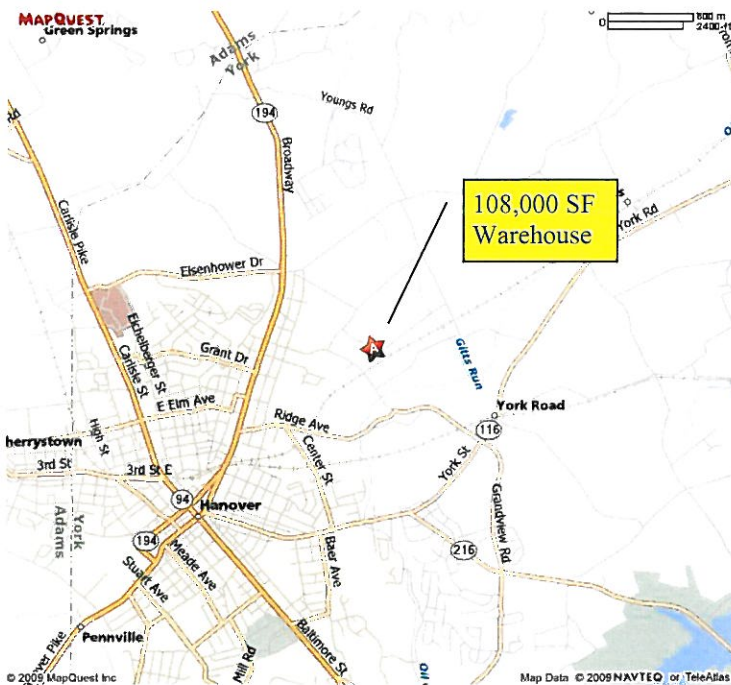


108,000 Square Feet Available July 2010

29 Barnhart Drive, Hanover, Pennsylvania



GSK - Current Tenant

- 108,000 square foot building, air conditioned with 10 dock doors.
- Located with easy access to York Market.
- Competitive rent starting at \$ 3.75 per square foot, NNN.

Contact Jim Alexander for further information.

Barnhart Drive Associates, LP
30 Marianne Drive
York, PA 17406

Phone: 717-764-1326
Fax: 717-767-9150
E-mail: jalexander@keystruct.com

**KEY PROPERTY
MANAGEMENT, INC.**

THE "KEY" TO BUILDING IT BETTER!

29 Barnhart Drive, Hanover



**29 Barnhart Drive
Hanover, PA**

Property Description: 108,000 square foot warehouse with 10 dock doors and 2 drive in doors.

Space may be subdivided into 54,000 square foot space With 5 dock doors and 1 drive in door.

Ceiling height is 32 feet. The building is completely air conditioned and sprinklered (ESFR). There is 2,400 square feet of office/w restrooms located on the ground floor level and an additional 2,400 square feet of office on the second level.

The electric is 1600 amp, three phase 120/208. Transformer size is 300 KVA. Water and Sewer are both provided by local municipality.

Base Rental Rate: \$ 4.00 per square foot, NNN for 54,000 square feet.

