

1.2MM FOR LEASE

United Business Park | 4532 United Drive, Shippensburg, PA

LEE & ASSOCIATES
OF EASTERN PENNSYLVANIA LLC
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR LEASE



MATRIX Matrix Development Group - Owner/Developer

www.ubpsites.com

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

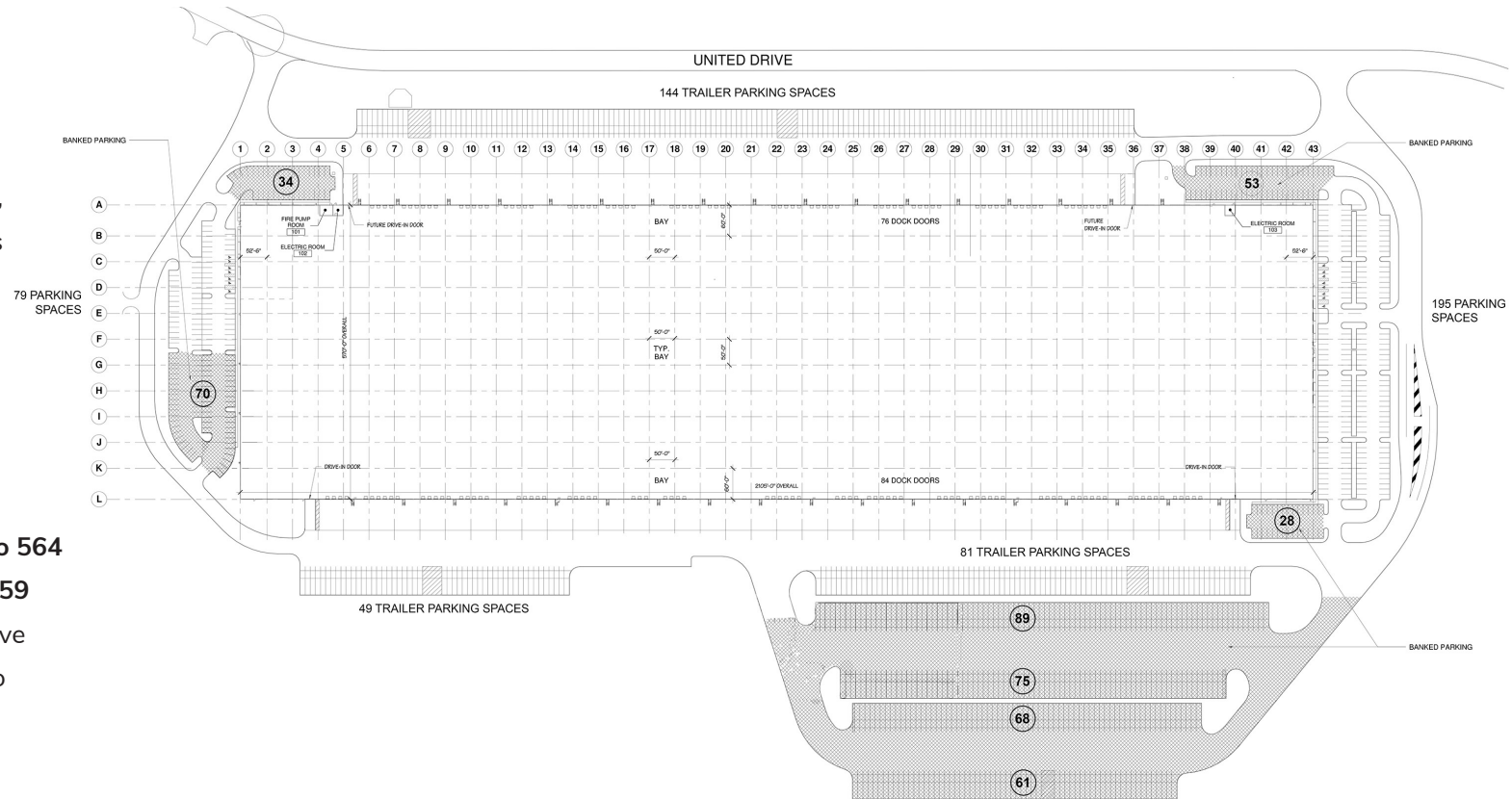
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Features:

- Signalized access to I-81 ramps
- 36' clear height
- 570' deep cross dock
- Up to 225 dock doors, 160 dock positions will include 7' x 8' 40,000 pound mechanical levelers, dock bumpers and vinyl dock seals
- 50' x 50' storage bays, 50' x 60' loading bays
- (2) 3,000 amp, 480 volt, 3 phase services
- LED lighting
- ESFR Sprinklered
- **237 trailer stalls expandable up to 564**
- **274 car stalls expandable up to 459**
- Two points of access to United Drive
- Multi-tenant capable with ability to secure truck courts
- FTZ zone
- Proximity to common carrier base and intermodal facilities for CSX & Norfolk Southern (top-tier hub)

Fully Upgraded Interchange!



