100 S. BLETTNER AVE

HANOVER, PENNSYLVANIA

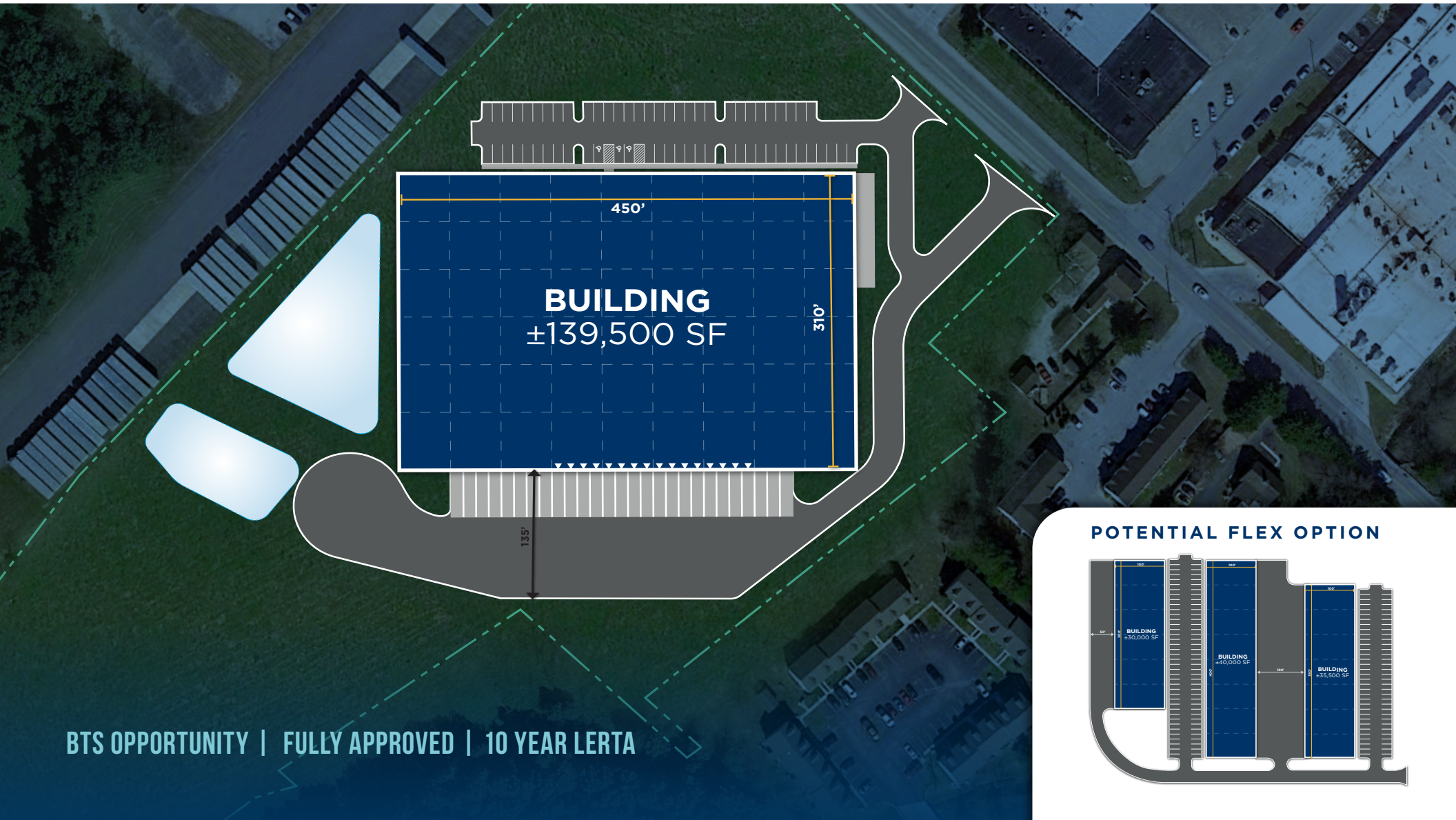
HOLLAND PROPERTIES

CUSHMAN & WAKEFIELD

Gerry Blinebury
Executive Vice Chair
+1 717 231 7291
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139,500 SF AVAILABLE



