

FOR SALE
OR LEASE

Trammell Crow Company
Building value.

HANOVER RIDGE DISTRIBUTION CENTER

HANOVER TOWNSHIP, PENNSYLVANIA



PROJECT FEATURES

- 81 acre site approved for an 804,000 square feet warehouse/distribution project
- Infrastructure is complete – site is pad ready
- Located in a Keystone Opportunity Zone (KOZ) through 2017
 - Exempt from local real estate taxes, gross receipts taxes as well as Pennsylvania's capital stock tax, franchise tax and corporate net income tax. Further, building materials used to construct the building are not subject to Pennsylvania's state sales tax of 6%.
- Immediate access to Exit 164 of Interstate 81 and within minutes of I-80, I-476 (Pennsylvania Northeast Extension), I-380 and I-84
- Located within the Northeast Pennsylvania Industrial Market – part of the larger, super-regional distribution market known as the 81/78 Corridor
- 32,000 people within a 3 mile radius and 185,000 people within a 10 mile radius putting a reliable, low-cost workforce in close proximity to the site
- 1 day drive to reach over 93 million US and Canadian consumers

FOR MORE
INFORMATION
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CONTACT

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SITE PLAN



LEASEABLE AREA:	804,000 square feet	DRIVE-IN DOORS:	4 (12' x 14') drive in doors
DIMENSIONS:	600' x 1,340'	TRUCK COURT:	190' total
CEILING HEIGHT:	36' clear	ELECTRIC SERVICE:	4,000 amps, 480/277 volt, 3-phase, 4 wire service from a pad mounted transformer to the building
COLUMN SPACING:	50' x 50'	FIRE PROTECTION:	Early Suppression Fast Response (ESFR) Sprinkler System
TRAILER PARKING:	329 trailer parking spaces	ZONING:	M-1
CAR PARKING:	212 car parking spaces		
LOADING DOCKS:	213 loading doors		

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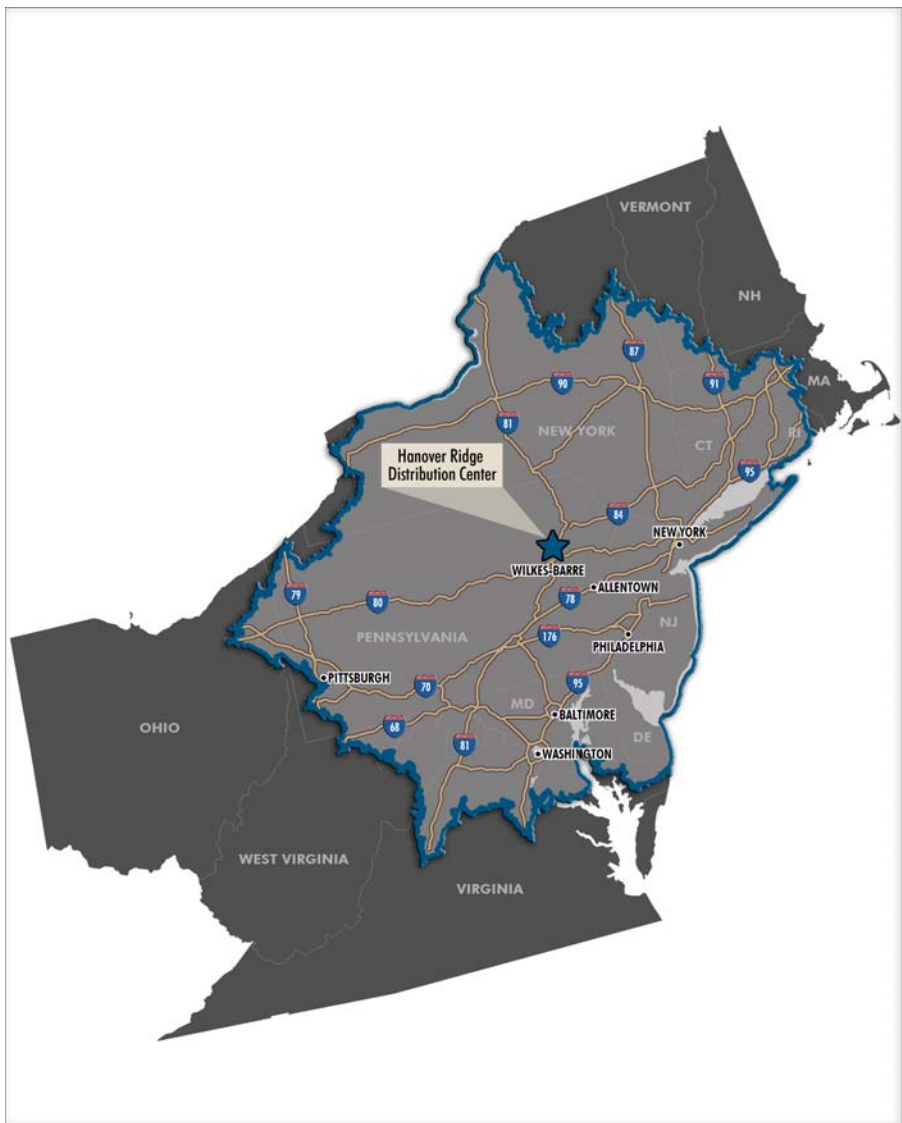
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LOCATION

Metropolitan Area	Population	Distance (miles)	Drive Time (hours)	Major Highway Routes
Philadelphia	5,800,000	112	2	I-95, I-76, I-476
New York City/Ports	17,500,000	125	2.5	I-81, I-80, I-78
Baltimore	2,600,000	184	3	I-81, I-70
Washington DC	5,200,000	230	4	I-81, I-70, I-270
Pittsburgh	2,400,000	265	4.5	I-81, I-70/76
Cumulative Population	33,500,000			

Blue border equals a drive time of 4 1/2 hours.



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AERIAL



ABOUT TCC

Trammell Crow Company, founded in 1948, is one of the nation’s leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with a value exceeding \$50 billion. As of March 31, 2009, Trammell Crow Company had over \$6.9 billion of projects in process or in its pipeline.

Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world’s largest commercial real estate services firm (based on 2008 revenues). For more information, visit www.TrammellCrow.com.

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