FOR LEASE

Class A Warehouse/Distribution Facility

202,980 SF • Over 10,000 SF of Office, Support & Training Areas











For More Information, or a personal tour, Call:

Justin Geisenberger, CCIM 717-208-3204 Direct



See more properties here: **SableCommercialRealty.com** 245 Butler Avenue, Suite 220 Lancaster, PA 17601

717-399-9361

Modern Warehouse / Distribution Facility Near Major Highways and Hubs

Welcome to 22 Blackhawk Lane, a rare +/- 203,000 SF Class A distribution facility on 17 acres in the heart of south-central PA, within a day's drive of the entire eastern seaboard. This modern facility in the highly sought after Conewago Business Park features 24 dock doors, 3 drive-in doors, 30' clear heights, 3 phase power, a 30,000-gallon water tank, and a 12,000 Gallon Diesel Fuel Pump. The building is also fully sprinklered. It features over 10,000 SF of Class A office and support space with a stunning lobby, training room, and owner's suite that features its own full bath (and yes, even a bedroom!) Additional amenities include an employee gym. This unique opportunity won't last long, as industrial buildings like this go fast. Call Sable Commercial Realty today to schedule your showing!





FEATURES:

- Easy Access to Major Highways
- 24 Dock doors
- 3 Drive in Doors; (2) 12'x14'; (1) 14'x14'
- +/- 50 Trailer Spaces
- 12,000 Gallon On-Site Diesel Pump
- 30,000 Gallon On-Site Water Tank
- Heated Loading Dock Area (30,000 SF)
- 30' Ceiling Heights; 50 x 50 Column
- Fully Sprinklered
- Large Training Room
- Employee Fitness Center
- Executive Suite with living quarters
- Office easily expandable by 3,000 SF
- Join neighboring tenants such as Amazon, Nordstrom, Troegs, PCA, Kito Crosby, Cargill, & Hanover Foods.

FOR LEASE @ \$7.95/SF NNN

Information herein deemed reliable but not guaranteed. Property offered As-Is. Please verify all intended uses with Conewago Township Zoning Office prior to lease. Neither Owner or Broker shall be liable for errors or omissions. Some facts and data are from third party sources. Tenant is responsible for verifying all property facts and conditions prior to leasing space.



PROPERTY SUMMARY

PROPERTY SUMMARY	22 Blackhawk Ln Elizabethtown, PA 17022
MUNICIPALITY:	West Donegal Township
TAX PARCEL ID#:	160-37924-0-0000
CONSTRUCTION:	Tilt-Up Concrete
YEAR BUILT:	2003
# STORIES:	One story warehouse; two story office area
SQUARE FOOTAGE TOTAL	+/- 202,980 SF
OFFICE AREA	+/- 10,206 SF
ACREAGE	17 acres
ZONING	GI General Industrial
REAL ESTATE TAXES 2025	\$193,046.79
PARKING	Total of 80+ lined spaces for vehicle parking; +/- 50 trailer spaces.
UTILITIES	Electric, Natural Gas, Public Water and Sewer.
HVAC	Ceiling hung gas heaters in 30,000 SF Dock Area; Gas forced air and central air in offices
ELECTRIC	3 phase; 2,000+ AMPs.
ROOF	Rubber
COLUMN SPACING	50 x 50
CEILING HEIGHTS	30' clear in warehouse
FLOOR THICKNESS:	8" concrete
RESTROOMS	Multi-stall Men's/Women's Restrooms, Private Restroom and Shower in Executive Suite
CURRENT USE	Building Product Distribution
DOCKS/DOORS	24 loading docks and 3 drive-in doors (two 12' x 14'; one 14' x 14')
SPRINKLERED	Yes, wet system
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.
ADDITIONAL FEATURES:	 Second Floor Office Expandable by +/- 3,000 SF Easily Convertible to Cross Dock Trucking Facility 30,000 Gallon On-Site Water Tank 12,000 Gallon Diesel Fuel Pump
DEEDED OWNER:	LONE WOLF LLC









