

GRAVEL PIKE LOGISTICS CENTER

East Greenville, Pennsylvania

37.48 ACRES / 250,930 SF



NEWMARK

FOR ILLUSTRATIVE PURPOSES ONLY. NOT ACTUAL BUILDING.

CONCEPTUAL SITE PLAN

OVERHEAD ELECTRIC LINE RELOCATION

50' LANDSCAPING BUFFER AREA

100' BUILDING, PARKING, DRIVEWAY, AND LOADING SETBACK

CONCEPTUAL RETAINING WALL LOCATION

50' BUILDING SETBACK

25' LANDSCAPING, PARKING, DRIVEWAY, AND LOADING SETBACK

WAREHOUSE B
100,120 SQ. FT.

28 DOCK POSITIONS

31 TRAILER SPACES

66 PARKING SPACES

190'

527'

55'

60'

70'

30'

30'

50' ULTIMATE RIGHT-OF-WAY

WAREHOUSE A
150,800 SQ. FT.

290'

520'

60'

28 DOCK POSITIONS

34 TRAILER SPACES

55'

70'

175 PARKING SPACES

±36 POTENTIAL OVERFLOW TRAILER SPACES

GRAVEL PIKE

50' LANDSCAPING BUFFER AREA

65' BUILDING, PARKING, DRIVEWAY, AND LOADING SETBACK

17 Feb

ZONING ORDINANCE

PERMITTED USES

A. Light industrial.

1. Manufacturing and processing.
2. Scientific or industrial research, product development, or engineering facilities.
3. Printing, publishing, lithography and similar processes.
4. Warehousing, storage or wholesale business located within a building as a principal use and/or distribution of products or materials, including transportation depot and truck terminals.
5. Recycling facilities, limited to collection, separation, storage, baling and shipping.
6. Accessory uses customarily incidental to the uses listed above.

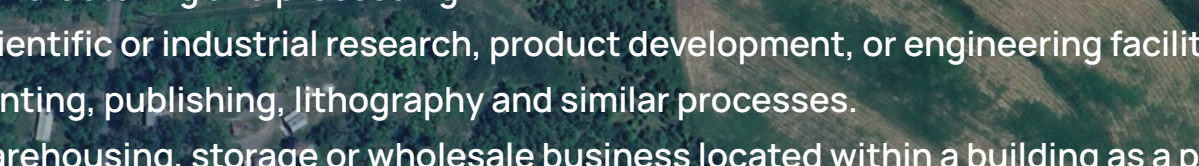
Upper Hanover Township Zoning Code

GRAVEL PIKE
LOGISTICS CENTER

250,930 SF

PERMITTED USES

A. Light industrial.

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- An aerial photograph of a rural landscape featuring green fields, trees, and some buildings. Overlaid on this image is a list of six permitted uses for a property. The text is white with a black outline for readability.
1. Manufacturing and processing.
 2. Scientific or industrial research, product development, or engineering facilities.
 3. Printing, publishing, lithography and similar processes.
 4. Warehousing, storage or wholesale business located within a building as a principal use and/or distribution of products or materials, including transportation depot and truck terminals.
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Upper Hanover Township Zoning Code



MUNICIPALITY
Upper Hanover Township



CURRENT USE
Agriculture



PROPOSED USE
Warehouse/Distribution/
Manufacturing



ZONING
LI – Light Industrial



PARCEL SIZE
37.48 Acres



UTILITIES, ON-SITE/PUBLIC
Public Water & Sewer Available



PERMITTED USES
Manufacturing, Processing, Scientific
or Industrial Research, Printing,
Warehousing/Distribution, Recycling



MINIMUM LOT AREA
1 Acre with 1.5 Acre Average



MINIMUM LOT WIDTH
150'



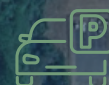
MAXIMUM HEIGHT
40'



