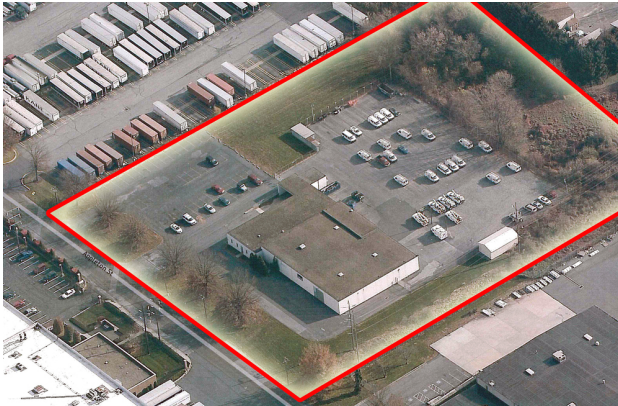


## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

County:	Cumberland
Township:	Lower Allen
Tax ID:	13-25-0020-053A
Available SF:	19,826 SF
Lease Rate:	\$21,000.00 per month (NNN)
Lot Size:	4.99 Acres
Building Size:	19,826 SF
Grade Level Doors:	3
Dock High Doors:	2
Ceiling:	16' - 18'
Renovated:	2017
Zoning:	General Industrial
Cross Streets:	Slate Hill Road
Power:	1,000 A/120-208 V, 3P

### PROPERTY OVERVIEW

Excellent opportunity to lease a 19,826 SF stand alone flex warehouse property situated on approximately 5 acres. Abundant on site parking with paved outside storage available. Drive-in access with drive-through capability. Fully fenced and secure lot. Quick access to Rt. 581, Capitol Beltway via Rt. 15 connection. Immediate access to I-76 (PA Turnpike).

### PROPERTY HIGHLIGHTS

- Ability to expand building on large oversized site. Heavy power and public utilities.
- General Industrial District Zoning provides for a variety of uses.
- Ideal facility for manufacturer, equipment rental, transportation repair/service, supply company and/or fleet maintenance.
- Employee Parking: 53 spaces.
- Trailer Parking: 40 spaces.