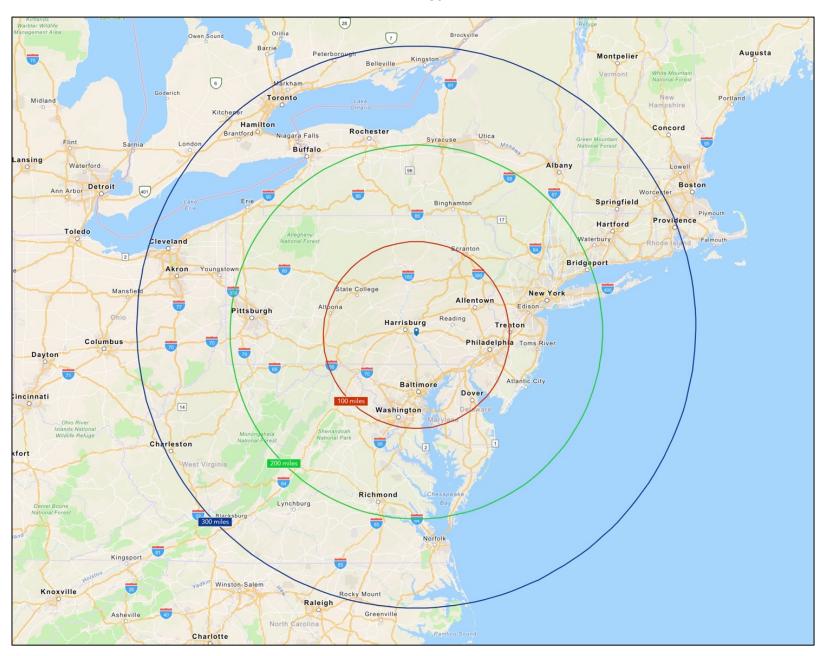








MARKET RADIUS MAP





DISTANCE/TRAVEL TIMES TO TRANSPORTATION HUBS



Ports	Miles	Minutes	
Baltimore	82	95	
Wilmington	77	110	
Philadelphia	104	100	
Newark / Elizabeth	173	170	



55

55



Airports	Miles	Minutes
Harrisburg Intl.	9	16
Philadelphia Intl.	89	110
Baltimore		
Washington Intl.	94	100
Newark Liberty		
Intl.	171	160

Local Same Day Delivery	Miles	Minutes
Harrisburg	19	24
York	29	40
Lancaster	25	30

Reading



Parcel Facilities UPS	Miles	Minutes
Middletown, PA	7	14
FedEx		
Middletown, PA	8	12
USPS		
Lancaster, PA	24	30
FedEx	_	
Lewisberry, PA	21	30

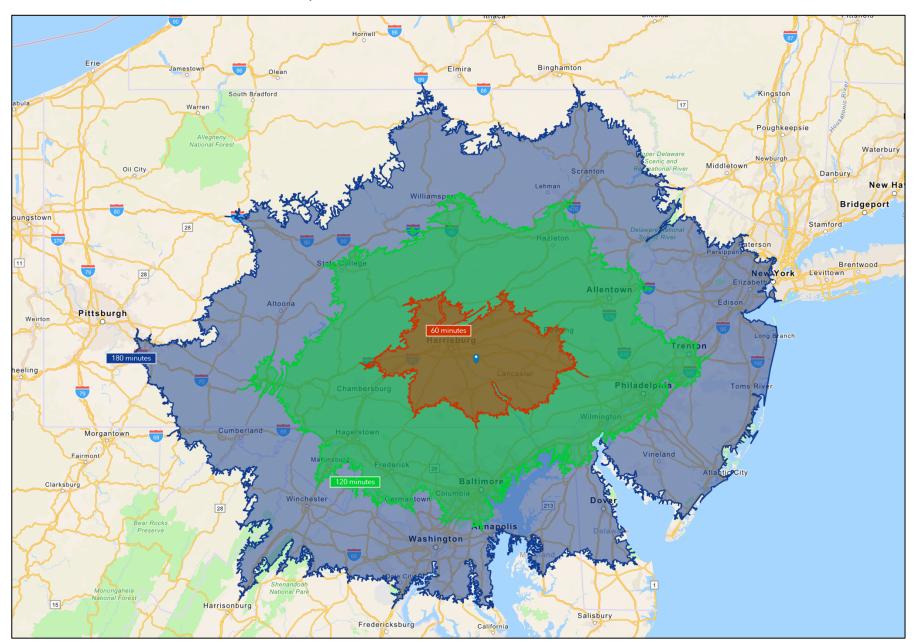
Regional Same		
Day Delivery	Miles	Minutes
Philadelphia	93	100
Allentown	96	90
New York	182	170
Washington D.C.	122	130
Pittsburgh	217	200



