

3485 RITNER HIGHWAY

NEWVILLE, PENNSYLVANIA



±1,355,984 SF
3 BUILDINGS TOTALING 1.3 MSF

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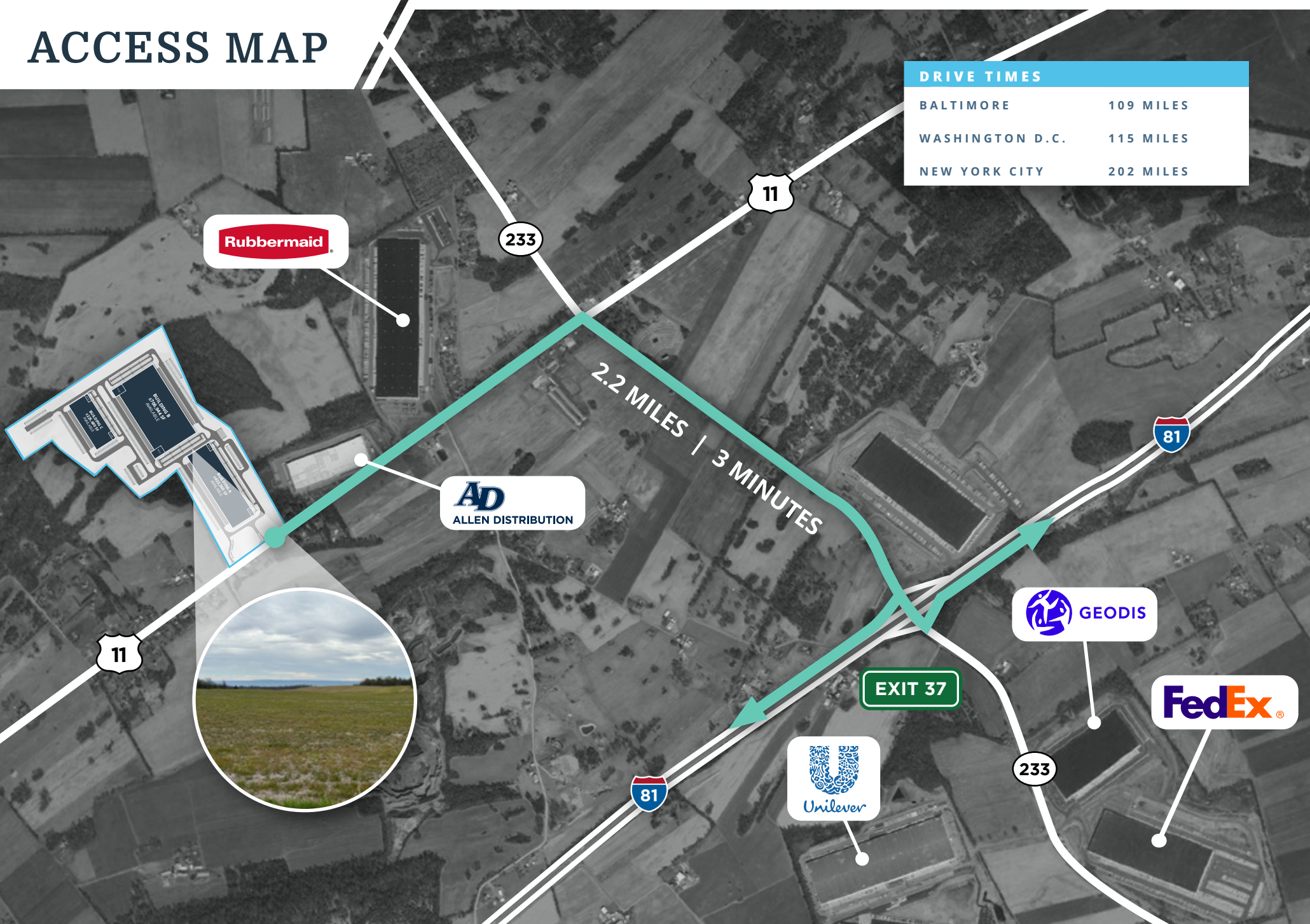
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APPALACHIAN
ASSET MANAGEMENT

