

HIGHWAY COMMERCIAL/LIGHT INDUSTRIAL OPPORTUNITY

UNITED BUSINESS PARK LOT 5

2215 United Drive, Shippensburg, PA 17257



4.76 +/- ACRES AVAILABLE FOR SALE | \$1.5M

Stephen Christian
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SITE FEATURES:

- I-81 - 39,000 ADT @ EXIT 24
- Highway visibility with direct access via full interchange
- Part of 350+ acre business park
- 5,000,000 SF + projected in park
- 3.5M SF Leased (Lowe's Distribution, TST Impreso, Sheetz, Walmart Distribution)
- Graded lot with storm water in place and utilities to curb
- Signalized access to I-81 ramps
- Current employers in proximity include: Procter & Gamble, US Xpress, JLG, Letterkenny Army Dept, Georgia Pacific, Volvo Construction Equipment, Lowe's Distribution, Walmart Distribution and TST Impreso
- 4 miles from Shippensburg University (enrollment of 7,100 students)