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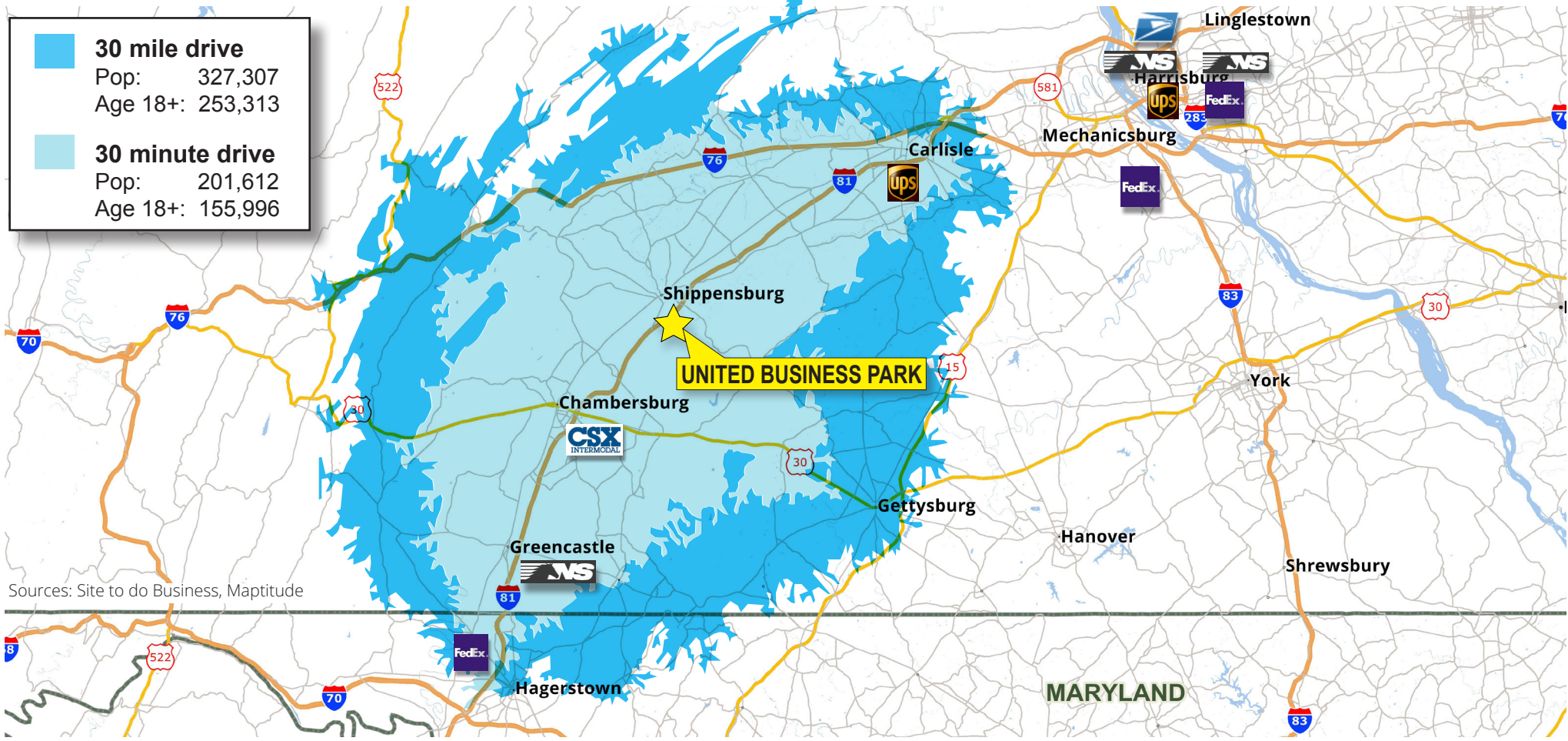
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Sources: Site to do Business, Maptitude

	Carlisle		Chambersburg		Greencastle		Hagerstown, MD	
Time & Distance	T	D	T	D	T	D	T	D
United Business Park	28	24	14	11	24	23	38	37

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