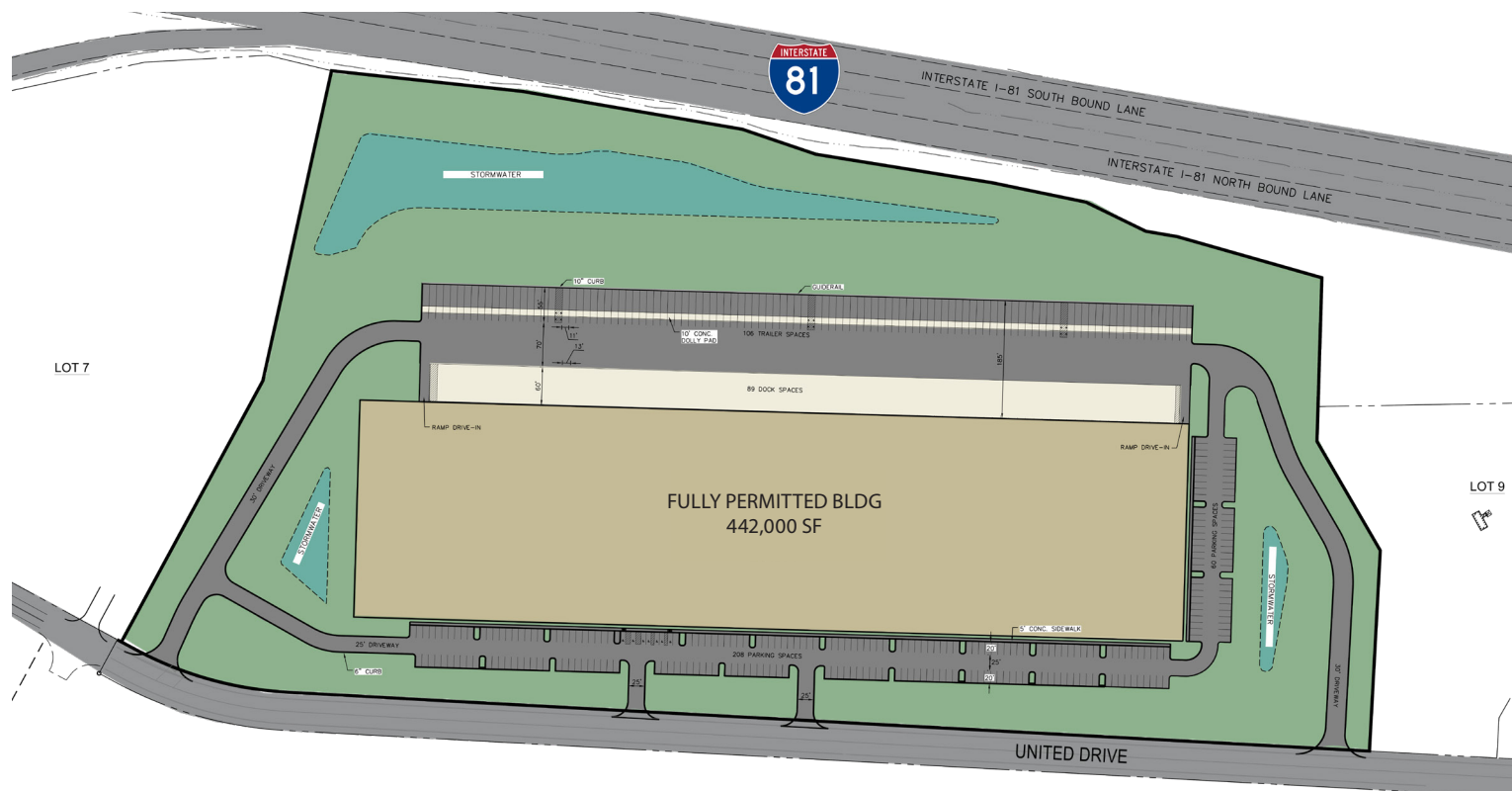
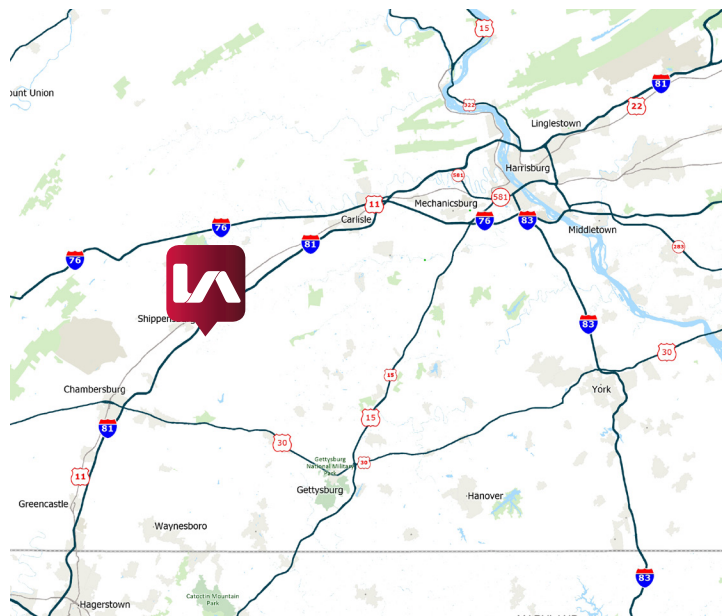


FULLY PERMITTED BUILDING | HIGHWAY VISIBILITY | UTILITIES TO CURB



HIGHLIGHTS:

