



JONES LANG  
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*Real value in a changing world*

# 26 Barnhart Drive

Hanover, Pennsylvania 17331  
Penn Township (York County)



**130,548 s.f. to 324,727 s.f. available for lease or sale**


Clean, 100% air-conditioned pharmaceutical distribution center formerly occupied by GlaxoSmithKline

#### Contact information

John Van Buskirk, SIOR  
Executive Vice President  
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Vice President  
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## Construction

Building size	324,727 s.f.
Site size	18.65 acres
Available	130,548 – 324,727 s.f.
Clear height	29' 6" structural clear height
Lighting	T8/T12 lighting package with motion sensors & skylights
Column spacing	40' x 40' column spacing (typ)
Year built	1990 (Expanded in 1993 and 1998)
Floors	6" concrete
Loading docks	22 (8'x10') dock-high loading doors
Drive-in doors:	1 (12'x14') drive-in loading door with 60' concrete ramp
Parking	112 car spaces
Rail	Potential for rail service by York Railway Corp 
Office	2,028 s.f. Admin office (West end) 2,185 s.f. Admin office (East end) 641 s.f. Shipping/receiving office

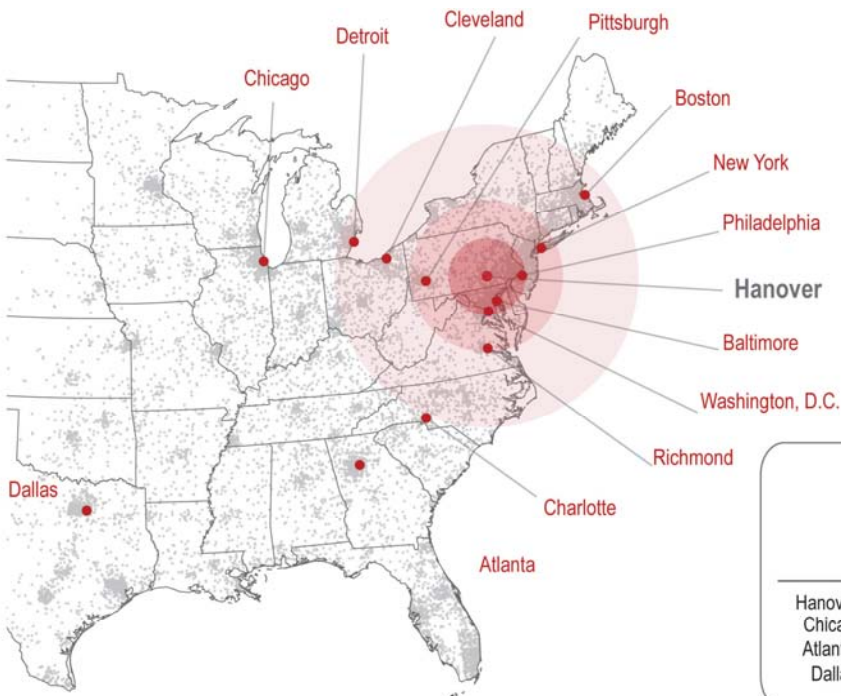
## Summary

Rental rate	\$3.50/s.f. (NNN)
Purchase price (\$35.43/s.f.)	\$11,500,000.00
Total expenses (estimated)	\$0.80/s.f.
Real estate taxes	\$0.56/s.f.
Insurance	\$0.08/s.f.
Maintenance	\$0.16/s.f.
Possession	Immediate

## Zoning

Municipality	Penn Township (York County)
Zoning	Industrial





Hanover, PA is conveniently located with easy access to multiple transportation routes including the Pennsylvania Turnpike (I-76), I-83 and I-81.



Hanover is located within one day's drive of more than 40% of the nation's population and 60% of Canada's population.