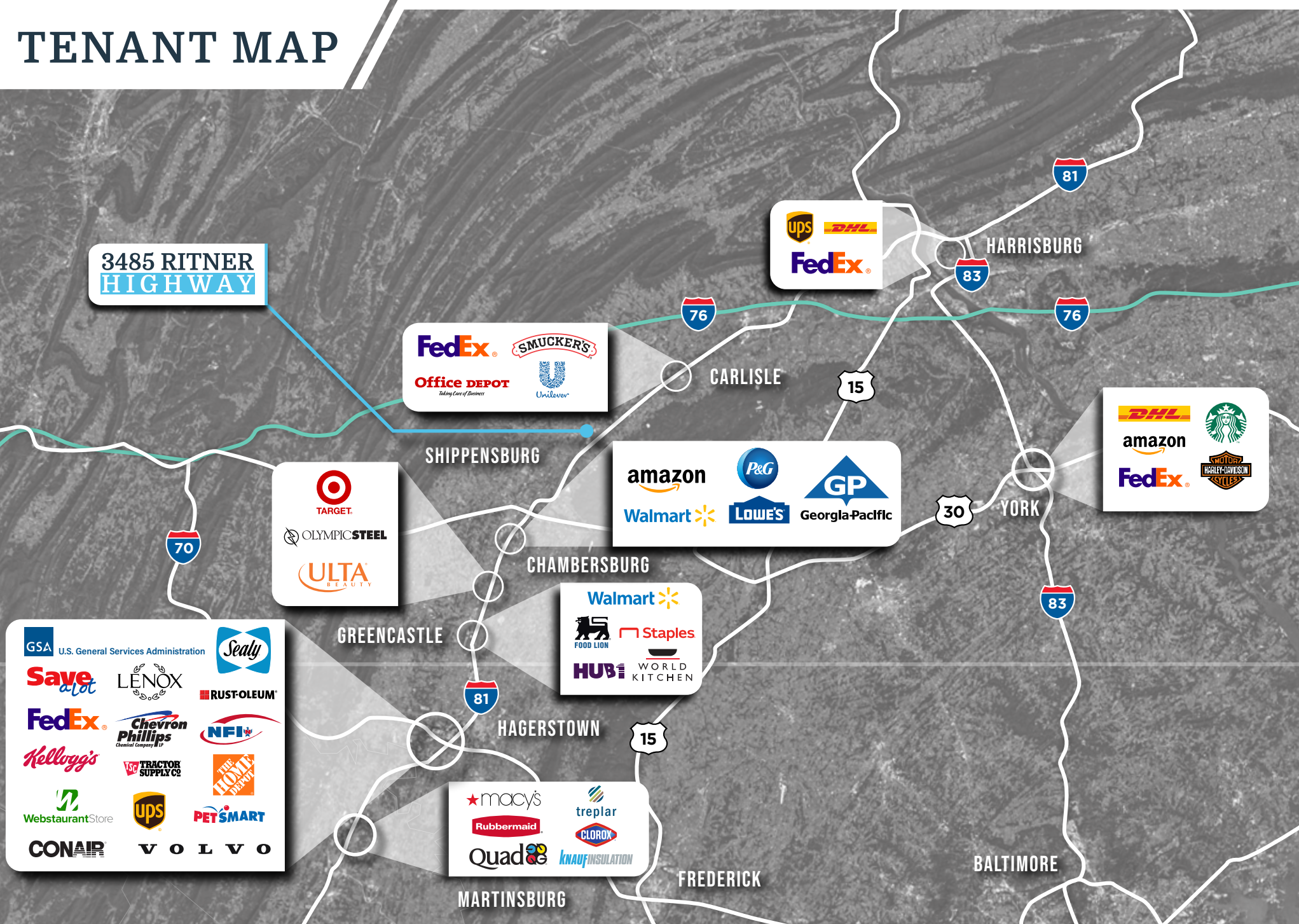
**CUSHMAN &
WAKEFIELD**

ACCESS MAP

DRIVE TIMES	
BALTIMORE	109 MILES
WASHINGTON D.C.	115 MILES
NEW YORK CITY	202 MILES



TENANT MAP



