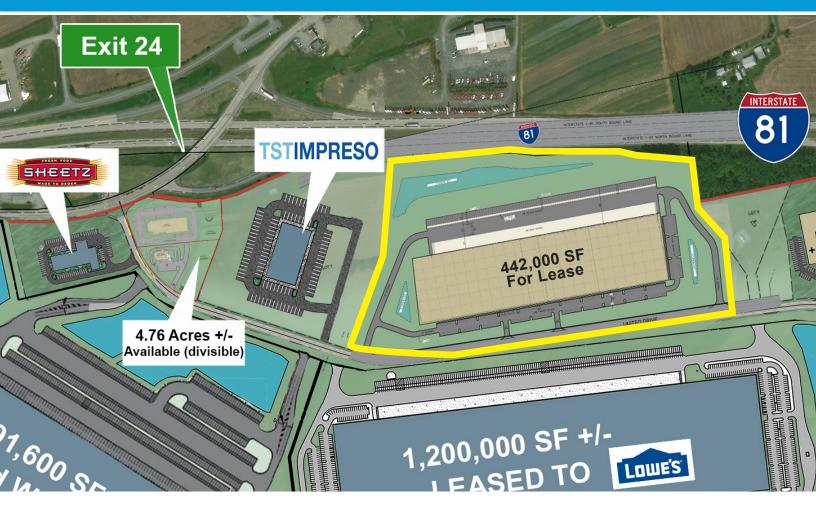
422,000 SF Industrial Opportunity For Lease

United Business Park, Shippensburg, PA





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: 35.3Car Parking: 268Trailer 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









UNITED 422,000 SF Industrial Opportunity For Lease

Business Park United Business Park, Shippensburg, PA



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**



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