### Highway Distances to Major Markets

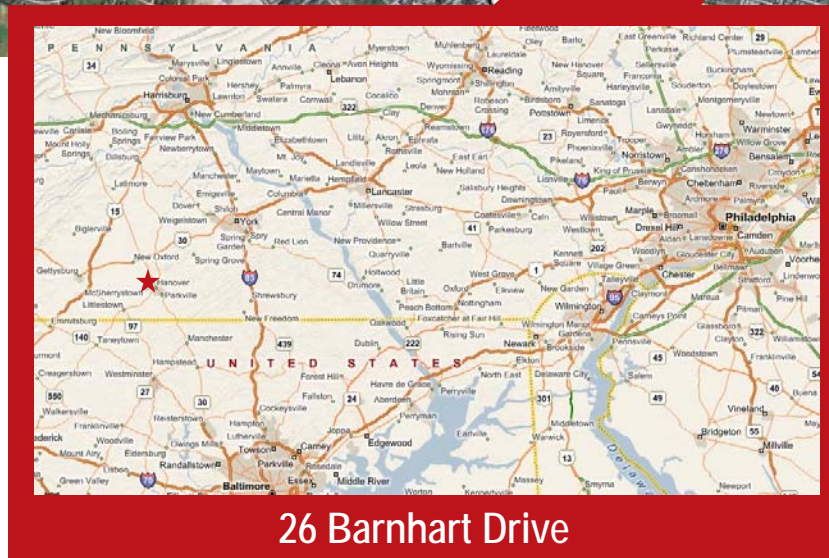
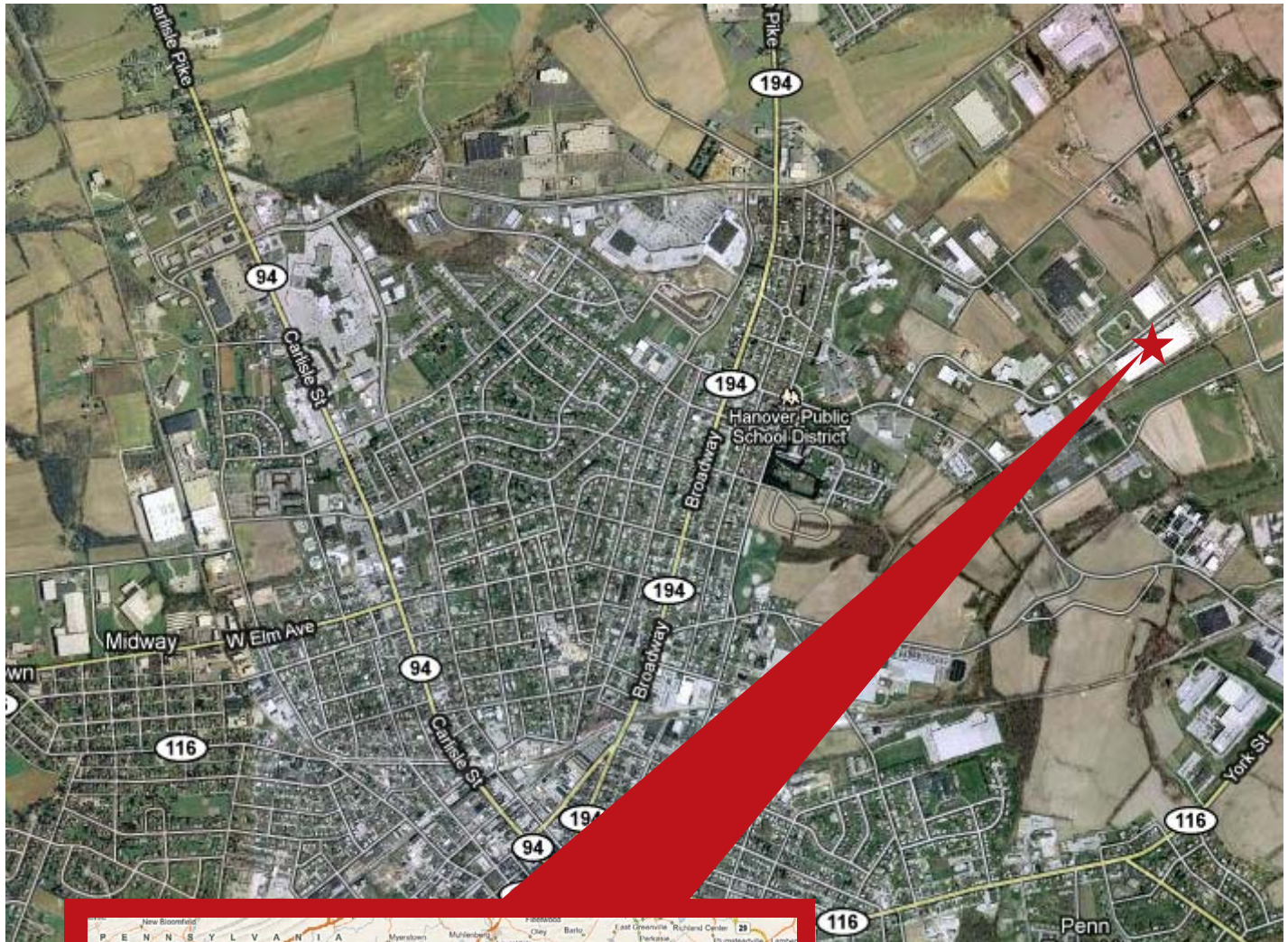
Market	Approximate Distance (miles)
Baltimore, MD	55
Boston, MA	388
Chicago, IL	666
Columbus, OH	386
New York, NY	189
Newark, NJ	164
Norfolk, VA	265
Philadelphia, PA	87
Pittsburgh, PA	218
Raleigh, NJ	337
Washington, DC	87

	100 mile radius
	200 mile radius
	400 mile radius
	One Dot = 5,000 people
Hanover, PA:	94,000,000 people
Chicago, IL:	64,500,000 people
Atlanta, GA:	54,000,000 people
Dallas, TX:	35,200,000 people



## Businesses that call Hanover home

- Synders of Hanover
- Utz
- Clark Companies
- Crown Cork and Seal
- Hanover Logistics
- Arm and Hammer
- ESAB
- Harrisburg-York Overhead Door
- Hanover Packaging



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