

LOT
4

Conewago Industrial Park Elizabethtown, PA

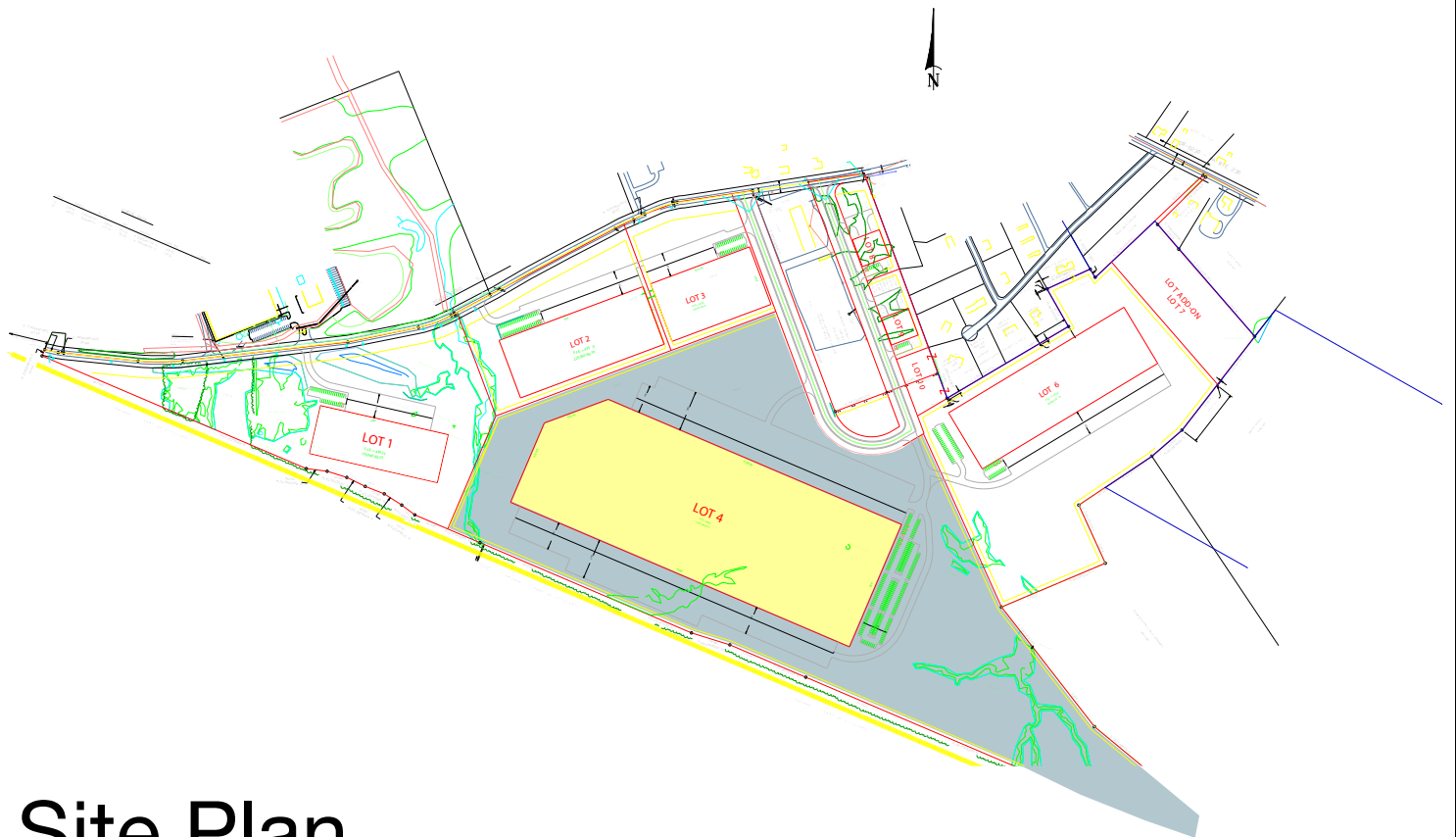


Building Size	1,106,400 SF (Approved land development plan)
Lot Size	79.53 acres
Construction	Concrete panel with conventional steel frame
Clear Height	30' +
Sprinkler	ESFR
Loading Docks	Double sided loading with 110+ docks; up to 10 rail dock doors possible.
Rail	Available; service by Norfolk Southern
Market Area	Local Market Area: Harrisburg Sub Market Area: Elizabethtown
County	Lancaster
Municipality	West Donegal Township
Zoning	Industrial; permits warehouse, distribution and manufacturing uses.
Economic Incentives	Foreign Trade Zone designation (FTZ) in place
Possession	Subject to construction

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Conewago Industrial Park is an established industrial park encompassing 530 acres in West Donegal Township. Neighboring operations include AAF International, Fleetwood Homes of PA, Pfizer (The Jay Group), ITW Angleboard & LaSalle Bristol. Building footprint can be expanded to 1,200,000 SF by combining with Lot 2.

