

# INDUSTRIAL REAL ESTATE & DISTRIBUTION CENTERS

## Including the \$2 million sale of a 71,351 s/f property **NAI Commercial Partners leads four industrial transactions totaling over 253,300 s/f**

**L**ANCASTER, PA — Auntie Anne's, Inc. has leased 1135 Dillerville Rd. in order to open a new production and distribution facility. Auntie Anne's leased 93,066 s/f from Thermal Solutions Products, LLC in the City Line Business Center. Daniel Berger, CCIM, SIOR, partner of NAI Commercial Partners, Inc. handled the lease negotiations representing the landlord in cooperation with Coldwell Banker Homesale Service Group representing



1135 Dillerville Rd.



Daniel Berger

Thomas McDermott



220 Centerville Rd.

## Distribution Solutions.



**Montgomeryville Business Campus,  
 1355 Welsh Road, Montgomeryville, PA**

**NOW LEASING**

- 181,515 SF build-to-suit on 21.9 Acres
- Divisible to 40,000 SF
- Multiple loading docks and drive-in doors
- 48' x 53' column spacing; 28' clear ceilings
- ESFR - Fire sprinkler system
- Public water and sewer

For more information contact:  
**Lou Battagliese or Nick Adams**  
 (610) 265-7700



**41 Phoenix Drive, Kings Point  
 Thorofare, NJ**

**NOW LEASING**

- 183,570 SF build-to-suit on 16 Acres (divisible)
- 60 tailgate loading docks and 2 drive-in doors
- 32' clear ceiling height
- ESFR - Fire sprinkler system
- Located at Exit 19 off I-295 with easy access to the entire Northeast corridor

For more information contact:  
**Harry McKenna or Lou Battagliese**  
 (856) 467-8055 (610) 265-7700



**31 Phoenix Drive, Kings Point  
 Thorofare, NJ**

**NOW LEASING**

- 94,476 SF facility
- 40' x 60' column spacing; minimum 30' clear ceilings
- Located at Exit 19 off I-295 with easy access to the entire Northeast corridor

For more information contact:  
**Harry McKenna or Lou Battagliese**  
 (856) 467-8055 (610) 265-7700



King of Prussia, PA 610-265-7700	Wilmington, DE 302-792-1301
Philadelphia, PA 215-564-2720	Swedesboro, NJ 856-467-8055

Auntie Anne's, Inc. Berger, CCIM, SIOR has successfully negotiated the purchase of a 32,400 s/f one story industrial building on behalf of PI Real Estate, LP. The property is located in East Hempfield Township, Lancaster County. The building, which was built in 1993, is situated on 2+ acres. The deal, which closed in mid February, was handled by who represented the sellers. Quality Custom Cabinetry, Inc will open a new manufacturing and warehousing facility in Earland Industrial Park, Lancaster County. The facility consists of 57,500 s/f in a 105,000 s/f industrial building situated on 8.25 acres. The building is owned by BMH Associates, LP who was represented in lease negotiations by Berger, CCIM, SIOR, while High Associates, LP, handled the lease negotiations for Quality Custom Cabinetry, Inc.

Red Stag Holding Company, LLC will be opening a self-storage facility at 220 Centerville Rd. in East Hempfield Township. They purchased the 71,351 s/f property from Samuel Miller & Sons Inc. for a selling price of \$2 million dollars. The building consists of 2,500 s/f of office space and 68,851 s/f of warehouse space and sits on 5.05 acres of land. Thomas McDermott, CCIM, SIOR also a partner in NAI Commercial Partners, Inc., represented both sides of the transaction. ■

Advisory Brokerage Investment Financing

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