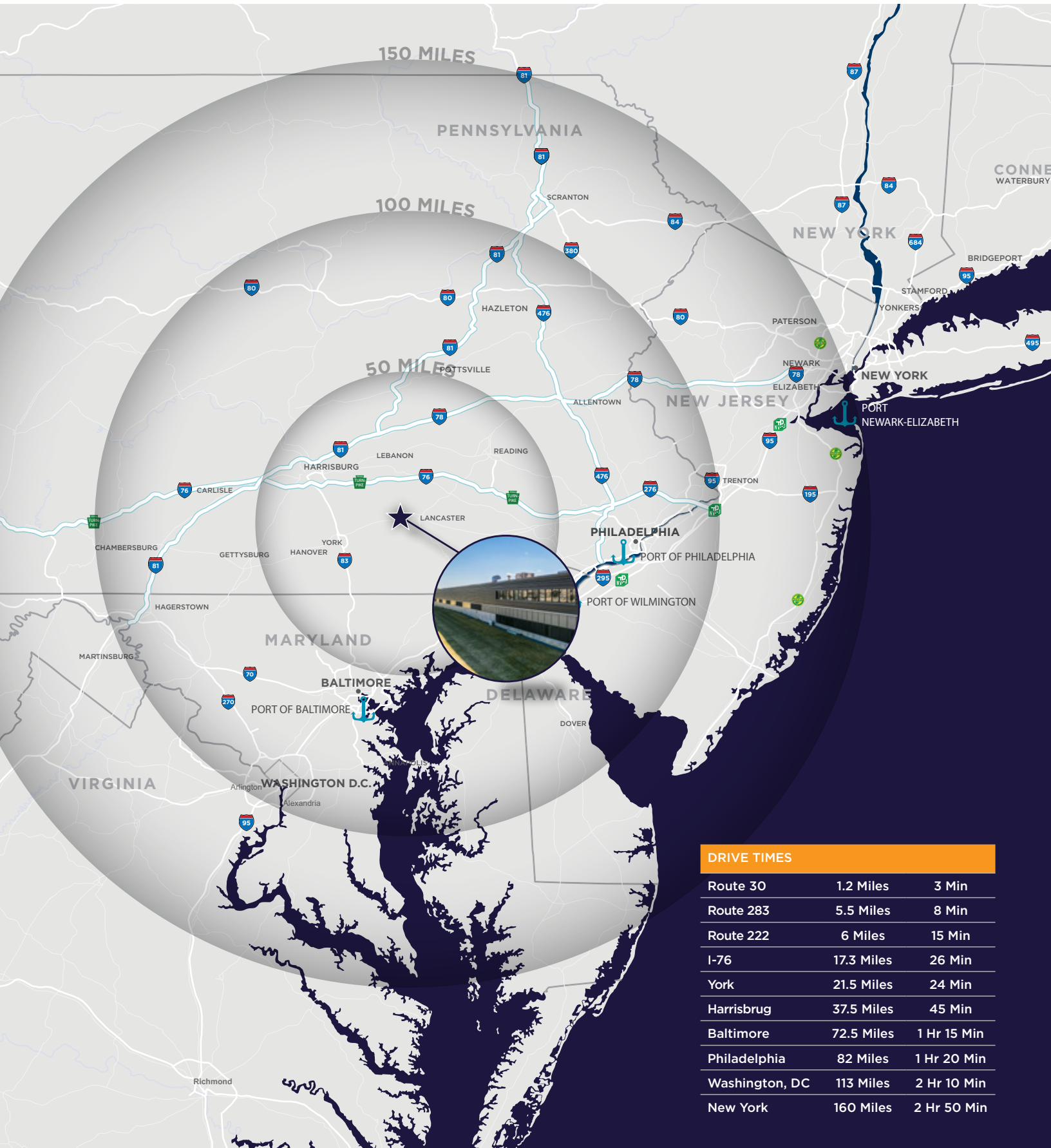


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# REGIONAL MAP

# 2019 OLD TREE DRIVE LANCASTER, PENNSYLVANIA



### DRIVE TIMES

Route 30	1.2 Miles	3 Min
Route 283	5.5 Miles	8 Min
Route 222	6 Miles	15 Min
I-76	17.3 Miles	26 Min
York	21.5 Miles	24 Min
Harrisbrug	37.5 Miles	45 Min
Baltimore	72.5 Miles	1 Hr 15 Min
Philadelphia	82 Miles	1 Hr 20 Min
Washington, DC	113 Miles	2 Hr 10 Min
New York	160 Miles	2 Hr 50 Min

