

165 Shady Lane - Heritage Logistics Park Bldg 2

165 Shady Lane | Manchester, PA | US | York County

Available SF: 148,500 | Lease Terms: Negotiable



Building Type:	Warehouse & Distribution
Available SF:	148,500
Total SF:	148,500
Number of Stories:	1
Zoning:	Industrial
Site Size:	14 Acres
Year Built:	2020
Specialty Features:	Distribution Center, Logistics Park
Within City Limits:	No
Construction Type:	Concrete Tilt-up
Lease Terms:	Negotiable
Last Updated:	Jul 21, 2021

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

• Class A Warehouse Facility • 148,500 SF • 2,515 SF main office area • 300' depth x 495' width • Single-side loading • 32' @ first column height • 50' depth X 52' width typical column bay spacing • 60' depth speed bay • 22 (1 per 6,457 SF) dock high doors • 2 drive-in doors • 140'-185' truck court depth • 25 trailer parking stalls • 103 car parking stalls • LED fixtures on motion sensors • ESFR fire protection system

Population

	265,953 10 Mile Radius	884,519 20 Mile Radius	1,626,402 30 Mile Radius
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Source: ESRI®, 2024

Households

	104,017 10 Mile Radius	352,288 20 Mile Radius	640,904 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: US-30 (4.2 mi.)
Nearest Interstate: I-83 (1.6 mi.)
Nearest Airport: Harrisburg International Airport (26 mi.)
Nearest Commercial Airport: BWI Marshall Airport (72 mi.)
Distance to Mass Transit: 0.3
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Met-Ed

Property Images