**MAXIMUM BUILDING
COVERAGE**
35%



**MAXIMUM IMPERVIOUS
COVERAGE**
50%



PARKING REQUIREMENT
1 Space per 1,500 SF of Floor Area



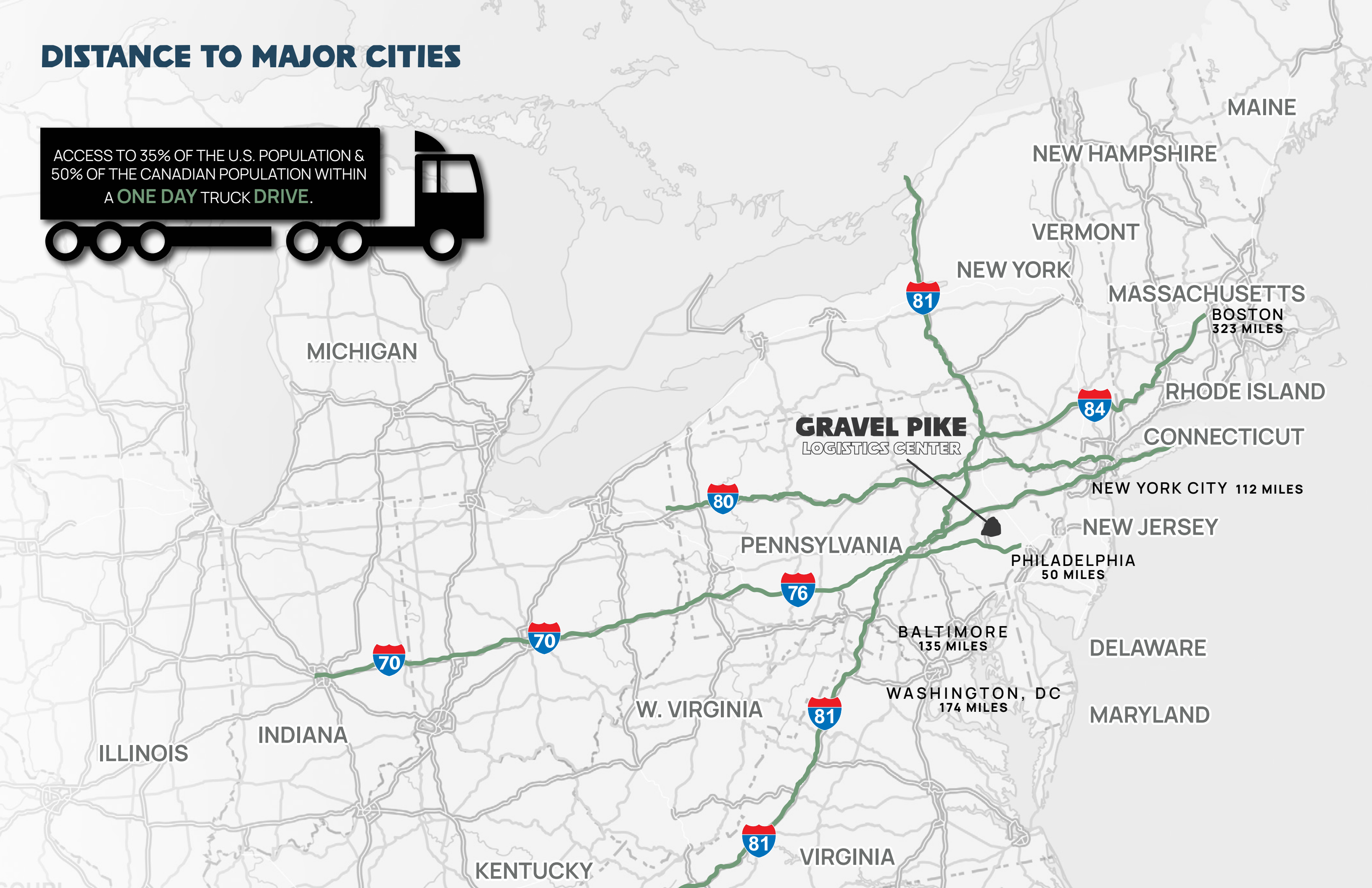
GRAVEL PIKE
LOGISTICS CENTER
250,930 SF

250,930 SF

DISTANCE TO MAJOR CITIES

ACCESS TO 35% OF THE U.S. POPULATION &
50% OF THE CANADIAN POPULATION WITHIN
A **ONE DAY** TRUCK **DRIVE**.





SUPERIOR HIGHWAY ACCESS

DISTANCES TO:

	0.1 miles
	1.6 Miles
	3.2 Miles
	7.2 Miles
	9.8 Miles
	18.2 Miles



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