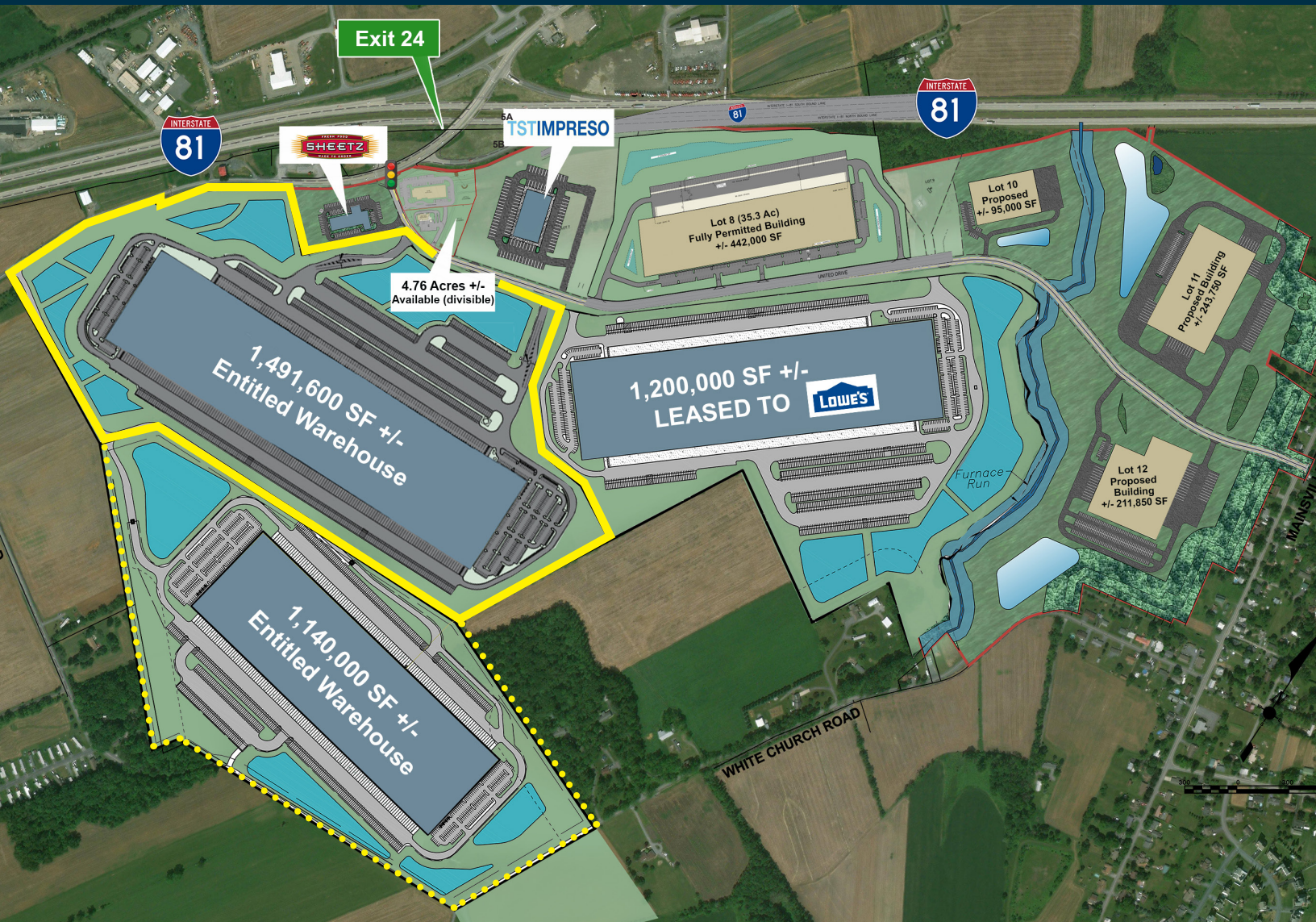


# ENTITLED CROSS DOCK AVAILABLE

2281 United Drive, Shippensburg, PA



## PROJECT HIGHLIGHTS

- **Fully Permitted, shovel ready site**
- Direct access to I-81 ramps
- 1,491,600 SF available (expandable):
  - **Up to 40' + clear height**
  - 600' deep cross dock
  - 566 trailer & 562 car stalls
  - 276 dock doors
- Two points of access to United Dr. & full site circulation
- Multi-tenant capable, 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**  
2281 United Drive, Shippensburg, PA



**I-81 Direct Access  
& Visibility**

**46,000**

**Cars Per Day**



**Signalized Access  
to United Drive**



Together with Matrix Shippensburg III, 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 to 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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