

# ±144,000 SF (Divisible)



1480 Zeager Road, Elizabethtown, PA

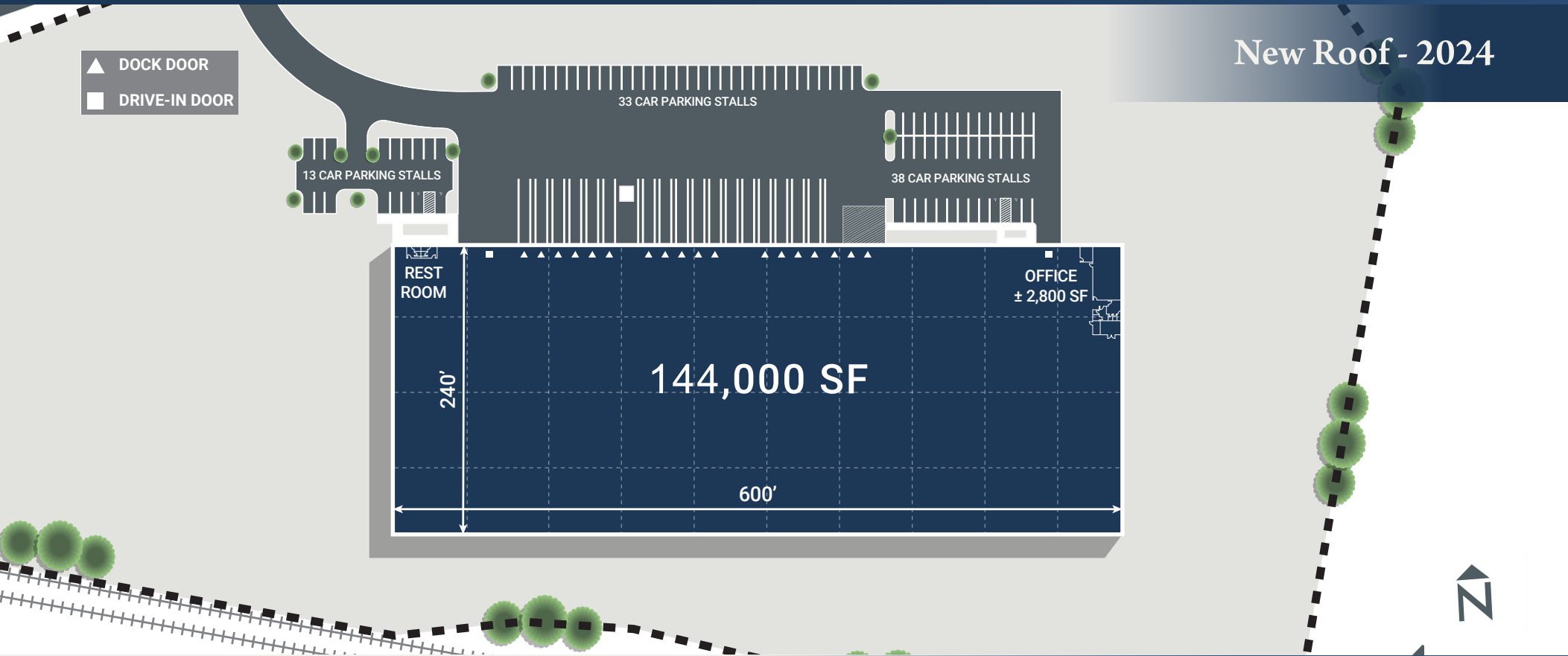


Nate Hunter  
+1 215 767 4444  
[nate.hunter@kbcadvisors.com](mailto:nate.hunter@kbcadvisors.com)

Austin Shirley  
+1 610 389 1717  
[austin.shirley@kbcadvisors.com](mailto:austin.shirley@kbcadvisors.com)

W. Jason Webb  
+1 717 329 0881  
[jason.webb@kbcadvisors.com](mailto:jason.webb@kbcadvisors.com)

# Property Specifications



**±144,000 SF**  
Total Building

**23.58**  
Acres

**± 2,800**  
SF Office

**32'**  
Clear Height

**60' x 60'**  
Column Spacing with  
60' deep speed bays

**18**  
Dock Doors  
(16 are fully equipped)

**2**  
Drive In Doors

**88**  
Car Parking Spaces

**Lighting**  
LED Fixtures on  
Motion Sensors

**Power**  
1,200 AMP Service 480/277  
V 3-Phase

# Local Access and Corporate Neighbors



## DRIVE TIMES

 4 MI | 6 MIN

 12 MI | 14 MIN

 17.5 MI | 20 MIN

 18 MI | 20 MIN

UPS Regional Hub  
10 MI | 19 MIN

FedEx Hub  
9 MI | 14 MIN

EGRESS



INGRESS



1480 Zeager Rd

NORDSTROM

# Labor Reach

## TRANSPORTATION & MATERIAL MOVERS | % OF LABOR FORCE

- VERY LOW (2% - 4%)
- LOW (5% - 6%)
- MEDIUM LOW (7% - 8%)
- MEDIUM (9% - 11%)
- MEDIUM HIGH (12% - 14%)
- HIGH (15% - 18%)
- VERT HIGH (19% - 34%)



### WAREHOUSE WORKERS

**\$19.32**  
Average Hourly Earnings

| Drive Time | 2024 Resident Workers | 2019 - 2024 % Change in Resident Workers | 2024 Net Commuters |
|------------|-----------------------|--|--------------------|
| 15 Min     | 1,899                 | 1%                                       | 2,930              |
| 30 Min     | 13,372                | -2%                                      | 4,099              |
| 45 Min     | 31,318                | -2%                                      | 6,809              |



### FORKLIFT DRIVERS

**\$21.42**  
Average Hourly Earnings

| Drive Time | 2024 Resident Workers | 2019 - 2024 % Change in Resident Workers | 2024 Net Commuters |
|------------|-----------------------|--|--------------------|
| 15 Min     | 381                   | 45%                                      | 509                |
| 30 Min     | 2,621                 | 40%                                      | 432                |
| 45 Min     | 5,967                 | 40%                                      | 1,172              |



### MANUFACTURING & FABRICATING

**\$20.52**  
Average Hourly Earnings

| Drive Time | 2024 Resident Workers | 2019 - 2024 % Change in Resident Workers | 2024 Net Commuters |
|------------|-----------------------|--|--------------------|
| 15 Min     | 334                   | -2%                                      | 272                |
| 30 Min     | 2,399                 | -10%                                     | 562                |
| 45 Min     | 6,389                 | -10%                                     | 1,095              |



1480 Zeager Rd

LEBANON

READING

LANCASTER

YORK

HANOVER

# Regional Support



| DRIVE TIMES             |                  |
|-------------------------|------------------|
| <b>UPS</b>              | 10.6 MI   16 MIN |
| <b>FedEx Middletown</b> | 9.1 MI   14 MIN  |
| <b>FedEx Lewisburry</b> | 22.2 MI   28 MIN |
| <b>USPS</b>             | 15.2 MI   22 MIN |
| <b>NS Rutherford</b>    | 12.6 MI   22 MIN |
| <b>NS Lucknow</b>       | 22.5 MI   27 MIN |

**1480 Zeager Rd**

Nate Hunter  
+1 215 767 4444  
nate.hunter@kbcadvisors.com

Austin Shirley  
+1 610 389 1717  
austin.shirley@kbcadvisors.com

W. Jason Webb  
+1 717 329 0881  
jason.webb@kbcadvisors.com



© 2025 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