International Yards	Miles	Minutes
Norfolk Southern - Rutherford Harrisburg, PA	22	30
Norfolk Southern - Lucknow Harrisburg, PA	16	24
Norfolk Southern - Reading, PA	56	60
CSX - Chambersburg, PA	71	70

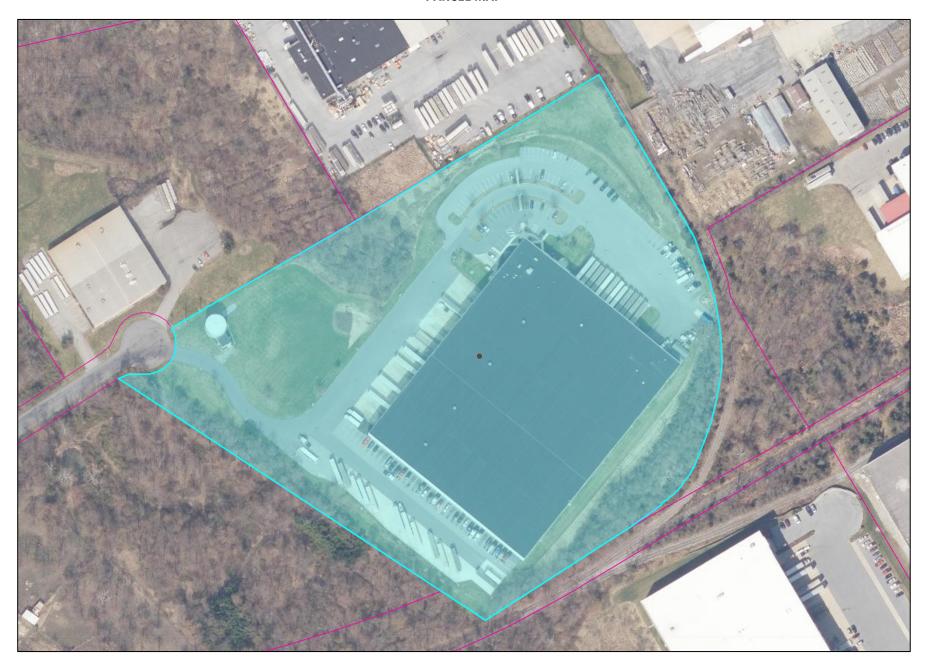


ONE, TWO AND THREE-HOUR DRIVE TIME RADIUS MAP