# LOCATION

2919 OLD TREE DRIVE  
LANCASTER, PENNSYLVANIA



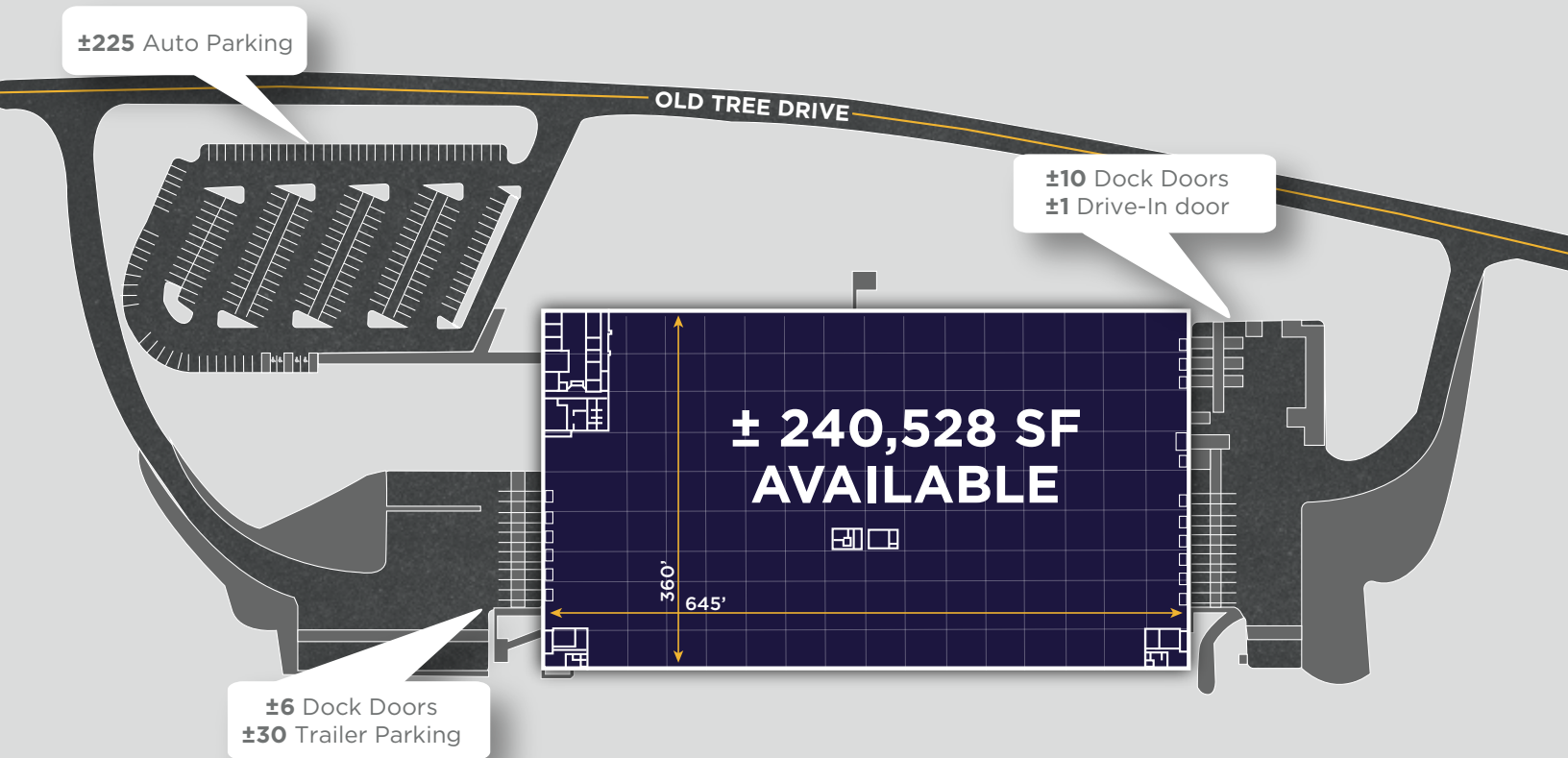
**LARGE-SCALE DISTRIBUTION CAPACITY** 240,529 SF of contiguous space on a 20-acre lot, built for high-volume truck flow and large-scale logistics operations.



**PRIME ACCESS** offering truck-friendly connectivity to Route 30



**STRONG LABOR BASE** with a reliable blue-collar demographic ideal for industrial operations. Over 30% of the regional workforce is employed in manufacturing, transportation, and warehousing-related sectors—well above the national average.



**±240,528** SQUARE FEET

**±16** DOCK DOORS

**19'-21'** CLEAR HEIGHT

**±225** AUTO SPACES

<b>BUILDING AREA</b>	±240,528 SF
<b>BUILDING DIMENSIONS</b>	360' x 645'
<b>OFFICE SPACE</b>	± 15,000 SF main offices on two floors ± 3,000 SF shipping offices on two floors ± 3,400 SF receiving offices on two floors ± 800 SF QC office
<b>COLUMN SPACING</b>	40'x40'
<b>CLEAR HEIGHT</b>	19'-21'
<b>TRUCK COURT</b>	198'

<b>DRIVE-IN DOOR</b>	1
<b>DOCK DOORS</b>	±16 Dock high loading doors with pit load levelers, seals, and bumpers (expandable)
<b>AUTO PARKING</b>	±225
<b>TRAILER PARKING</b>	±30
<b>POWER</b>	1,200 KVA and a Buss duct system throughout the facility
<b>LIGHTING</b>	LED
<b>FIRE PROTECTION</b>	Wet system

For More Information, Please Contact:

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