BTS OPPORTUNITY | FULLY APPROVED | 10 YEAR LERTA

POTENTIAL FLEX OPTION

LOCAL MAP



DRIVE TIMES

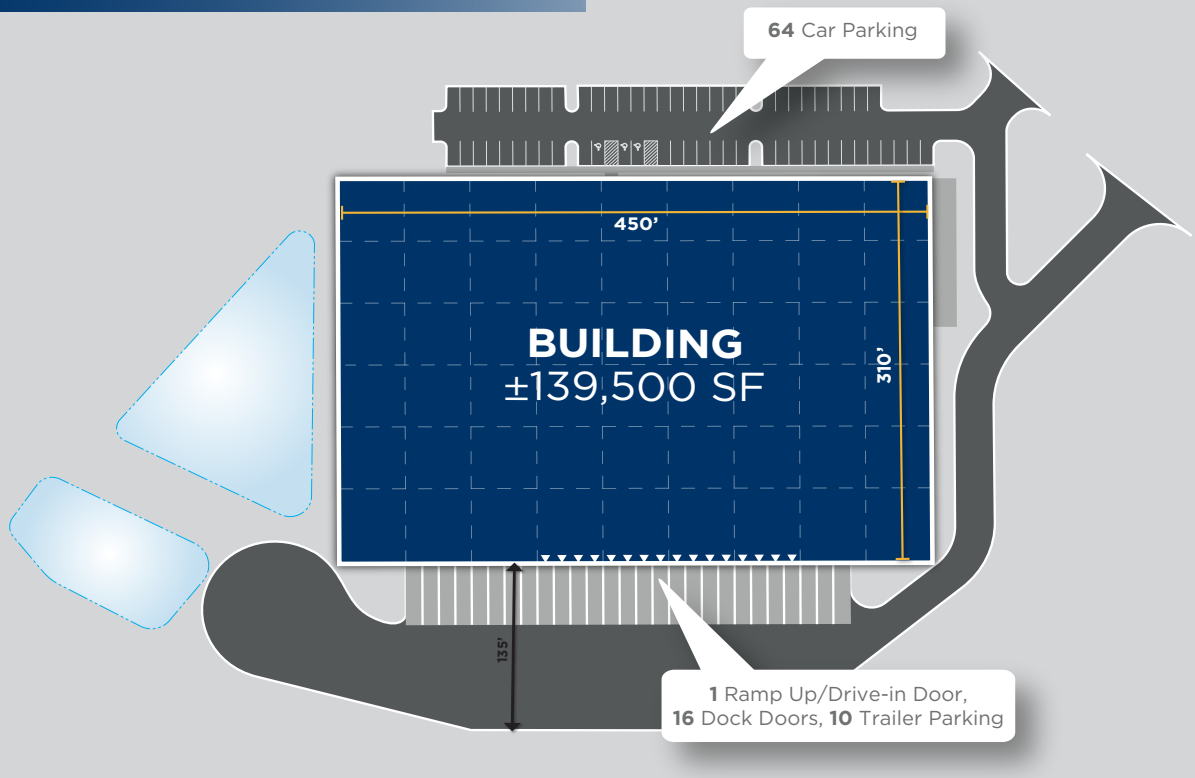
30	11 MINS	6 MILES
EXIT 21 OF I-83	40 MINS	29 MILES
HARRISBURG, PA	1 HR 4 MINS	40 MILES
BALTIMORE, MD	1 HR 9 MINS	52 MILES
WASHINGTON, DC	2 HR 3 MINS	82 MILES

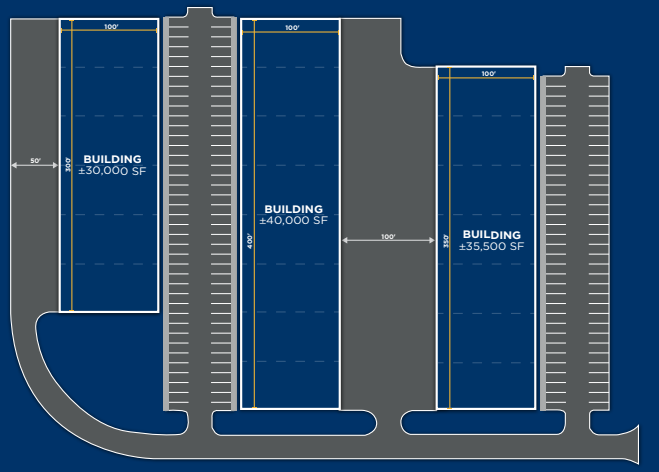
NEW OXFORD
MCSHERRYSTOWN
HANOVER
100 S. BLETTNER AVE
30
194
94
116
TIMBAR
AquaPhoenix
YAZOO MILLS INC
HANOVER
SHEETZ
Schindler
SL Distribution
HANOVER
Hanover Logistics
Leisters
SNYDER'S OF HANOVER
Clarks
UTZ BRANDS
McClarin Plastics
G&S FOODS
TreeHouse
CONAGRA