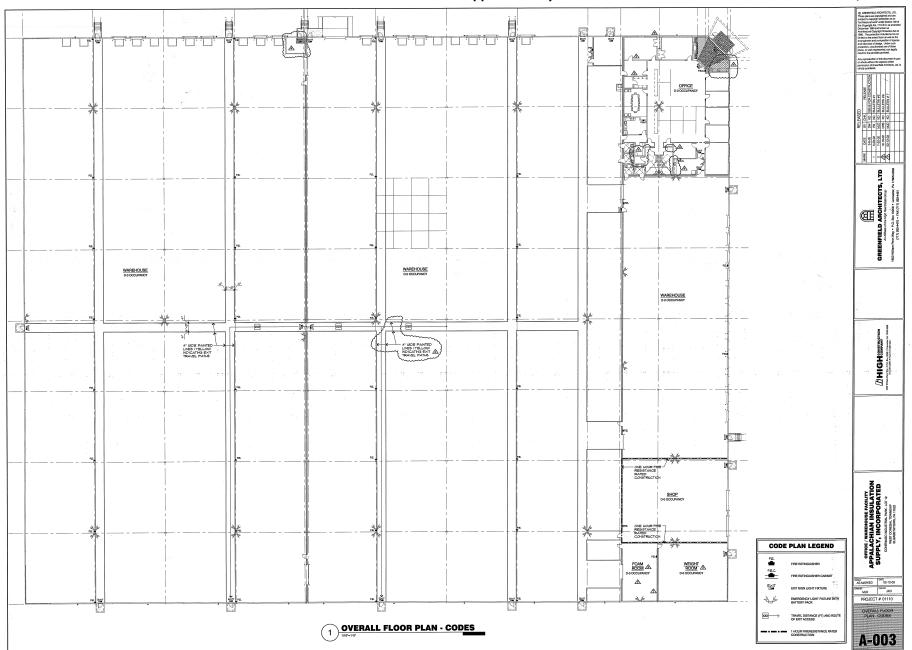
PARCEL MAP





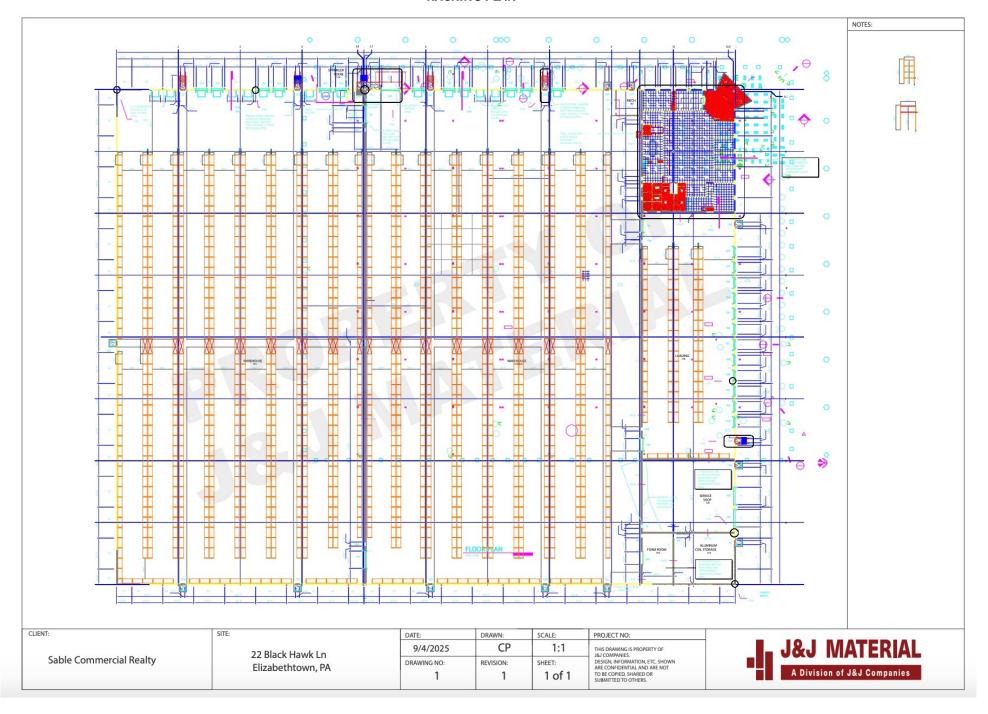
FLOOR PLAN

Exterior Dimensions of the first floor are 400' x 500'. Office 1st floor area is approximately 98' x 75' and the finished area of the 2nd floor is 2,980 SF.



