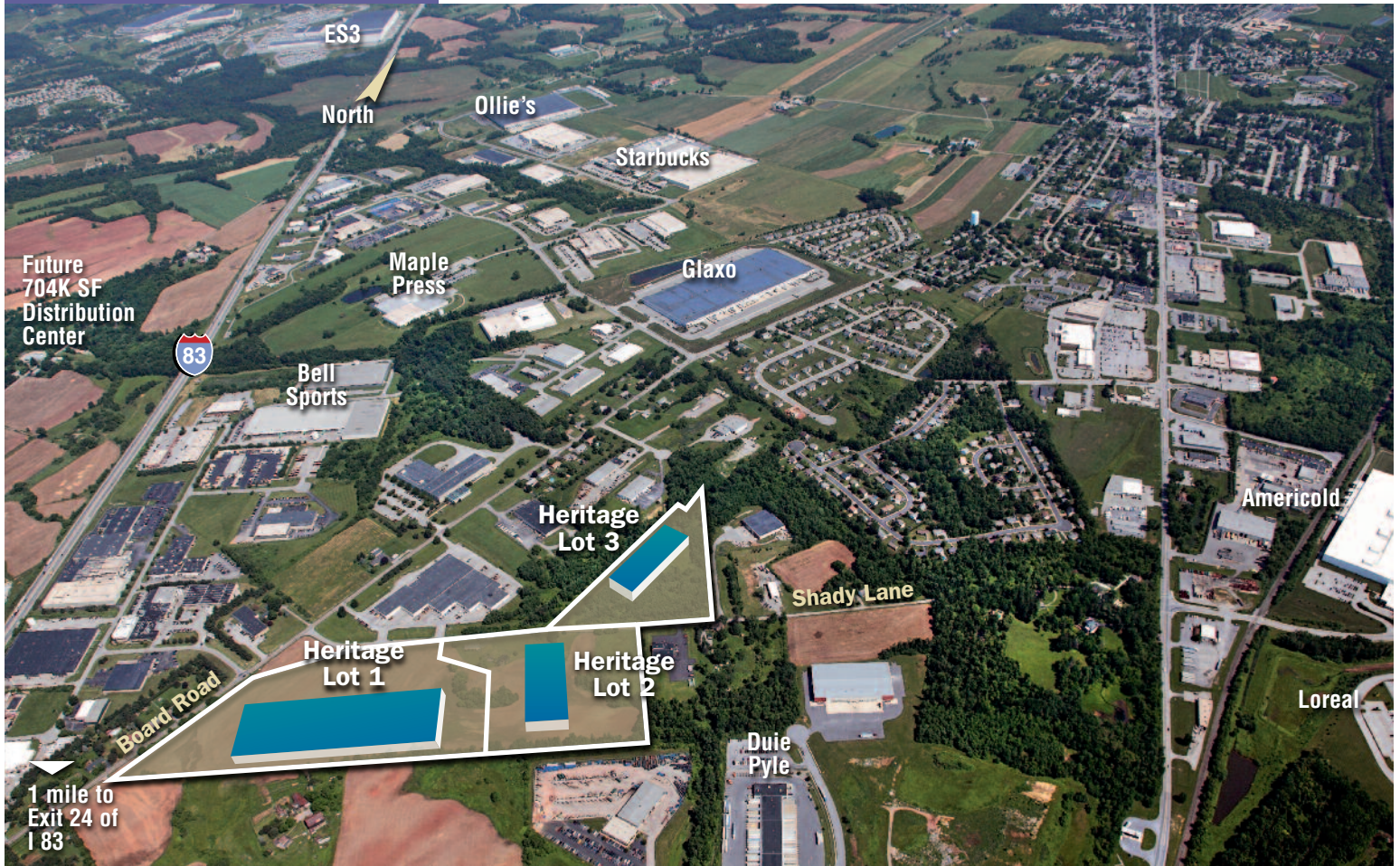


heritage

BUSINESS PARK



Board Road and Shady Lane
Manchester, York County, PA

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LOCATION

Heritage Business Park is strategically located near the crossroads of three primary distribution routes in Central Pennsylvania. This desirable location for major distribution and manufacturing operations is within 250 miles of most major markets in the Northeast and Mid-Atlantic regions.

