

48-53 E. HANOVER STREET

BIGLERVILLE, PENNSYLVANIA



CENTRAL PA INDUSTRIAL VALUE-ADD OPPORTUNITY • ±158.85 ACRES • 22 BUILDINGS • INDUSTRIAL ZONED LAND



OFFERING PROCESS & CONTACTS

OFFER REQUIREMENTS

Ownership has not established definitive requirements, but is a market-oriented seller with expectations that are consistent with the quality of the asset and current market conditions.

All offers should include:

- Purchase price and deposit
- Timing for inspection period and closing date
- Specific detail regarding contemplated financing components
- Financial backing of prospective buyer
- Summary of transactions and references

CO-BROKER COMMISSION

Any Buyer which is represented by a broker is responsible to compensate the broker.

COMMUNICATION

All communications, inquiries and requests should be addressed to the C&W Team, as representatives of ownership.

BID DATE

Written notification will be sent regarding the bid date. Initial bids must be submitted to the attention the contacts listed. The Owner reserves the right to accept an offer prior to this date or to remove the property from the market at any time.

INSPECTIONS

Ownership requests notification if buyer intends to drive the property. Brokers available for market tours upon request.

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As exclusive agent Cushman & Wakefield is pleased to offer 48-53 E. Hanover Street, Biglerville for sale.

48-53 E. Hanover Street represents a rare opportunity to acquire a substantial industrial complex comprising 22 buildings across approximately 163.99 acres in Biglerville, Adams County, strategically located within the Central Pennsylvania submarket of the I-81/78 Industrial Corridor. The property offers significant potential for value creation through repositioning or redevelopment, including the development of approximately 138.35 acres of raw, industrially zoned land.

The I-81/78 Corridor spans over 453 MSF of inventory with a recorded 10.7 MSF of absorption and 17 MSF of leasing activity

in 2024. The project is situated in the CPA submarket, where vacancy was 6.0% at the end of Q2 2025 and Adams County where vacancy sits at 0%.

The site is located with convenient access to major highways including Route 15, Route 30, I-83, I-76 and I-81. Additionally rail access is located on site which enhances the property's connectivity.



SIZE

±274,370 SF
4 MAIN BUILDINGS
(NORTH-SIDE)



MUNICIPALITY

BIGLERVILLE
BOROUGH
BUTLER
TOWNSHIP



ACREAGE

±163.99



ZONING

INDUSTRIAL

EXECUTIVE SUMMARY



PROPERTY LOCATION

48-53 E. HANOVER ST.
BIGLERVILLE



15 MINUTE DRIVE TO GETTYSBURG

INTERSTATES		
Route 15:	6.3 miles	10 minutes
Route 30:	7.2 miles	12 minutes
Interstate 76:	25.5 miles	31 minutes
Interstate 83:	30.3 miles	46 minutes
Interstate 81:	34 miles	46 minutes
CITIES		
Gettysburg, PA:	7.2 miles	12 minutes
Hanover, PA:	17.9 miles	32 minutes
Carlisle, PA:	20.7 miles	33 minutes
York, PA:	28.3 miles	46 minutes
Harrisburg, PA:	33.4 miles	51 minutes
Baltimore, MD:	94.7miles	1 hrs 43 mins

PROPERTY OVERVIEW

PARCEL 2: 105.6 ACRES

PARCEL 1: 58.39 ACRES

BUILDING D: 50,000 SF

NORTH-SIDE PLANT
274,370 SF TOTAL

BUILDING C: 71,138 SF

BUILDING B: 86,760 SF

BUILDING A: 66,472 SF

PROPERTY SPECIFICATIONS

Acres:	±163.99 (2 Parcels)
Total Rentable SF:	±274,370 (4 Main Buildings)
Dock Doors:	±10
Drive-in Doors:	±5

LOCATION DEMOGRAPHICS

48-53 E. Hanover Street, Biglerville is situated within the **I-81/78 DISTRIBUTION CORRIDOR**, one of the largest industrial markets in the nation with 453 MSF of product over 1,099 buildings. The market is comprised of five (5) submarkets: Central Pennsylvania (CPA), Northeast Pennsylvania, Lehigh Valley, the SPLIT and 81-South. Located within a four (4) hour drive of major cities such as Baltimore, Washington DC, Pittsburgh, Philadelphia and New York City, the I-81/78 Corridor is one of the most critical industrial markets in the nation.

