

Fully Entitled Flex Development Site

SAMPSON · MORRIS GROUP

MCMICHAEL ROAD BUSINESS PARK
ROBINSON TOWNSHIP, PA 15205

LOCATED JUST OUTSIDE OF ROBINSON TOWNSHIP'S COMMERCIAL DISTRICT.

SITE INFORMATION

- Amenity-surrounded campus environment
- Commuter-friendly location, easily accessible from I-376
- Free abundant onsite parking available, with increased parking ratio possible for high-density users
- Signature setting featuring high visibility and quick access to Parkway West via Settlers Cabin interchange

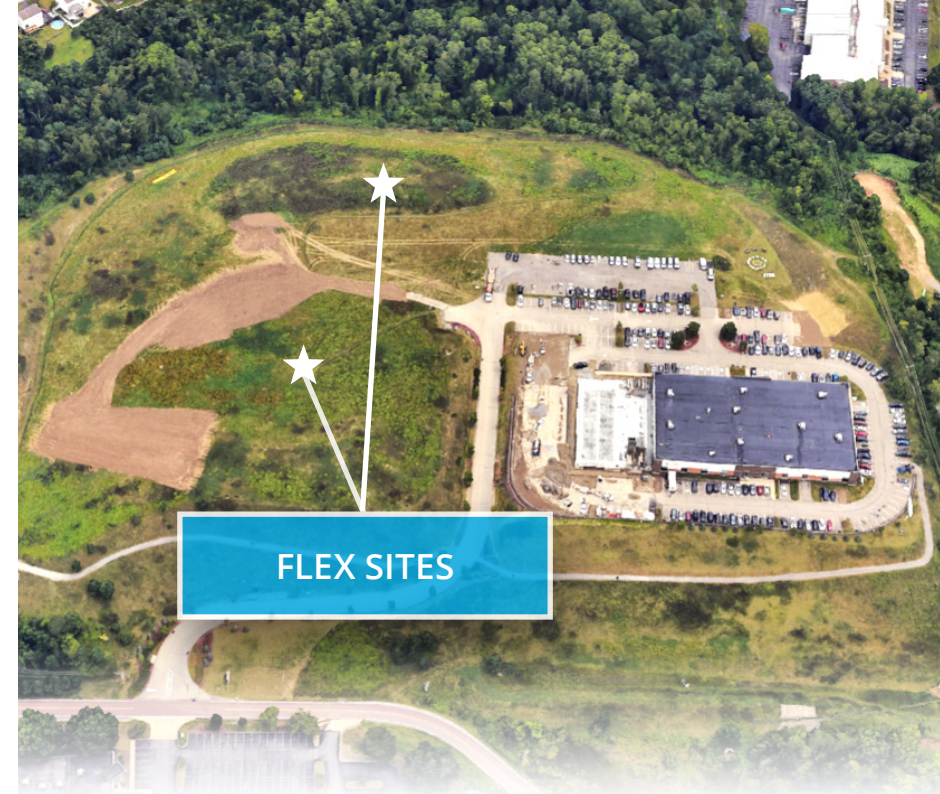
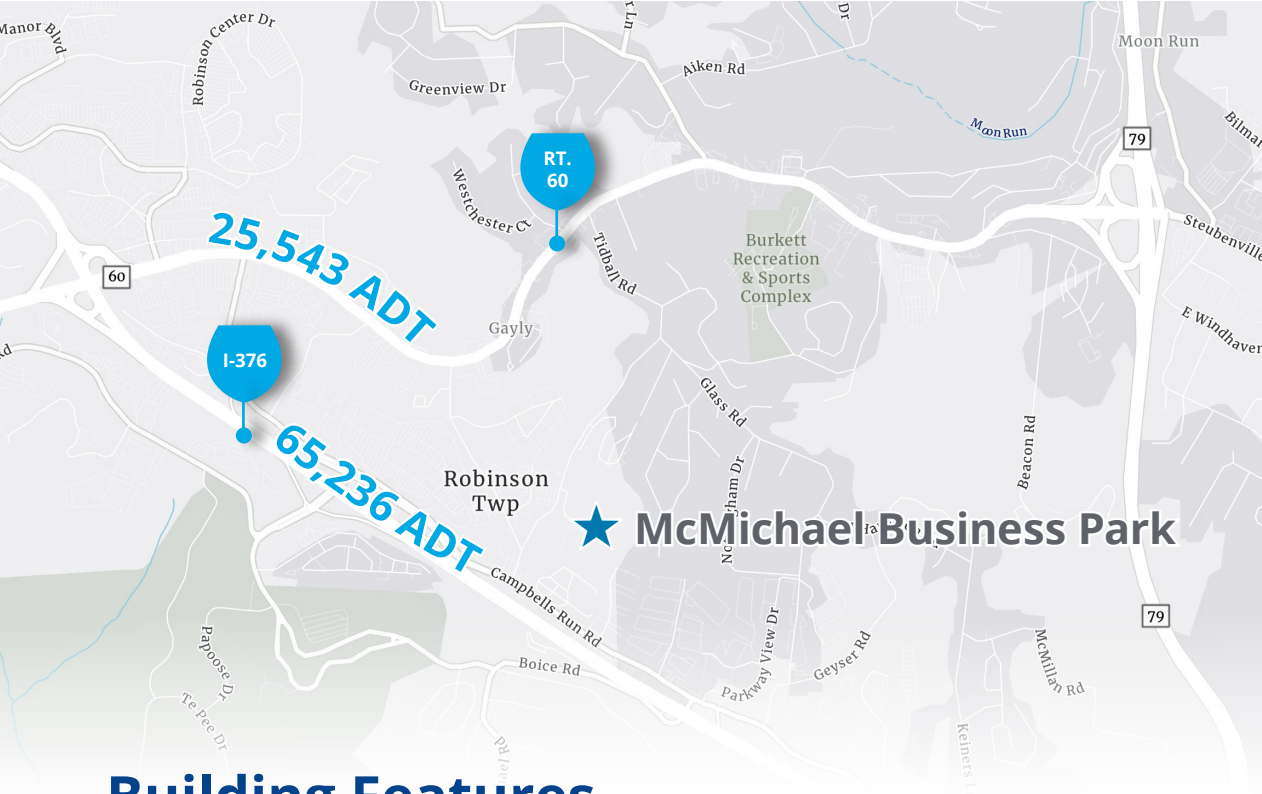


