

United Business Park - 7000 United Drive

UNDER CONSTRUCTION - NOW

AVAILABLE FOR LEASE 2ND QTR 2026

900,400 SF BUILDING (DIVISIBLE)

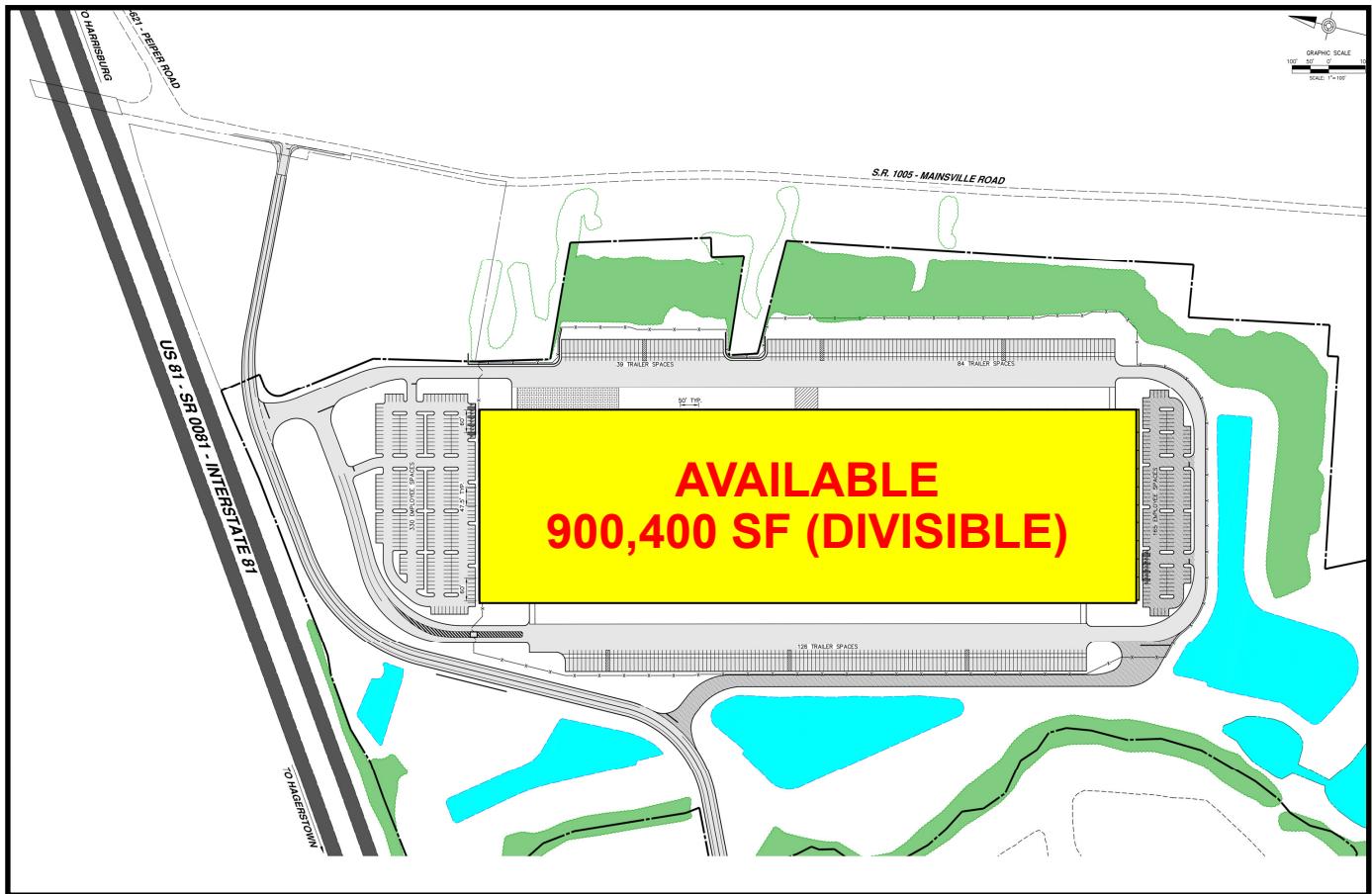
Matrix Development Group's next speculative development at United Business Park, Shippensburg, PA, is a new 900,400 SF, warehouse/logistics building with visibility to I-81. When completed this state-of-the-art building will feature 40' clear height, ample car and trailer parking and immediate access to I-81. Matrix has recently completed several buildings in the park: a 1.2 million square foot facility for Lowe's, a 1.8 million square foot build-to-suit for Walmart, a 1.0 million square foot building for Amazon, and is currently constructing a 410,000 SF building for Toyo Tire. Join these prominent neighbors in this premier business park.