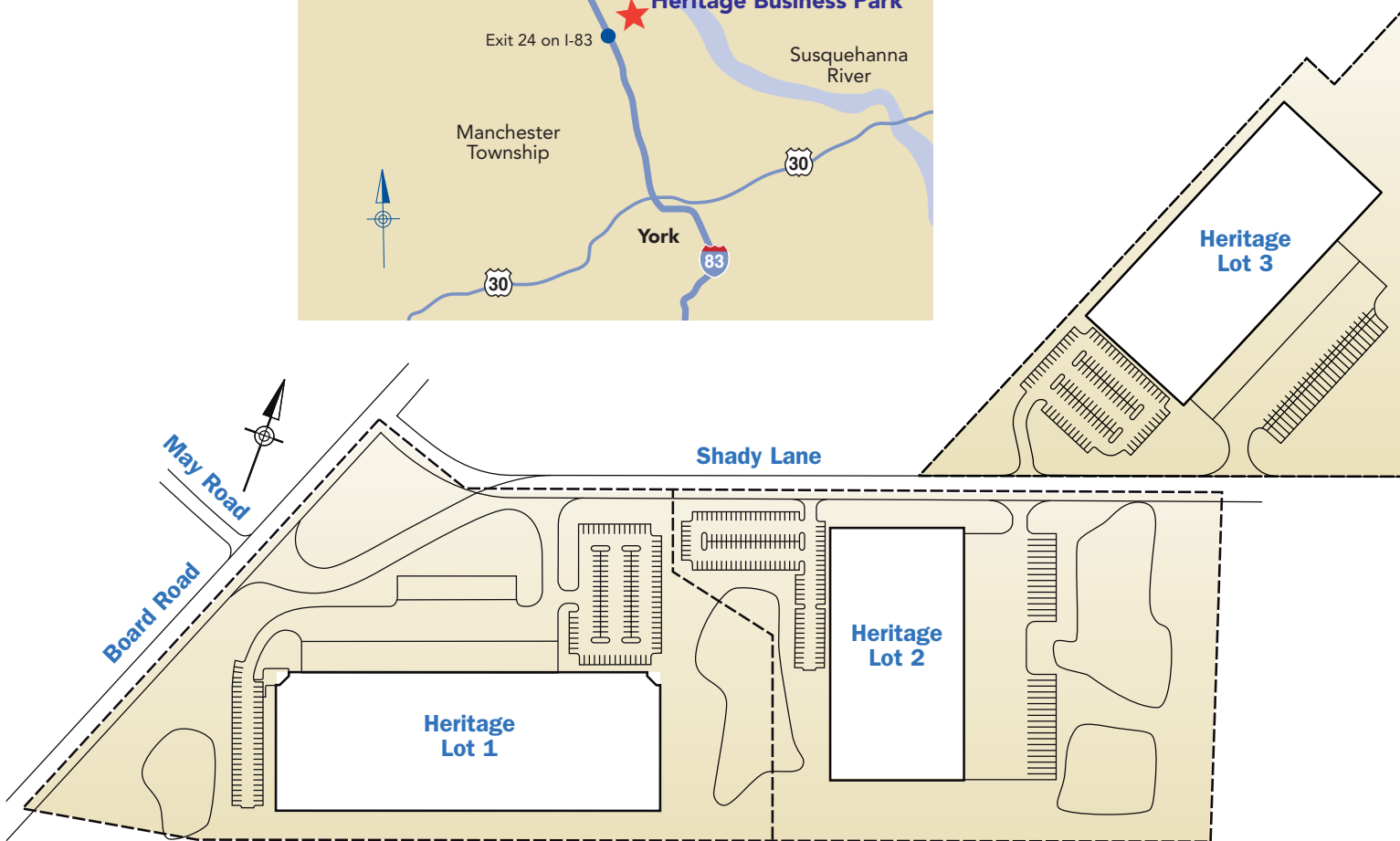
ACCESS

Heritage Business Park offers excellent transportation links, being in close proximity to interchanges for multiple interstate highways including I-83 (1.6 mi), US-30 (4.2 mi), and I-76 (16.2 mi). These primary distribution routes take products to the New England, Mid-Atlantic, Midwest and Southern states. The area is ideally situated within a one hour drive of Baltimore, two hour drive of Philadelphia and Washington, DC, and a four hour drive from New York City, the second largest population in the U.S.

DESIGN

Heritage Business Park is a 41-acre Industrial Park comprised of 3 lots with buildings anticipated to range from 137,500 to 202,500 square feet. Building designs include features expected in Class-A industrial buildings. Specifications include tilt-up concrete construction, ESFR sprinkler systems, and generous truck courts and car parking.

Site Plan



Lot #	Acreage	Building Planned
Lot 1	18	202,500 SF (approved)
Lot 2	13	143,000 SF (concept plan)
Lot 3	10	137,500 SF (concept plan)

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A BALANCED APPROACH TO REAL ESTATE

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