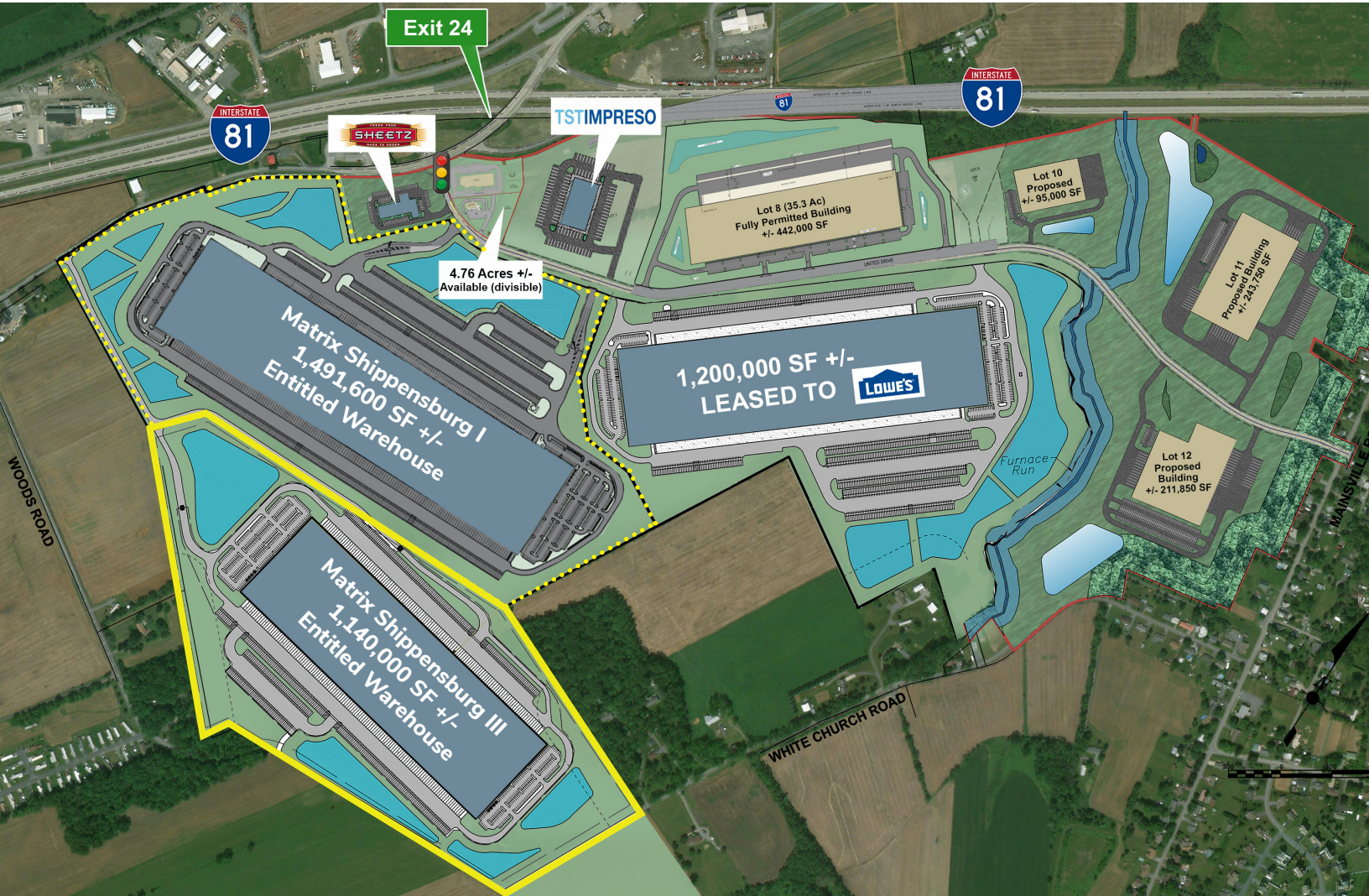


# ENTITLED CROSS DOCK AVAILABLE

Matrix Shippensburg III, Shippensburg, PA



**UNITED**  
Business Park



## PROJECT HIGHLIGHTS

- Fully Permitted, shovel ready site
- Direct access to I-81 ramps
- 1,140,000 SF available (expandable):
  - Up to 40' + clear height
  - 570' deep cross dock
  - 409 trailer & 483 car stalls
  - 114 dock doors
  - Two points of access to United Drive with full site circulation
  - Multi-tenant capable with ability to secure truck courts
- Proven landlord/development team able to deliver within +/- 12 months of lease commitment
- Convenient access to FedEx, UPS and YRC hubs







**UNITED**  
Business Park

## ENTITLED CROSS DOCK AVAILABLE

Matrix Shippensburg III, Shippensburg, PA



**I-81 Direct Access  
& Visibility**

**46,000**

**Cars Per Day**



**Signalized Access  
to United Drive**



Together with Lot 1, the Park offers two shovel ready sites supporting 2,631,600 SF on +/- 215 Acres.



I-81 connects United Business Park to all major highways and markets in the Mid-Atlantic region, conveniently serve 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.



**Labor Pool**

### **30 MILE DRIVE**

Pop: 327,307

Age 18+: 253,313

### **30 MINUTE DRIVE**

Pop: 201,612

Age 18+: 155,996



**MATRIX**

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