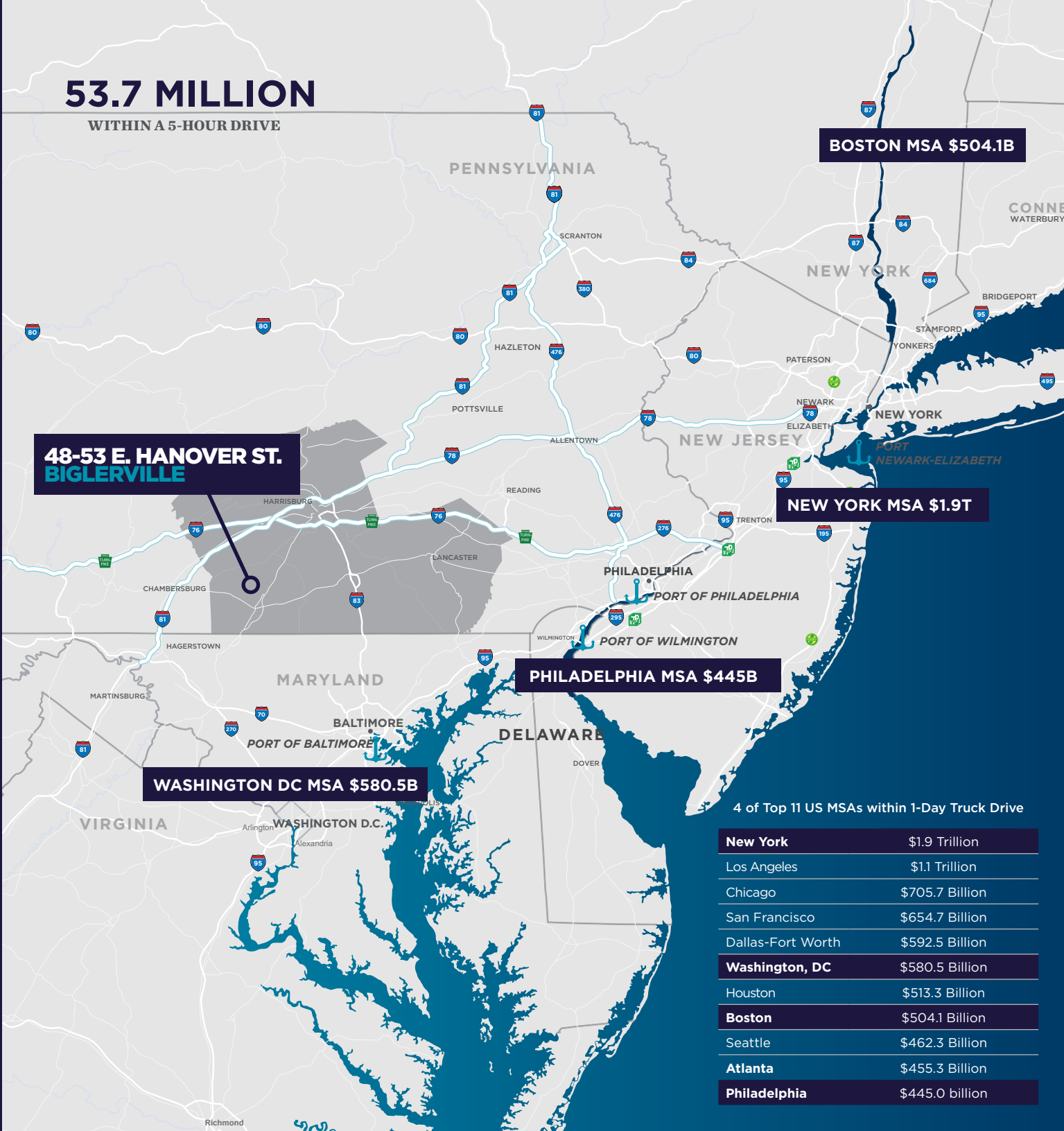
	5 Mile	10 Mile	15 Mile	Adams County	CPA
Population					
Total Population	49,567	121,986	223,111	106,490	1,697,270
Population Density (Pop/Sq Mi)	631.2	388.6	315.8	205.3	493.8
Income					
Average Household Income	\$92,805	\$100,429	\$104,992	\$101,557	\$108,918
Employment					
White Collar	12,995	33,331	116,362	27,768	539,248
Blue Collar	8,223	19,353	34,430	16,557	222,173
Services	4,785	11,072	18,474	9,427	137,138