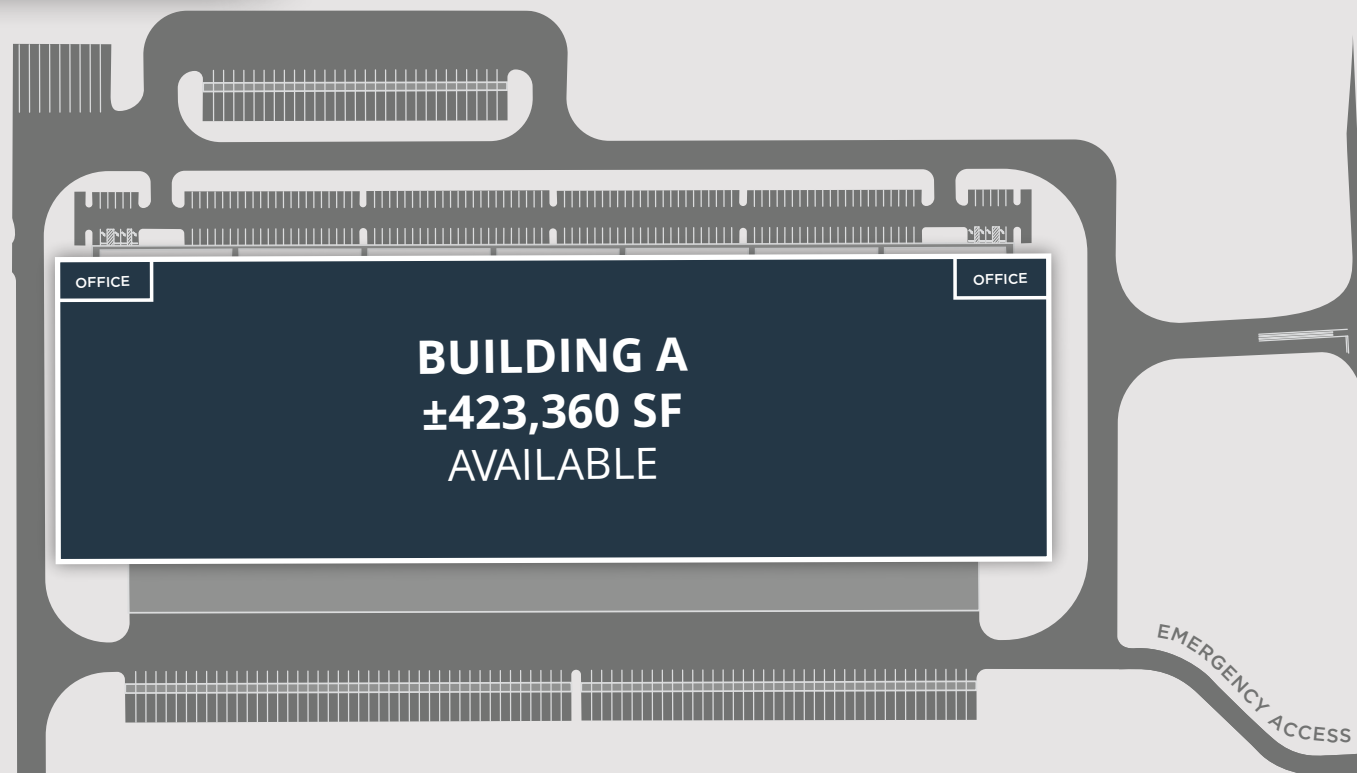
FULL PARK SITEPLAN

SITE OVERVIEW

COUNTY:	Cumberland
MUNICIPALITY:	West Pennsboro
TOTAL SF:	1,355,984 SF
SIZE:	112 Acres
ZONING:	Industrial (I)