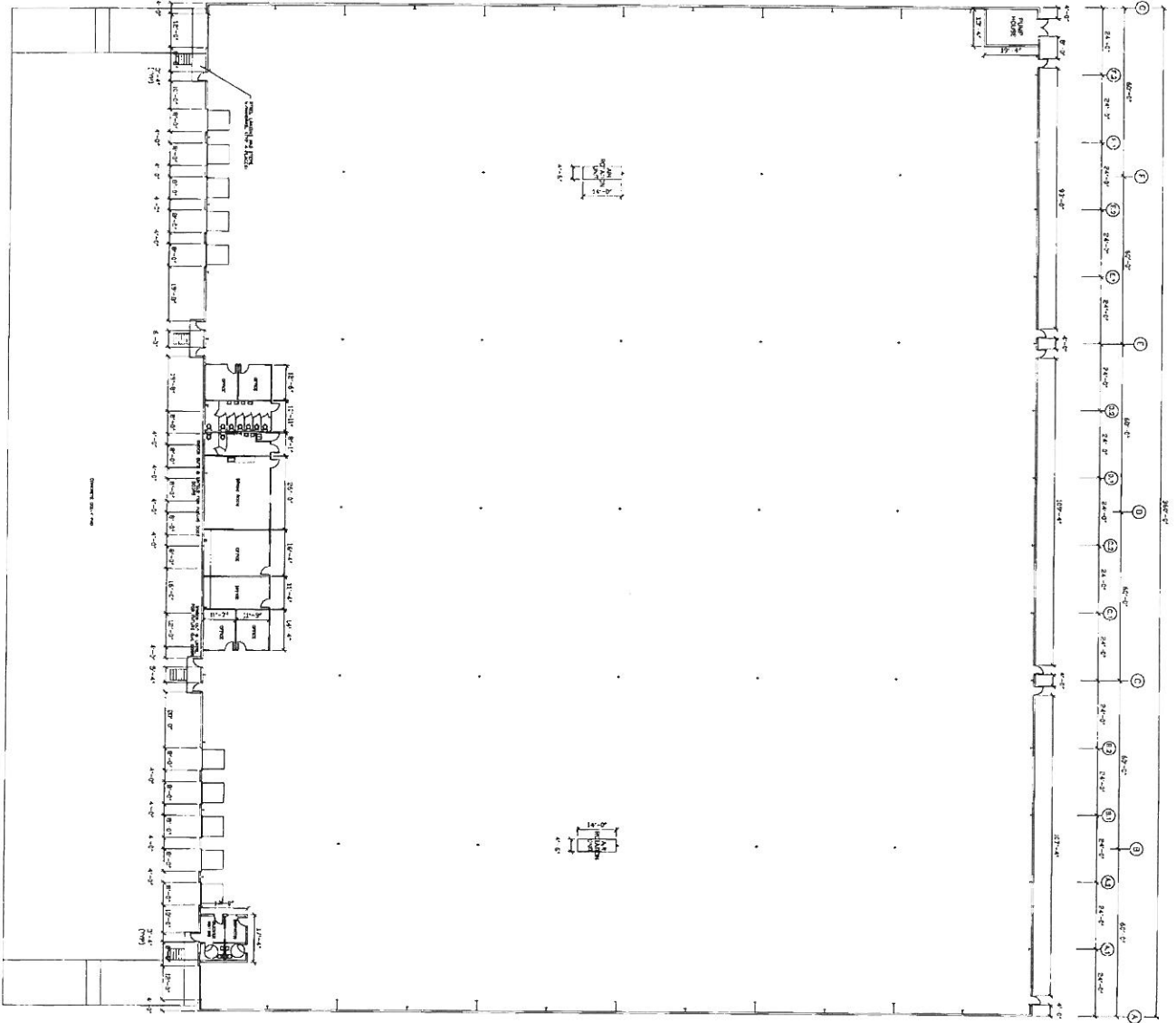
\$ 3.75 per square foot, NNN for 108,000 square feet.

Annual rental increase of 3%, including options.

Minimum Lease term of 5 years.

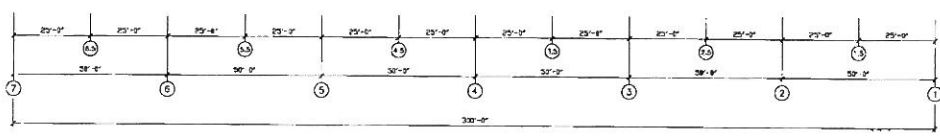
NNN Cost Estimates: CAM = \$.50 per square foot
Taxes = \$.46 per square foot
Insurance = \$.10 per square foot

Availability: Space would be available after July 31st, 2010.



FLOOR PLAN

AS BUILT



KEYSTRUCT CONSTRUCTION 717-784-1325	TENANT FIT-OUT PLAN NEW WAREHOUSE BARNHART DRIVE ASSOC., L.P. LOT 19 37.28 & 31 FERN TOWNSHIP INDUSTRIAL PARK	REVISIONS 1 12-28-00 AS BUILT
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PROJECT NO. 00-201 DRAWN BY HANSEN A-1-C CHECKED BY DATE 8-02-00 SCALE AS NOTED PERIOD 00-201	CLIENT DATE 8-02-00 SCALE AS NOTED PERIOD 00-201	PROJECT NO. 00-201 DRAWN BY HANSEN A-1-C CHECKED BY DATE 8-02-00 SCALE AS NOTED PERIOD 00-201

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