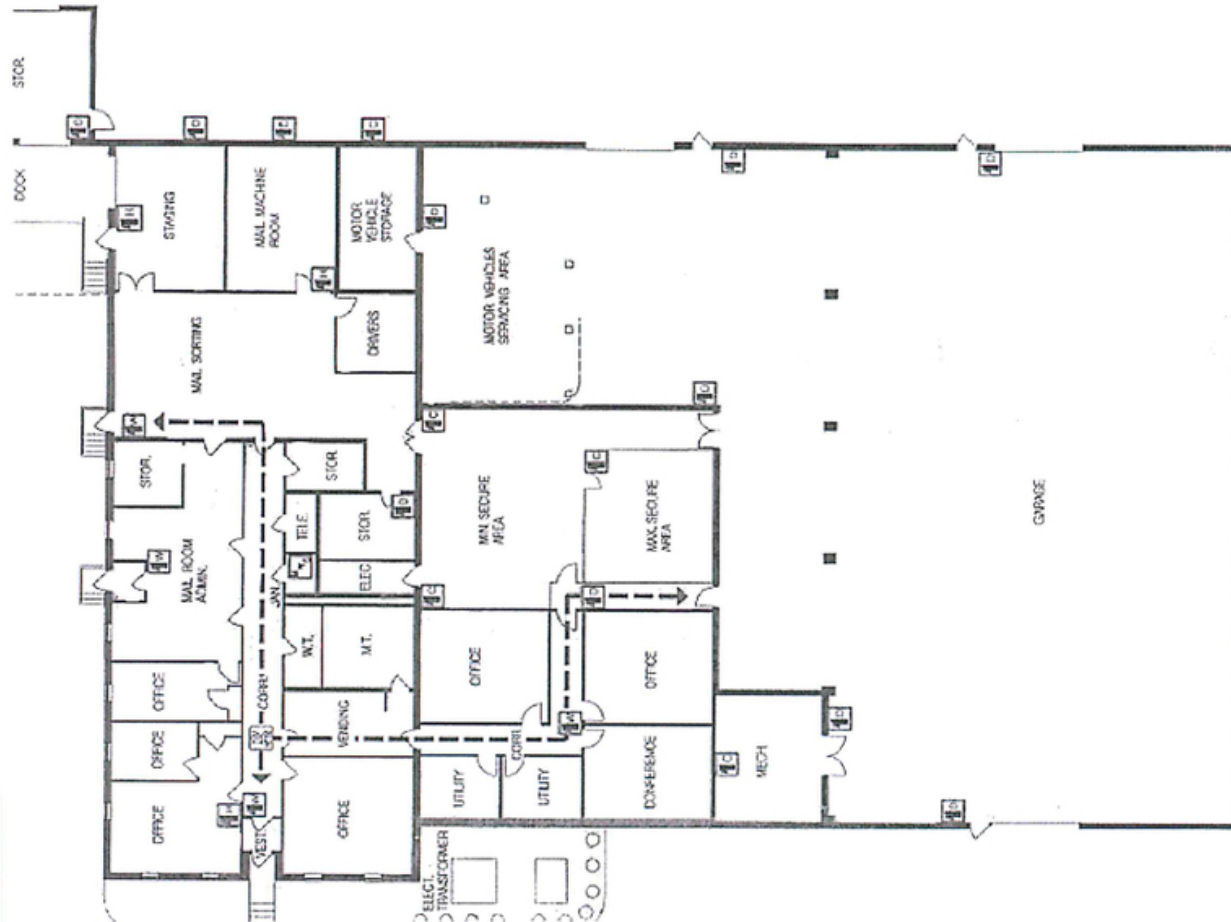


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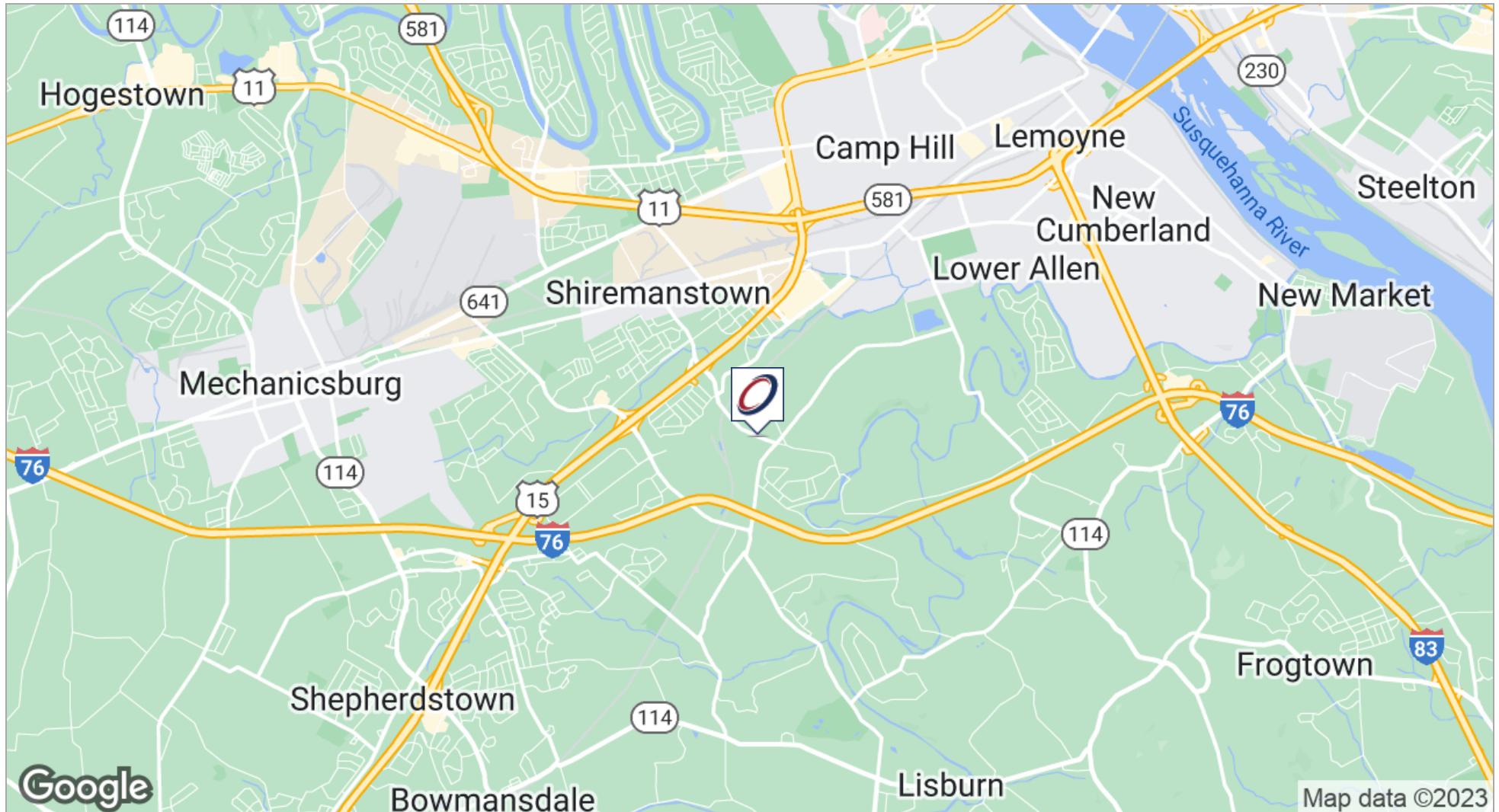
425 N. 21st Street, Suite 302, Camp Hill, PA 17011

### FLOOR PLAN

#### FLOOR PLAN



## LOCATION MAPS



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