100 S. BLETTNER AVE
HANOVER, PENNSYLVANIA

HOLLAND PROPERTIES
CUSHMAN & WAKEFIELD

BUILDING SPECS





POTENTIAL FLEX OPTION

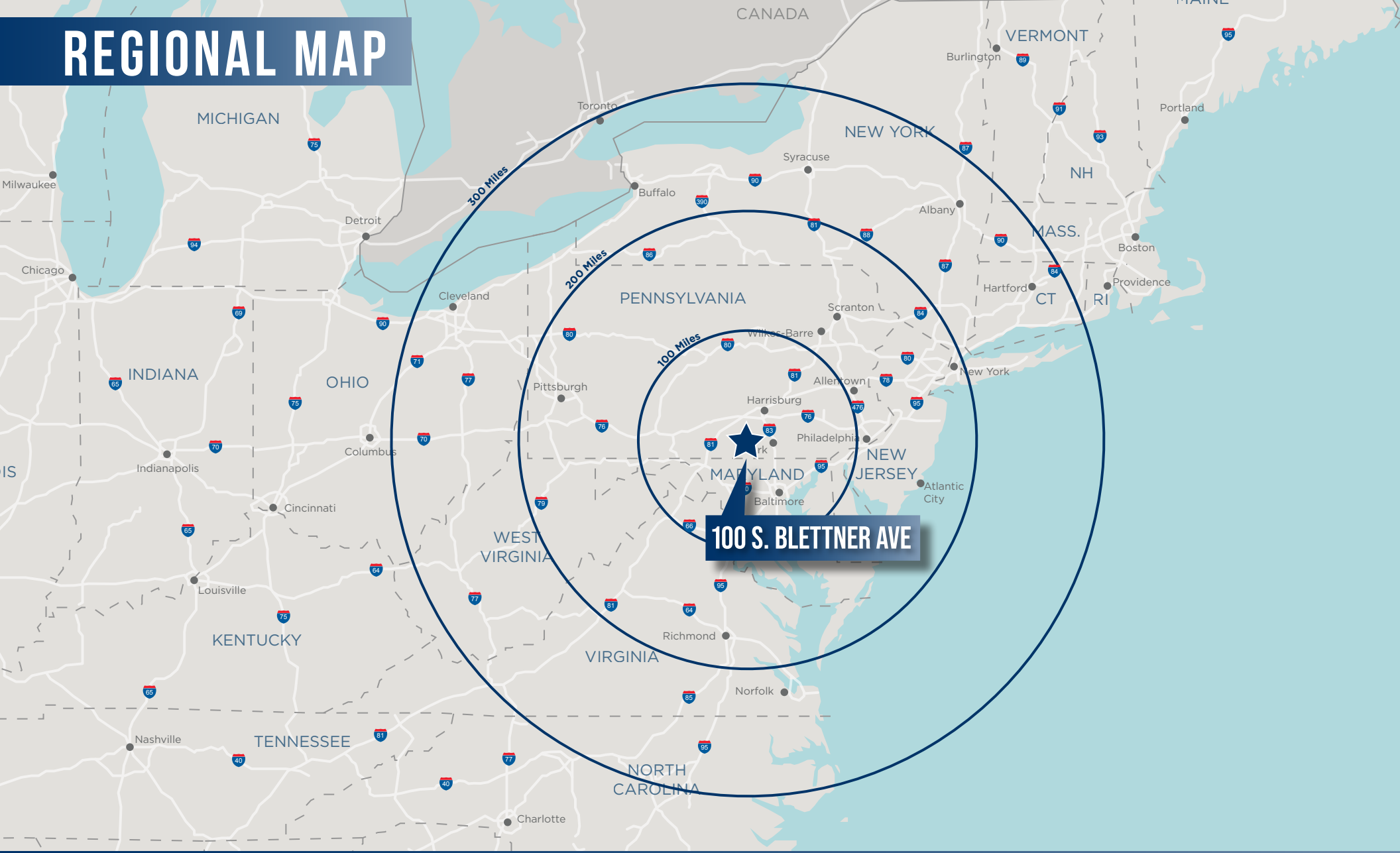
±139,500 SQUARE FEET | **32'** CLEAR HEIGHT | **±64** AUTO SPACES | **±10** TRAILER SPACES

AVAILABLE AREA	±139,500 SF
DIMENSIONS	450' x 310'
ACREAGE	17.74 ACRES
COUNTY	YORK/ADAMS
ZONING	INDUSTRIAL (Conewago Township)

COLUMN SPACING	50' x 50' (60' SPEED BAYS)
CLEAR HEIGHT	32'
TRUCK COURT	135'
DOCK DOORS	±16 DOCK DOORS
DRIVE-IN DOORS	±1 DRIVE-IN DOOR

AUTO PARKING	±64 SPACES
TRAILER PARKING	±10 SPACES
POWER	3,000 AMPS
UTILITIES	PUBLIC, NATURAL GAS
LIGHTING	LED

REGIONAL MAP



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Cushman & Wakefield of Pennsylvania, LLC is the Owner's exclusive agent for the property.

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