

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.

WAREHOUSE A
150,800 SQ. FT.

28 DOCK POSITIONS

51 TRAILER SPACES

28 DOCK POSITIONS

34 TRAILER SPACES

±36 POTENTIAL OVERFLOW TRAILER SPACES

50' ULTIMATE RIGHT-OF-WAY

GRAVEL PIKE

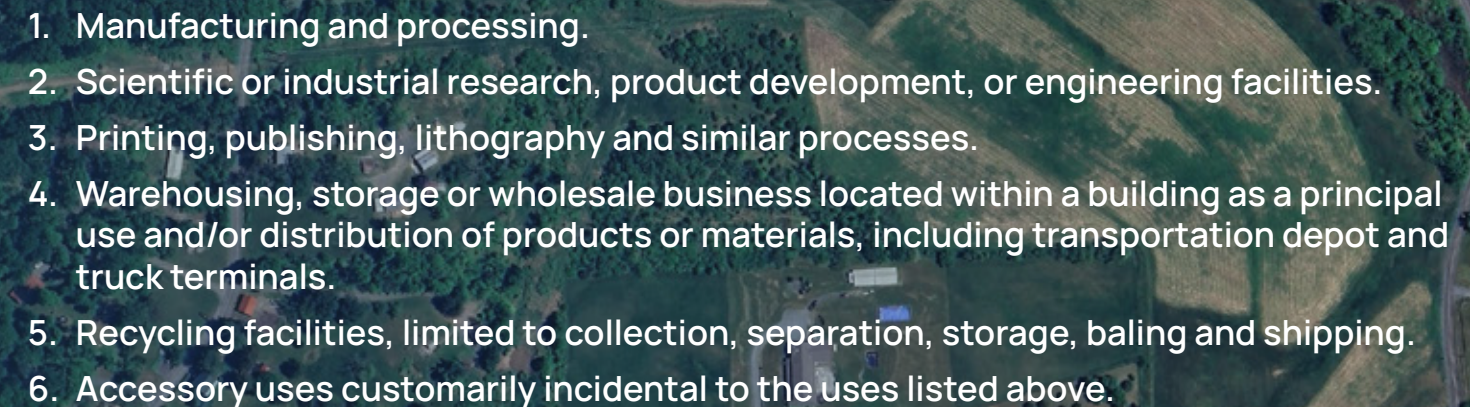
50' LANDSCAPING BUFFER AREA

65' BUILDING, PARKING, DRIVEWAY, AND LOADING SETBACK

NOTE: THIS SITE PLAN IS PROPOSED AND HAS NOT YET BEEN BROUGHT TO UPPER HANOVER TOWNSHIP FOR CONSIDERATION AND/OR APPROVAL

PERMITTED USES

A. Light industrial.

- 
- An aerial photograph of a rural landscape. The image shows a mix of green fields, some of which appear to be crops, and areas of bare earth or different types of vegetation. There are scattered trees and what looks like a small building or structure in the lower right quadrant. The overall scene is a typical agricultural or undeveloped rural area.
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

250,930 SF



MUNICIPALITY
Upper Hanover Township



ZONING
LI – Light Industrial



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



MAXIMUM HEIGHT
40'



CURRENT USE
Agriculture



PARCEL SIZE
37.48 Acres



MINIMUM LOT AREA
1 Acre with 1.5 Acre Average



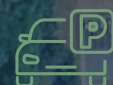
PROPOSED USE
Warehouse/Distribution/
Manufacturing



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



MINIMUM LOT WIDTH
150'



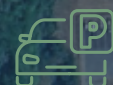
PARKING REQUIREMENT
1 Space per 1,500 SF of Floor Area



