

Stand Alone Warehouse Building Available

Upper Allen Business Park
600 Independence Ave.
Mechanicsburg, PA 17055

LoopNet #: 17754341
Property #: 2795
Listing Broker's: JG



Building Description

Building SF:	24,000
Industrial / Office / Retail SF:	24,000
Construction Status / Type:	Under Construction / Steel
Year Built / Year Refurbished:	2013
# of Floor(s) / # of Unit(s):	1 / 1
Building Class:	"B+"
Roof Type / Age:	Standing Seam
Floor Type / Thickness:	Reinforced Concrete
Lighting:	Fluorescent
Sprinkler(s):	Yes
Heat:	Natural Gas
Air Conditioning:	Electric
Ceiling Height (Min / Max):	24' / 28'
Column Spacing:	Clear Span
Security:	Yes
Restroom(s):	2
# Int. Dock(s) / # Int. Leveler(s):	
# Ext. Dock(s) / # Ext. Leveler(s):	2 / 2
# Drive-In-Door(s) / (HxW):	1 / 12' X 14' (HxW)
Signage:	Available
# of Parking Spaces:	50

Location/Site Description

Municipality:	Upper Allen Township
County:	Cumberland
Zoning:	Industrial District (I)
Tax Parcel:	42-10-0256-297
Topography:	Flat
Cross Street:	Wesley Drive
Access:	Gettysburg Road
Frontage:	Independence Avenue
Lot Size/ Dimensions (LxW):	10.05 Acre(s) / Irregular (LxW)

Utilities Description

Gas / Water / Sewer:	UGI / Public / Public
Supplier / Power:	PPL
Phone / Cable / BroadBand:	Available / Available / Available

Listing Broker

Jason Grace, CCIM, SIOR, Vice President
717.731.1990
jgrace@landmarkcr.com

Lease Description

Floor	Suite	Type	Space SF	Rate	Comments
		Industrial	24,000	\$5.50	Estimated operating expense for 2013 - \$0.95/SF

Comments

Listing: Property benefits from flexible Industrial District (I) zoning per Upper Allen Township Ordinance which permits most warehouse, trucking and manufacturing uses. Complete abstract of zoning ordinance on file. Upper Allen Business Park is situated at intersection of PA Turnpike (I-76) and PA Rt. 15 with immediate connection to nationally recognized I-81/78 and I-83 transportation corridors via Rt. 581 Capitol Beltway. Area is well served by various parcel services and freight transportation.

Property: Unbelievable opportunity to lease "in-fill" stand alone warehouse building. New construction project available summer 2013. Pre engineered steel frame building (100' X 240') with masonry block and metal panel exterior. Abundant parking on large site with dock height loading and grade level overhead door access. Features will include T-5 lighting, sprinklers, public utilities and a business park setting. The building can accommodate climate controlled or conditioned space requirements and can be demised.

Parking: Expandable

Loading & Door: Expandable



ONCOR INTERNATIONAL
20 Erford Road, Lemoyne, PA 17043
P.O.Box 3004, Harrisburg, PA 17105-3004
www.landmarkcr.com
(717) 731-1990 1-800-722-1990

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