TWO *NEW* HIGH-BAY, CLASS A, FLEX BUILDINGS

**CONTACT
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Building Features

28' clear ceiling height

ESFR sprinklers

LED lighting

50' x 60' column spacing

Ample truck court

Substantial parking field

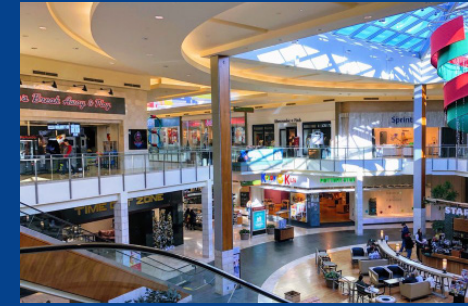
Numerous surrounding amenities

Prime location off of I-376

SHELL DESIGN RENDERINGS



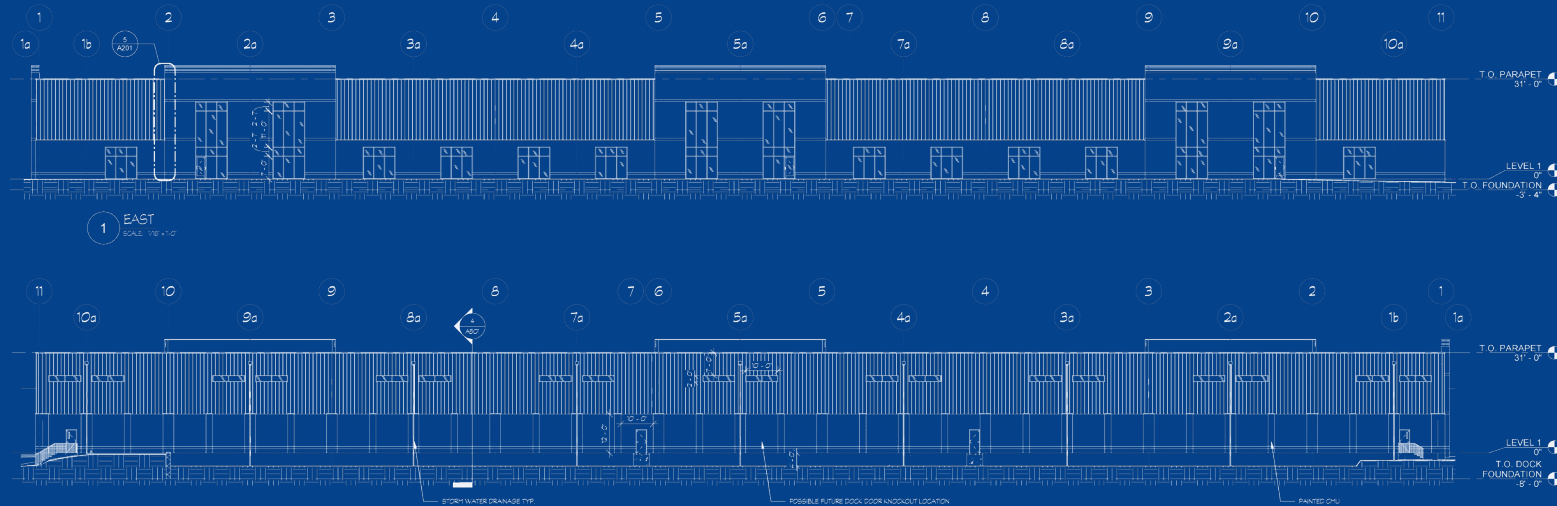