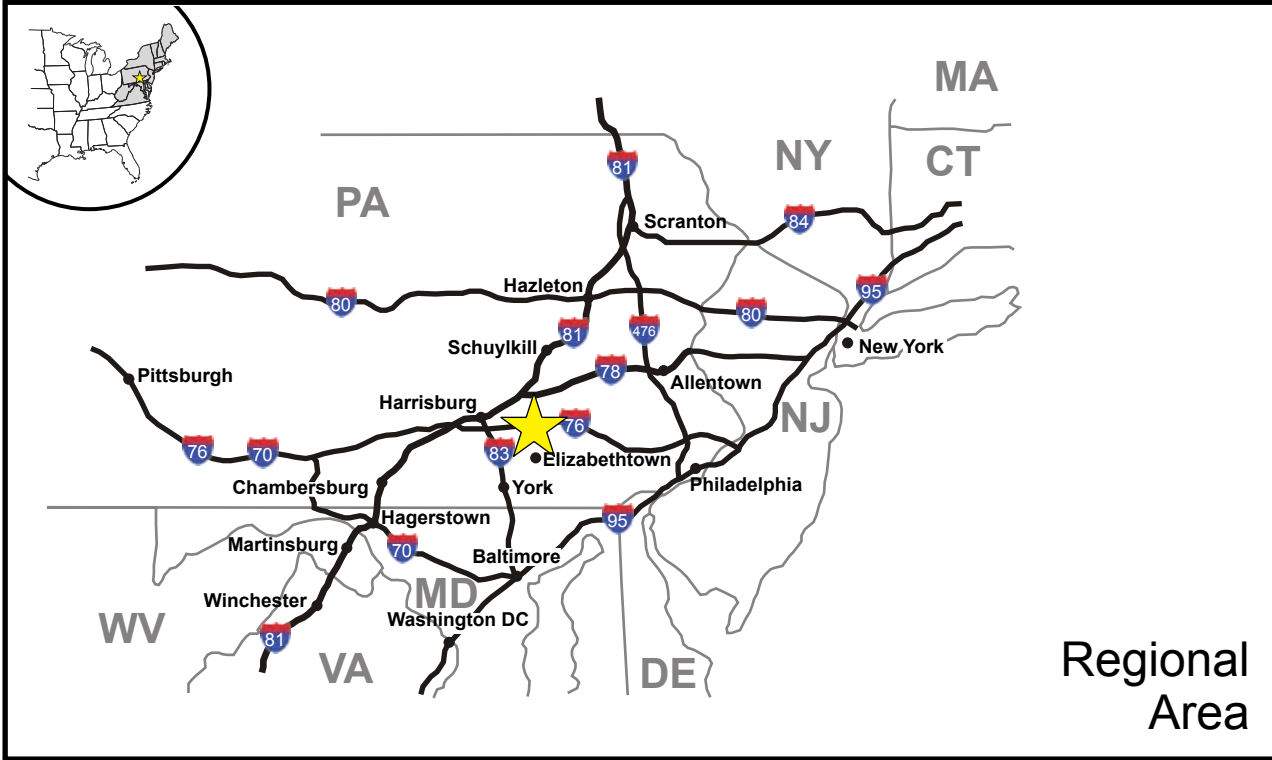


Site Plan

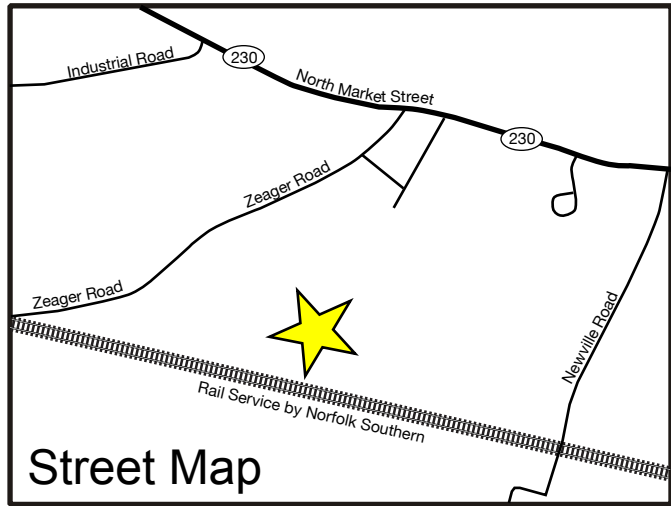
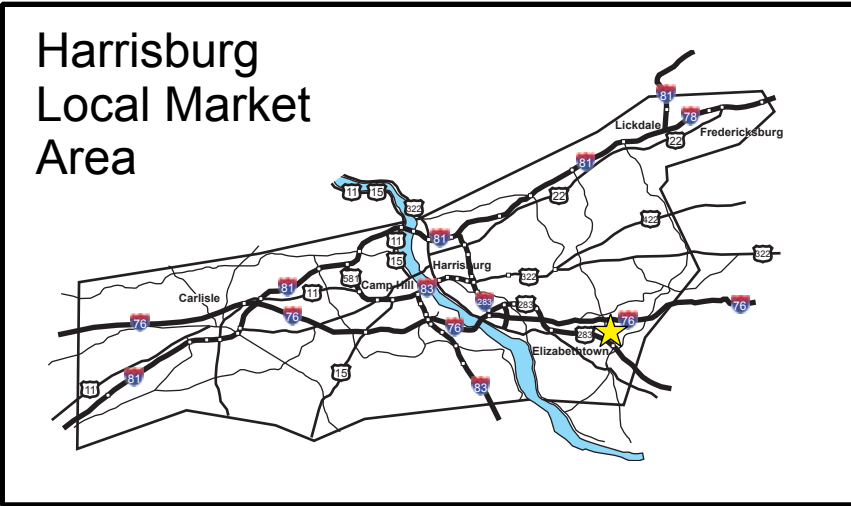
Lot 4 is 79.53 acres and can accommodate a building up to 1,106,400 SF based on the approved land development plan.

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Conewago Industrial Park Elizabethtown, PA



Regional
Area



Street Map