- 442,000 SF +/- Fully Permitted Building
 - Up to 40' clear height
 - 54'x 55' column spacing, 65' speed bay
 - 27 equipped with 40,000 lb mechanical levelers, capable for up to 47 dock doors
 - 268 car stalls
 - 105 trailer stalls
 - Multi-tenant capable
 - ESFR Sprinklered
 - LED; 25 FC lighting
- Part of an established Business Park
- Direct access to and visibility from I-81 at exit 24
- Access drive and utility infrastructure complete



John Van Buskirk, SIOR
 jvanbuskirk@lee-associates.com
 D 717.208.8671

Joel Kreider, SIOR
 jkreider@lee-associates.com
 D 717.208.8647

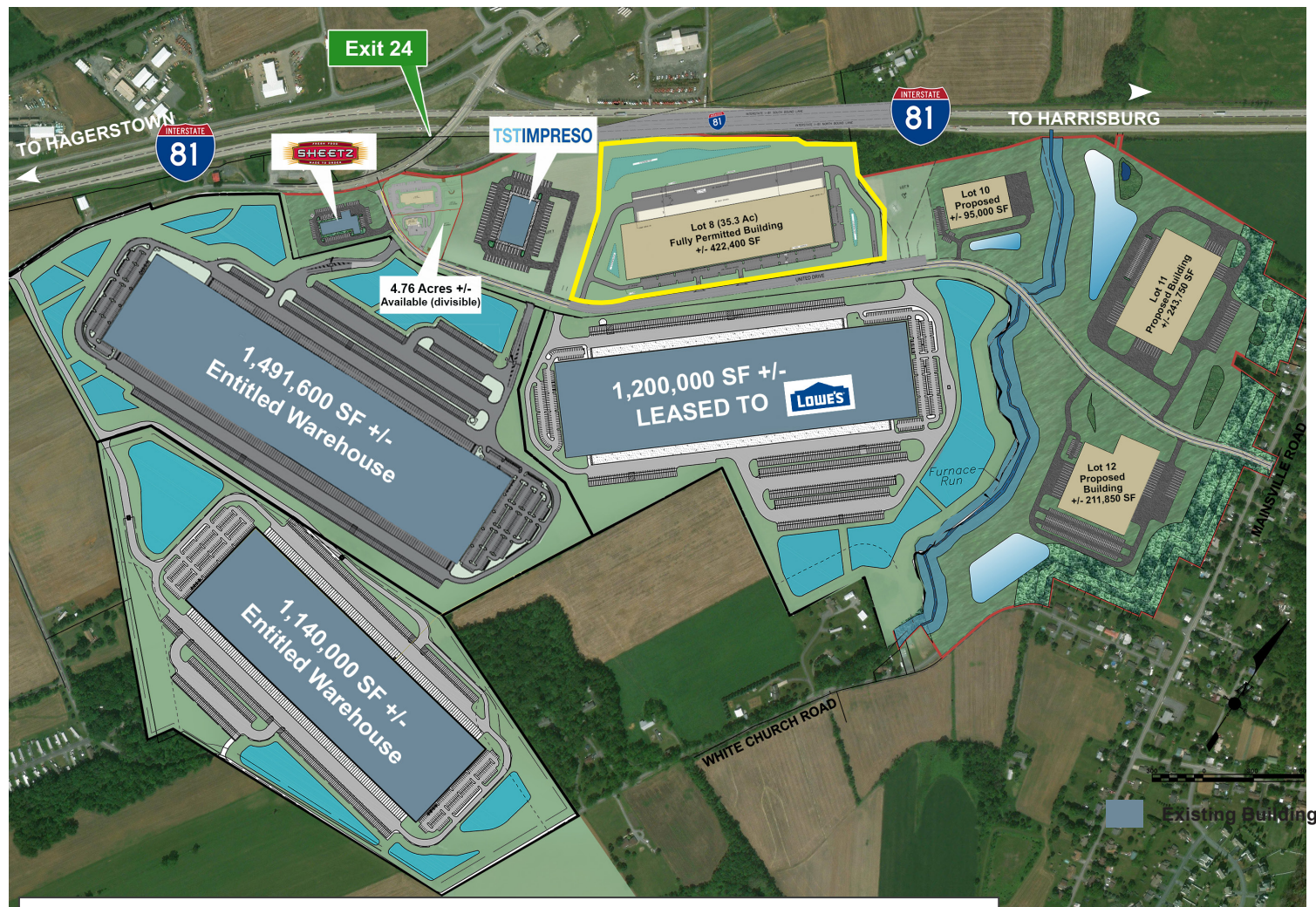
Ed Skonecki
 eskonecki@lee-associates.com
 D 717.562.0901

Alexis (Ally) Briggs
 abriggs@lee-associates.com
 D 717.610.4179

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

UBPSITES.COM

FOR LEASE
UNITED BUSINESS PARK LOT 8
 UNITED DRIVE, SHIPPENSBURG, PA



Lot	Acres	Use	Status	Price
1	112.05	Industrial	Matrix Build-to-Suit	N/A
2	4.26	Commercial	Existing / Sheetz	N/A
5	4.76	Commercial	Available for sale	\$1,190,000
6	93.64	Industrial	Existing / Lowes	LEASED
7	11.37	Industrial	Existing / TST Impreso	LEASED
8	35.31	Industrial	Available for Lease	N/A
10	11.28	Industrial	Available for sale	\$1,015,200
11	33.8	Industrial	Available for sale	\$3,042,000
12	48.9	Industrial	Available for sale	\$4,401,000

John Van Buskirk, SIOR
 jvanbuskirk@lee-associates.com
 D 717.208.8671

Joel Kreider, SIOR
 jkreider@lee-associates.com
 D 717.208.8647

Ed Skonecki
 eskonecki@lee-associates.com
 D 717.562.0901

Alexis (Ally) Briggs
 abriggs@lee-associates.com
 D 717.610.4179

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

UBPSITES.COM