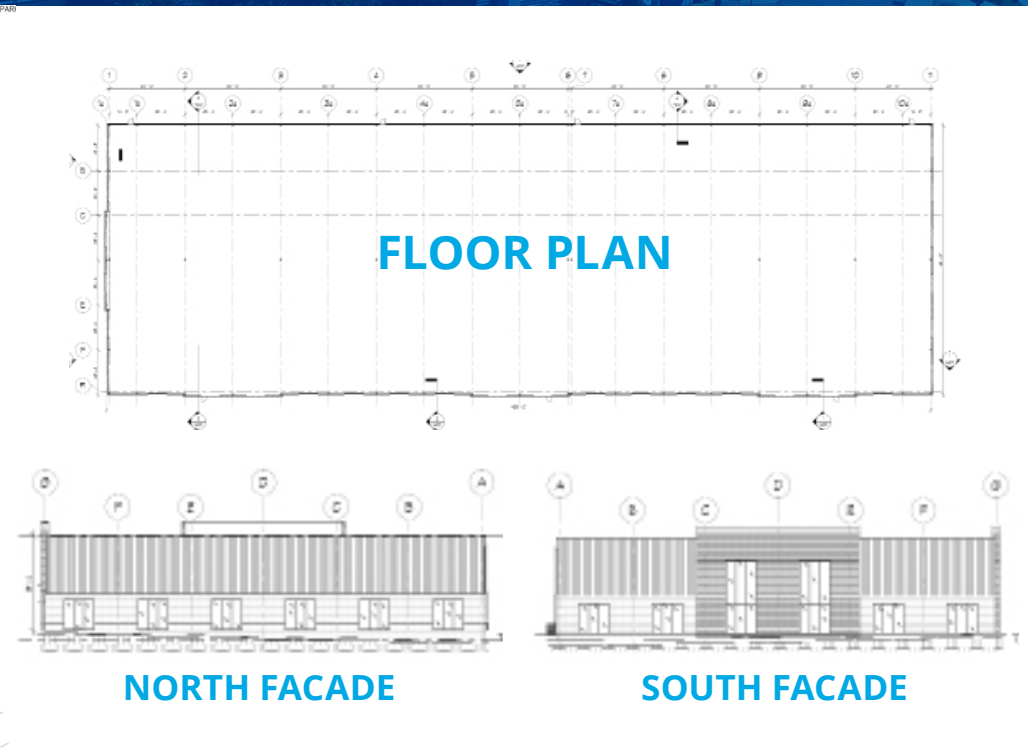
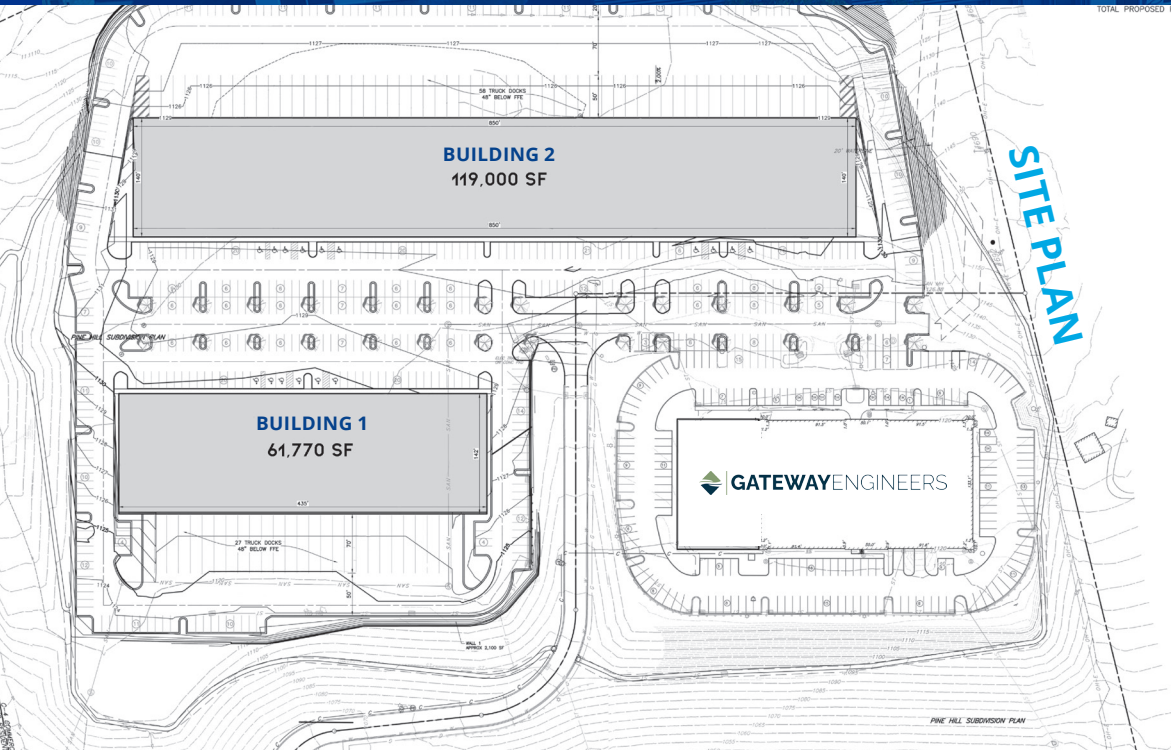
Located just **minutes** from Robinson Township's **commercial strip.**



Amenity-Surrounded

McMichael Road Business Park is conveniently located near the heart of Robinson Township, surrounded by malls, restaurants, hotels, grocers, and financial institutions.

Renderings & Site Plan



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