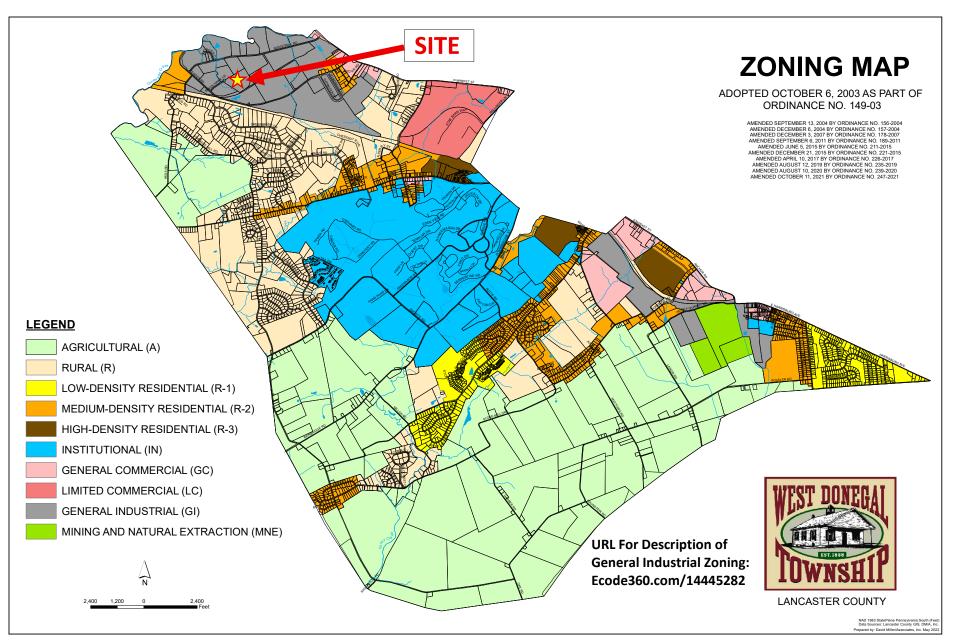


RACKING PLAN





ZONING Site is zoned General Industrial



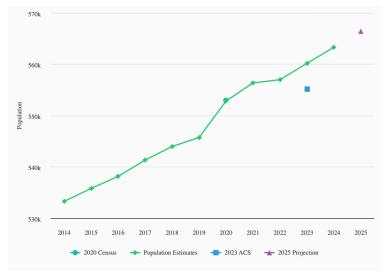


LANCASTER COUNTY DEMOGRAPHIC INFORMATION

Lancaster County Demographic Statistics

2025 Population	2024 Population	Median Age	Median Income
566,429	563,293	39.1 years	\$83,703

Lancaster County Population Trends



Sources

- United States Census Bureau. <u>P2 Hispanic or Latino, and Not Hispanic or Latino by</u> <u>Race</u>. 2020 Census State Redistricting Data (Public Law 94-171) Summary File. August 2021.
- United States Census Bureau. <u>Annual Estimates of the Resident Population</u>: April 1, 2020 to July 1, 2024. Population Division. May 2025.
- United States Census Bureau. <u>2023 American Community Survey 5-Year Estimates</u> December 2024.
- Cubit Planning. <u>2025 Population Projections</u>. December 2024.

Check out our FAQs for more details

2025 Projected Population

The 2025 projected population for Lancaster County is 566,429. This projection assumes an annual rate of change of 0.6%, consistent with the population change from 2023 to 2024 according to the US Census Bureau's 2024 Population Estimates Program.

2024 Population

With 563,293 people, Lancaster County is the 6th most populated county in the state of Pennsylvania out of 67 counties according to the most current US Census data. But watch out, Lancaster County, because Chester County with 560,745 people and York County with 471,240 people are right behind you.