**MAXIMUM BUILDING
COVERAGE**
35%



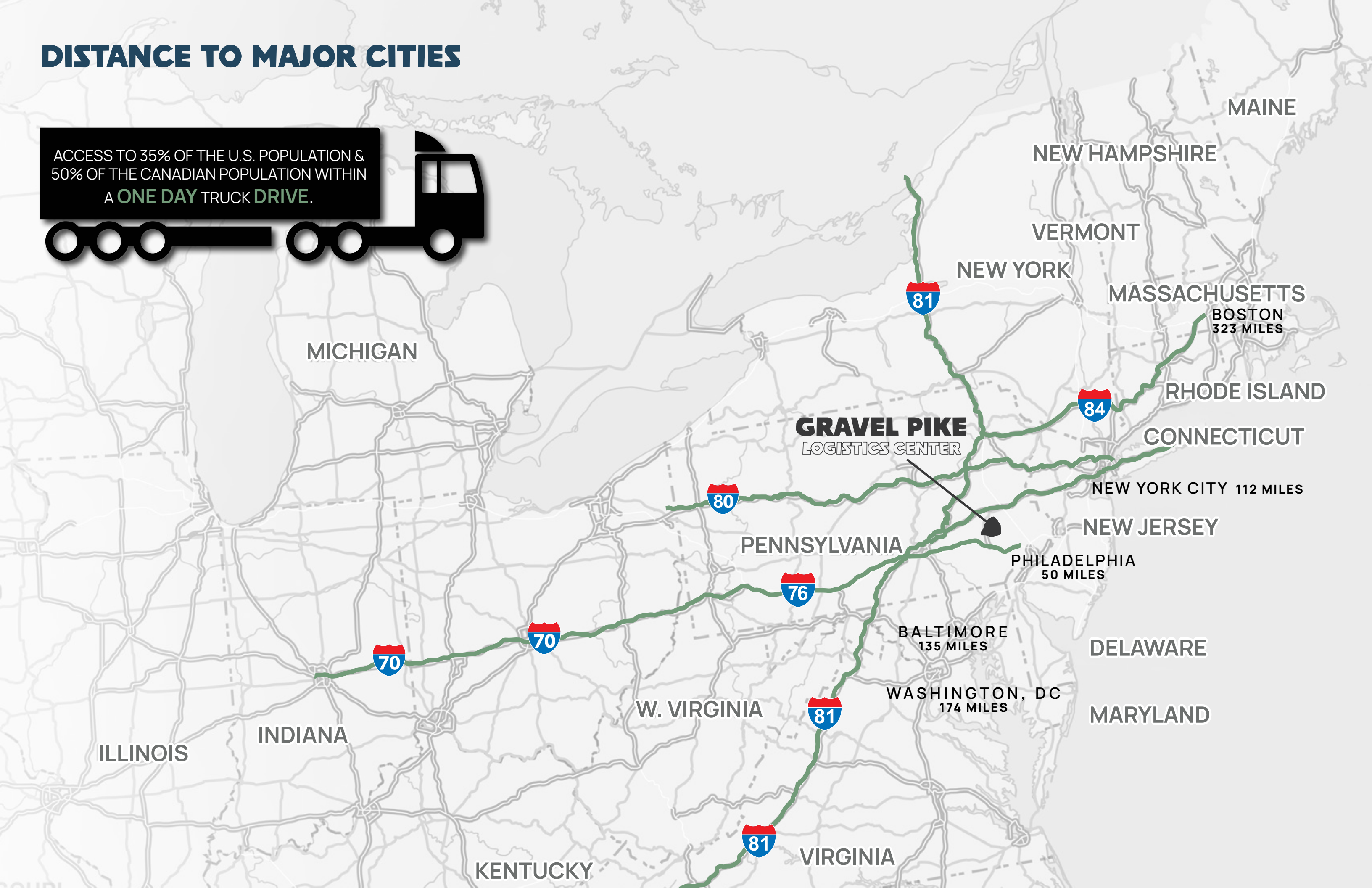
**MAXIMUM IMPERVIOUS
COVERAGE**
50%



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



NEWMARK

Licensed in Pennsylvania as Newmark Real Estate

1000 Continental Drive
Suite 200
King of Prussia, PA 19406
t 610-265-0600
nmrk.com

TIM BROGAN

Senior Managing Director
timothy.brogan@nmrk.com
t 610-879-4507

NICK PICKARD, SIOR, CCIM

Senior Managing Director
nick.pickard@nmrk.com
t 610-755-6920

STEPHEN J. COOK II

Director
stephen.cook@nmrk.com
t 610-755-6975

MICHAEL SPAEDER

Associate Director
michael.spaeder@nmrk.com
t 610-755-6971