

40 DAUPHIN DRIVE
MECHANICSBURG, PA 17050

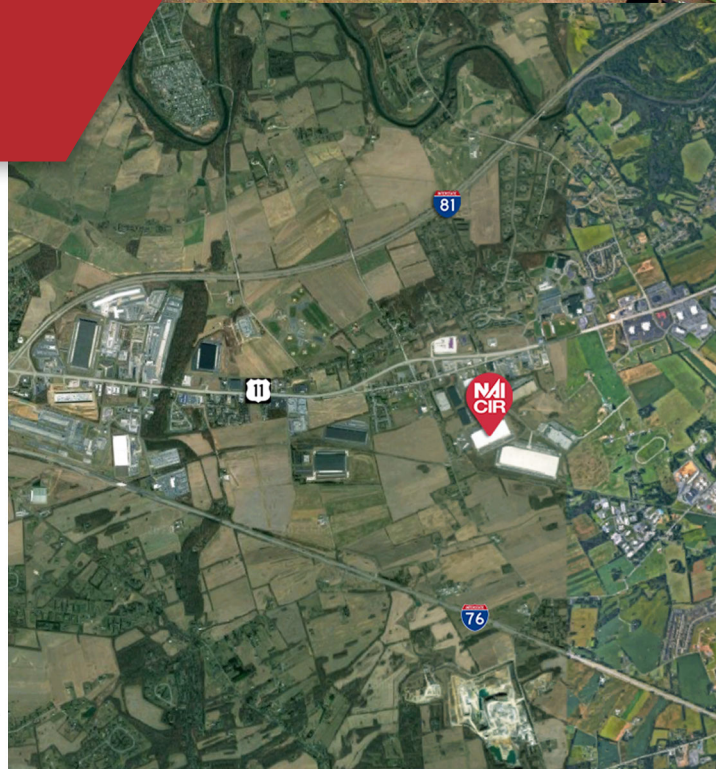
SUBLEASE
600,000 SF



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.



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SUBLEASE
600,000 SF



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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