Race & Ethnicity

The largest Lancaster County racial/ethnic groups are White (79.8%) followed by Hispanic (11.3%) and Black (3.4%).

\$ Median Income

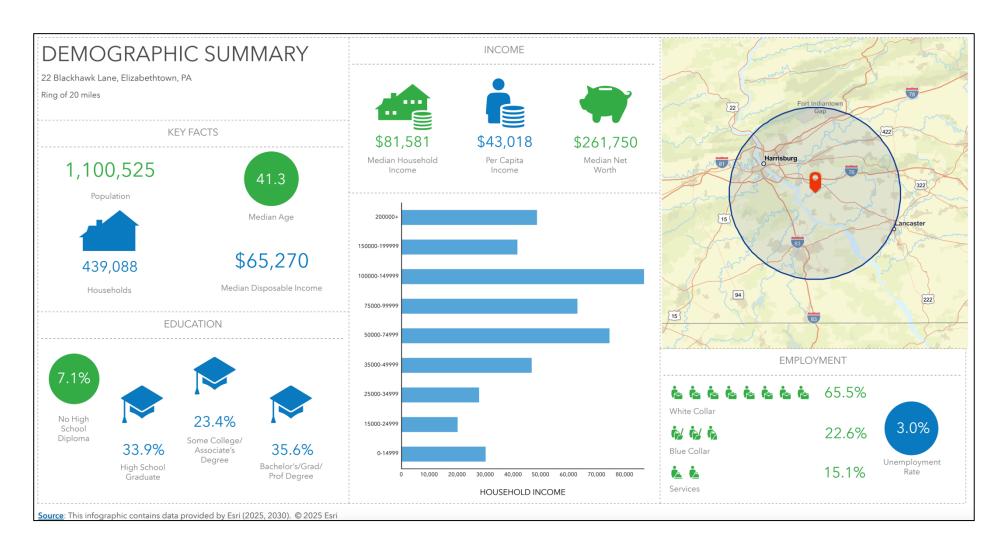
In 2023, the median household income of Lancaster County households was \$83,703. Lancaster County households made slightly more than Monroe County households (\$82,374) and York County households (\$82,238). However, 5.6% of Lancaster County families live in poverty.

Median Age

The median age for Lancaster County residents is 39.1 years young.



REGIONAL DEMOGRAPHIC SNAPSHOT 20 MILE RING Spanning Lancaster, Dauphin and York Counties





TO POTENTIAL TENANTS AND TENANT AGENTS:

This Property is leased AS-IS and not based upon any representation or information provided by Owner or Agent.

The information in this brochure has been provided to the best of Owner's and Agent's knowledge, however, this information cannot be guaranteed. Some information is from external sources. Property data and conditions can change during the course of a listing; although the Listing Agent will attempt to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective Tenant verify information and details that are important to them in any intended lease of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Owner nor their Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Tenant should never rely on marketing materials alone to verify property facts or conditions. Owner cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be fully up to date. Neither Owner nor Agent shall be liable for any errors or omissions in the aforesaid information. Tenant should rely on its own attorney, advisors, inspections and investigations to determine if the property and space is suitable for their purpose.

Listing Agent is <u>solely the representative of the Owner</u> in any contemplated transaction. Listing Agent may still submit offers on a Tenant's behalf, but doing so does not imply representation of Tenant. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

We welcome cooperation with Tenant Brokers. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly if you are requesting compensation as an agent.

Please note our Co-Broker policy requires Tenant Agents to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Client follow-up, in order to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective Tenant, an after-the-fact request by an Agent for compensation will be forfeited or reduced if we have already taken your prospect through the property.

TENANTS: If you intend to be represented by an Agent, you <u>must</u> have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Tenant's Agent should always verify if there is any co-broke fee offered prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may (or may not be) applicable.