

# 40 DAUPHIN DRIVE

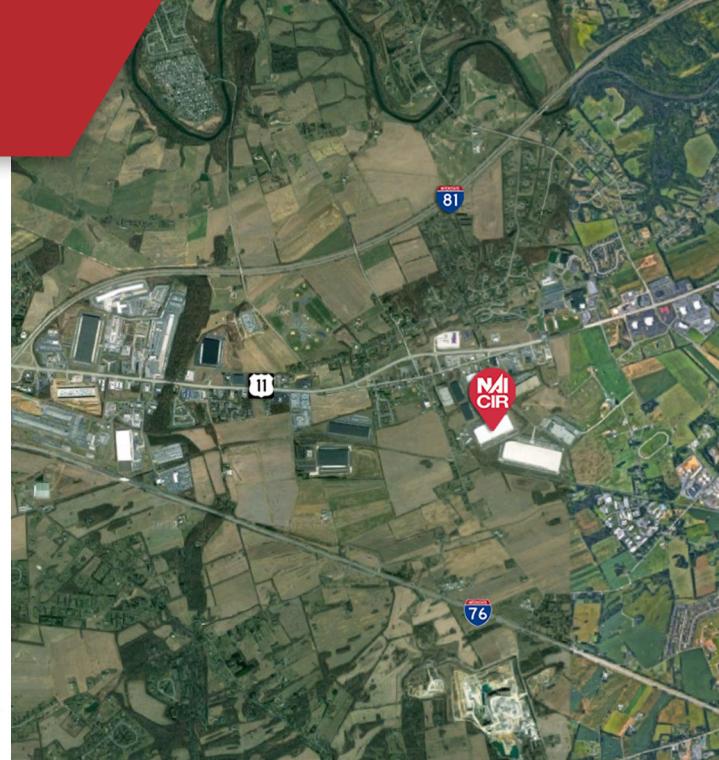
MECHANICSBURG, PA 17050

SUBLEASE  
600,000 SF



## PROPERTY HIGHLIGHTS

- 600,000 SF distribution facility
- 72 dock doors
- 29' clear height
- 340 car parking spaces
- 125 trailer parking spaces
- Rail siding with 6 rail doors
- Fully fenced and gated with guard shack



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

**NAICIR**

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## BUILDING SPECS

Available Space (SF)	600,000	Docks	125
Building Size (SF)	600,000	Dock Equipment	Levelers, bumpers, seals, & dock locks
Building Dimensions	500' x 1,200'	Drive-Ins	1
Clear Height	29'	Rail Doors	6
Construction	Metal	Car Parking	340 spaces
Sprinklers	ESFR	Trailer Parking	125 spaces

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