

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Building Size:	45,000 SF
Available SF:	45,000 SF
Lot Size:	3.25 +/- Acres
Year Built:	2021
Ceiling Height:	28 ft - 30 ft Clear
Access:	Rt. 15 (1.0 Mile) Rt. 581/I-83 (1.0 Mile) PA Turnpike (3.5 Miles)
Lot Size:	

PROPERTY OVERVIEW

Free Standing 45,000 SF Warehouse facility to be built and available for lease. Approvals are in place with construction to commence late 2021 with occupancy expected Q1 2022.

PROPERTY HIGHLIGHTS

- Great opportunity to lease a freestanding 45,000 SF Warehouse facility. Up to 13 dock doors.
- Great loading position flexibility with additional trailer parking
- Ample employee/customer parking for up to 40+/- spaces
- Ideal in-fill location convenient to the entire Capital Region.
- Flexible zoning allows for industrial as well as commercial oriented users



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ADDITIONAL PHOTOS



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22-01 B1	SCREENING: MINIMUM HEIGHT OF SOLID SCREENING	N/A	PROPOSED DEVELOPMENT
22-01 BA	FOR EVERY KIND OF PROPERTY USE WHERE SCREENING IS REQUIRED, A BUFFER OR A DECIDUOUS TREE SHALL BE PROVIDED.	60 FT OF PROPERTY LINE + 10 FEET WIDTH OF DECIDUOUS TREES	UTILS EXISTING
22-01 C	SCREENING AND BUFFERING FOR PARKING AREAS LOCATED ADJACENT TO RESIDENTIAL USES: A WALL, HEDGE, OR LATTICE BARRIER SHALL BE PLACED ALONG THE PERIMETER OF THE PARKING AREA ADJACENT TO THE RESIDENTIAL USE, WITHIN A BUFFER WARD OF THE PERMITS	PROVIDE WARD OF 10 FEET FROM WARD OF 10 FEET	UTILS EXISTING
22-03 A1	BUFFER WARD OF 10 FT SHALL BE PROVIDED BETWEEN THE 10' BUFFER WARD AND ANY RESIDENTIAL USES	10 FT BUFFER WARD	10 FT BUFFER
19-01	SHRUB TREES	N/A	PROPOSED DEVELOPMENT



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LOCATION MAP



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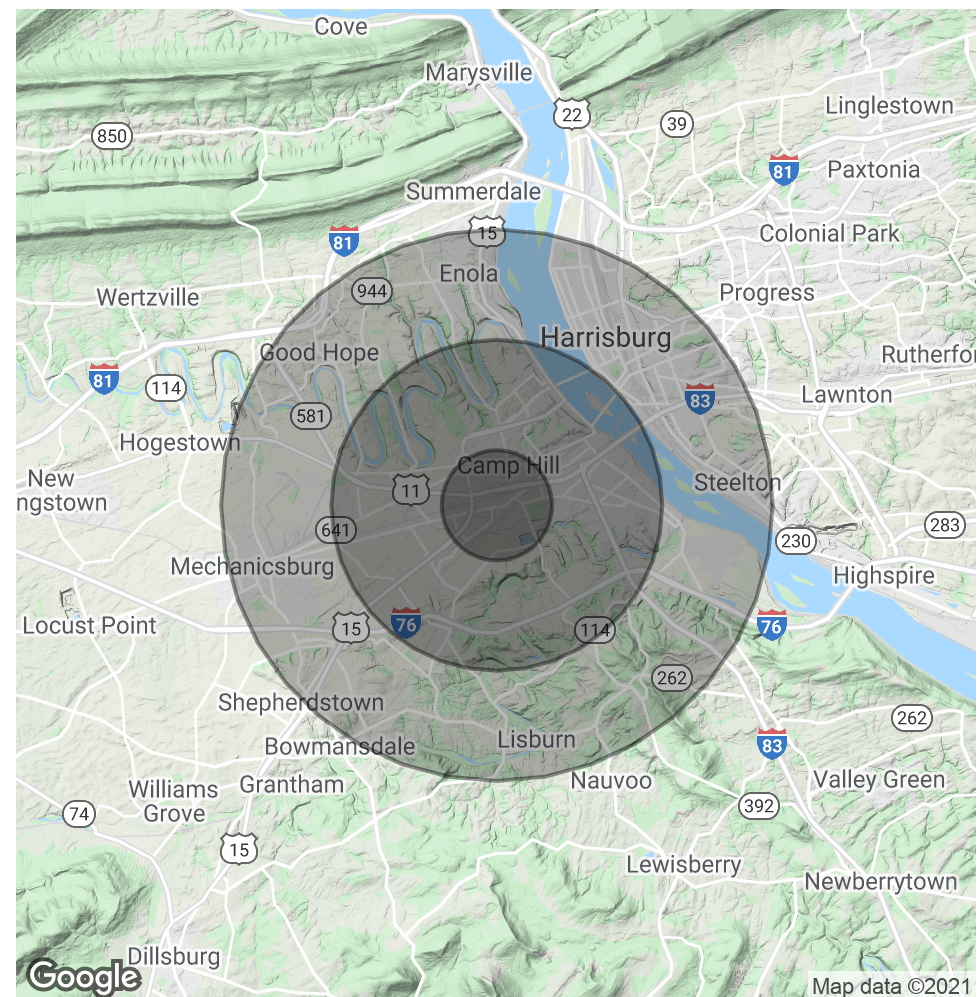
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,253	61,259	161,040
Average age	40.6	41.7	39.1
Average age (Male)	34.6	38.7	36.8
Average age (Female)	39.1	42.2	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,197	26,346	68,777
# of persons per HH	2.6	2.3	2.3
Average HH income	\$66,306	\$71,703	\$65,650
Average house value	\$146,536	\$196,637	\$175,281

* Demographic data derived from 2010 US Census



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