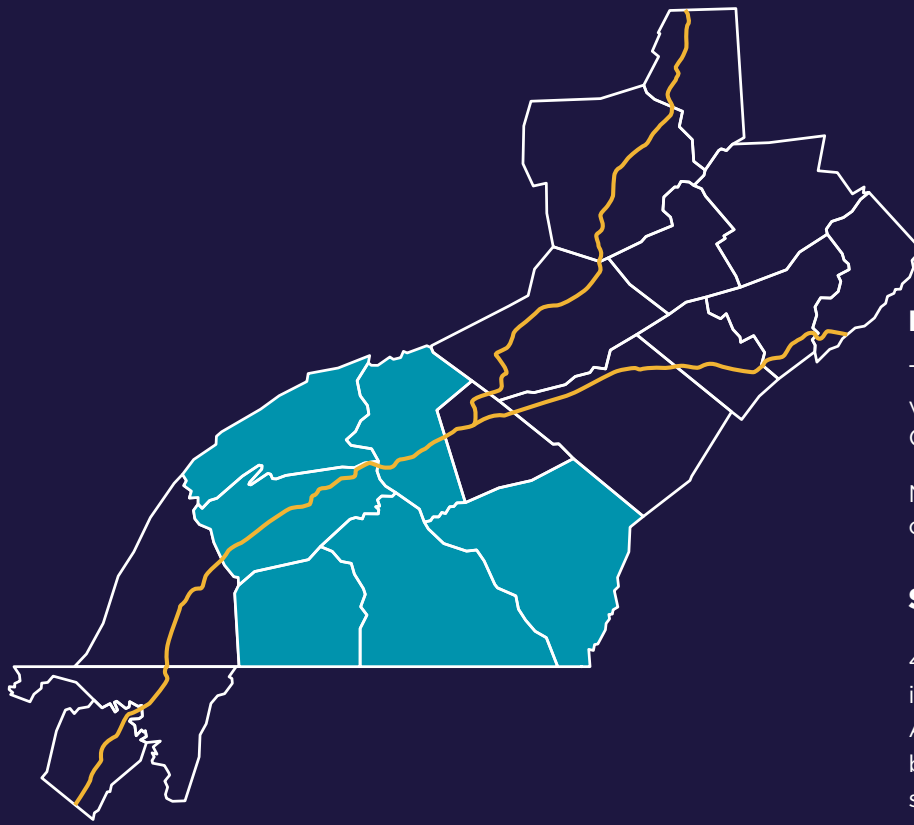
53.7M
CONSUMERS WITHIN
A 5-HOUR DRIVE



11.3M
CONSUMERS WITHIN
A 2-HOUR DRIVE



MARKET OVERVIEW



I-81/78 DISTRIBUTION CORRIDOR OVERVIEW

The Corridor's regional vacancy rate increased by a modest 20 bps quarterover-quarter (QOQ), driven by several mid-range tenant vacancies - 200,000 to 600,000 square feet (sf) - and ending Q2 at 7.4%. Despite the modest moveouts, leasing activity increased 68.2% QOQ, and year-to-date (YTD) net absorption rose by almost 200,000 sf.

New quarterly tenant activity surpassed 100,000 sf, led by third-party logistics and food/grocery firms, demonstrating the region's diversity of industrial enterprises.

SUBMARKET OVERVIEW

48-53 E. Hanover Street, Biglerville lies within the Central Pennsylvania (CPA) submarket. This submarket comprises 30% of the total inventory found within the I-81/78 Corridor. CPA totals 136 MSF and has a current overall vacancy rate of 6.0% in Q2 2025, while specifically Adams County sits at 0%. The submarket recorded 17 MSF of leasing activity in 2024. Over the past decade, CPA has been recognized by corporate users, logistics companies and institutional investors as a core distribution market. Specifically, Adams County remains a strong pocket for manufacturing and food industries. The growth of the CPA region is evidenced by an influx of corporate users entering and expanding into the market, such as Lowe's, Amazon.com, Georgia Pacific, Procter & Gamble, Whirlpool, PepsiCo, Unilever, General Mills, Hershey Corporation, UTZ, Staples and Starbucks.



6.0%

VACANCY AT THE END
OF Q2 2025



28MSF

USERS IN THE MARKET AT
THE END OF Q3 2024



2.0MSF

LEASES SIGNED
FOR THIS YEAR



3.7MSF

UNDER CONSTRUCTION
AT THE END OF Q2 2025



1.2MSF

CONSTRUCTION
DELIVERIES YTD

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