

422,000 SF Industrial Opportunity For Lease

United Business Park, Shippensburg, PA



UNITED
Business Park



Highway visibility, easy on/off
access to I-81
Road and utilities to site

PROJECT HIGHLIGHTS

- Total Building SF: 442,000 SF +/- (divisible)
- Clear Height: 40'
- Acres: 35.3
- Car Parking: 268
- Trailer Parking: 107
- Column Spacing: 54'x55' typ., 65'speed bay
- Building Dimensions: 340' x 1,300'
- Office Space: To Suit
- Docks: 46 (28 Knockouts)
- Drive-ins: 2





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**Utilities
To Curb**



**Educated &
Skilled Worforce**



**I-81 Direct Access
& Visibility**



**Signalized Access
to United Drive**



I-81 connects United Business Park to all major highways and markets in the Mid-Atlantic region to conveniently serving the demand for distribution and e-commerce.



United Business Park is located within a 1-day drive of approximately 40% of the total U.S. population and 50% of Canadian consumers.



Other significant distribution facilities in this corridor include: Lowe's, Procter & Gamble, Georgia Pacific, Smuckers, Unilever, Office Depot and Staples.

46,000 Cars Per Day



30 MILE DRIVE

Pop: 327,307

Age 18+: 253,313

30 MINUTE DRIVE

Pop: 201,612

Age 18+: 155,996



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

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

Ed Skonecki
717.562.0901
eskonecki@lee-associates.com



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