BUILDING A SPECS



FULLY APPROVED

TOTAL BUILDING SF	±423,360
OFFICE SF	BUILD-TO-SUIT
CONFIGURATION	SINGLE SIDE LOAD
DOCK DOORS	±60
TRUCK COURT	185'

CAR PARKING SPACES	±210
TRAILER PARKING SPACES	±114
DRIVE-IN DOORS	2
LIGHTING	LED
SPRINKLERS	ESFR

BUILDING B SPECS

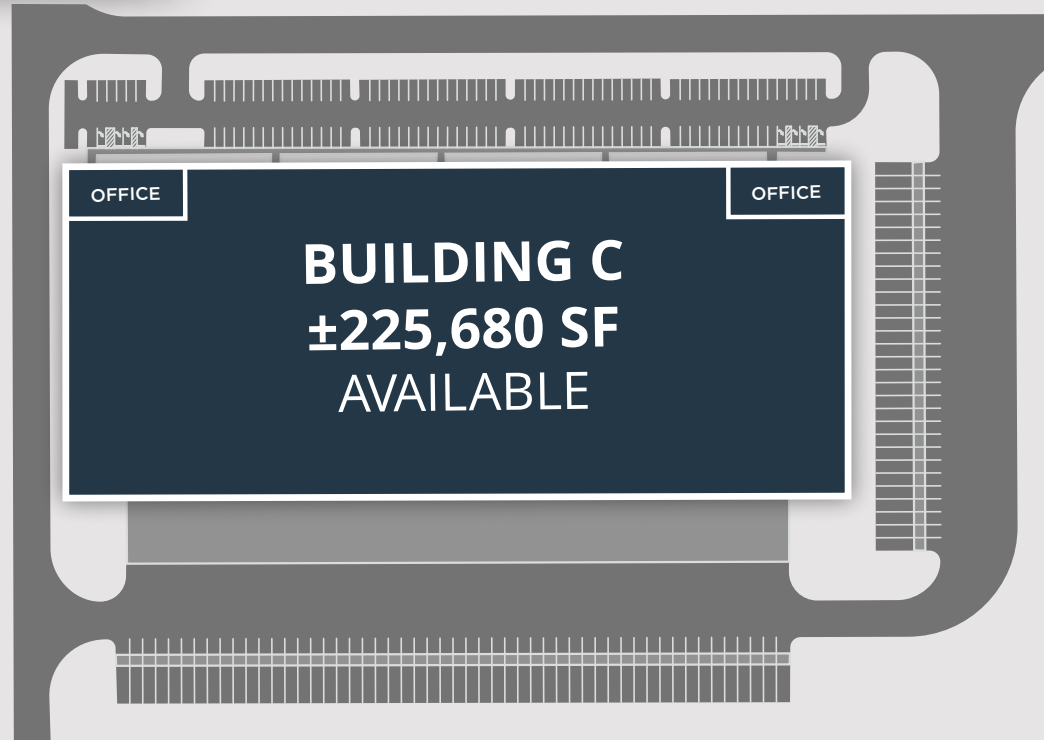


FULLY APPROVED

TOTAL BUILDING SF	±709,944
OFFICE SF	BUILD-TO-SUIT
CONFIGURATION	CROSS DOCK
DOCK DOORS	±104
TRUCK COURT	185'

CAR PARKING SPACES	±526
TRAILER PARKING SPACES	±179
DRIVE-IN DOORS	4
LIGHTING	LED
SPRINKLERS	ESFR

BUILDING C SPECS



FULLY APPROVED

TOTAL BUILDING SF	±255,680
OFFICE SF	BUILD-TO-SUIT
CONFIGURATION	CROSS DOCK
DOCK DOORS	±35
TRUCK COURT	185'

CAR PARKING SPACES	±132
TRAILER PARKING SPACES	±82
DRIVE-IN DOORS	2
LIGHTING	LED
SPRINKLERS	ESFR

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