United Business Park - Shippensburg

7000 United Drive

**900,400 SF BUILDING (DIVISIBLE)
AVAILABLE FOR LEASE**



PROPERTY FEATURES:

- 900,400 available SF - divisible
- 40' Clear Height
- Standard Bays, Loading Docks (expandable) and Drive-in doors
- Ample parking for cars and trailers
- ESFR Sprinkler System
- LED Lighting
- Office Space to Suit

DEVELOPER:

For over thirty-five years, Fortune 500 companies have recognized Matrix as a full-service investment developer of planned business parks.

United Business Park is another First Class Matrix property - part of a portfolio of campuses which have grown to over 50,000,000 SF - and is home to Lowe's, Walmart and Amazon.



MATRIX

For leasing information, contact:
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732-521-2900 www.matrixcompanies.com

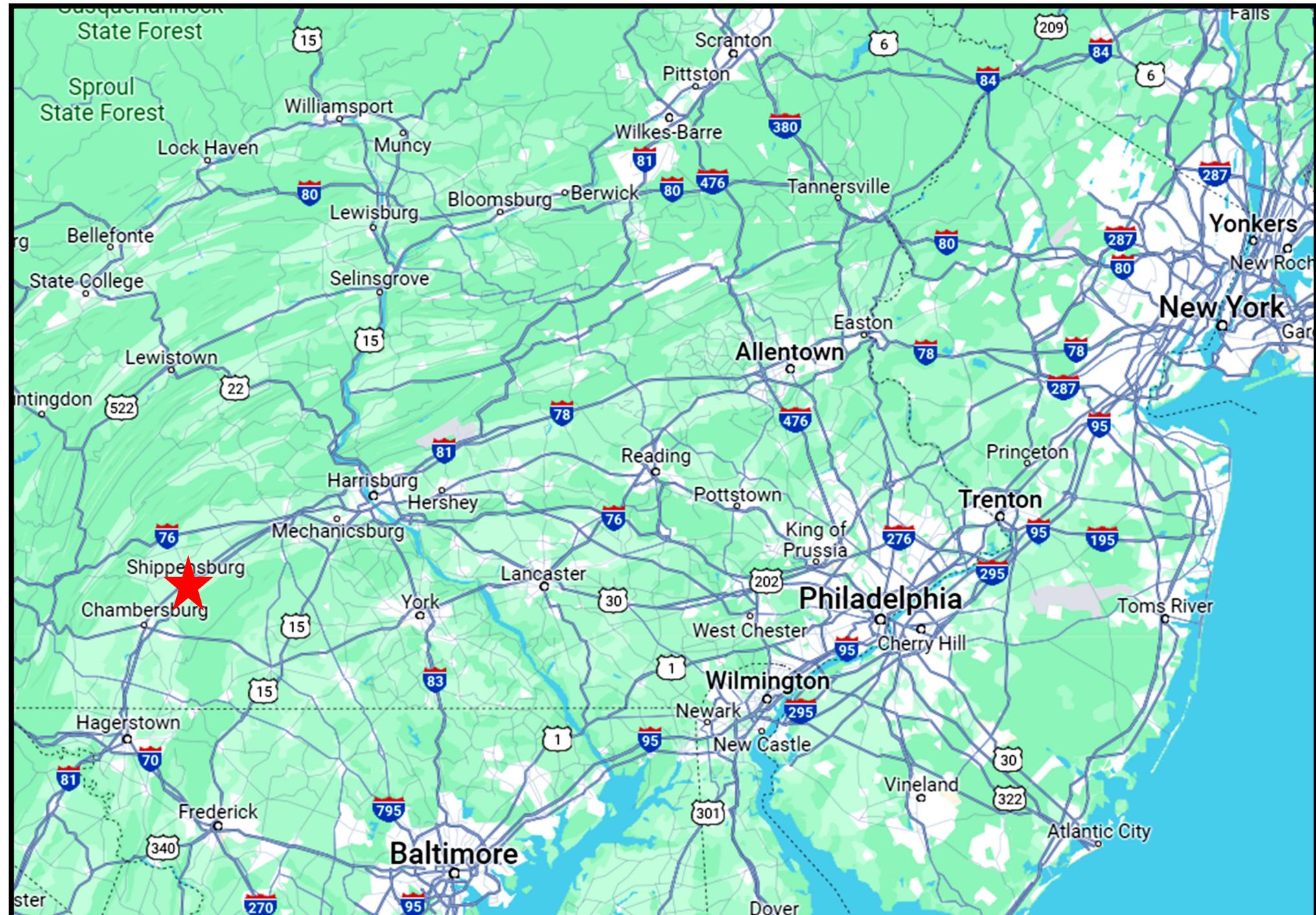


West View



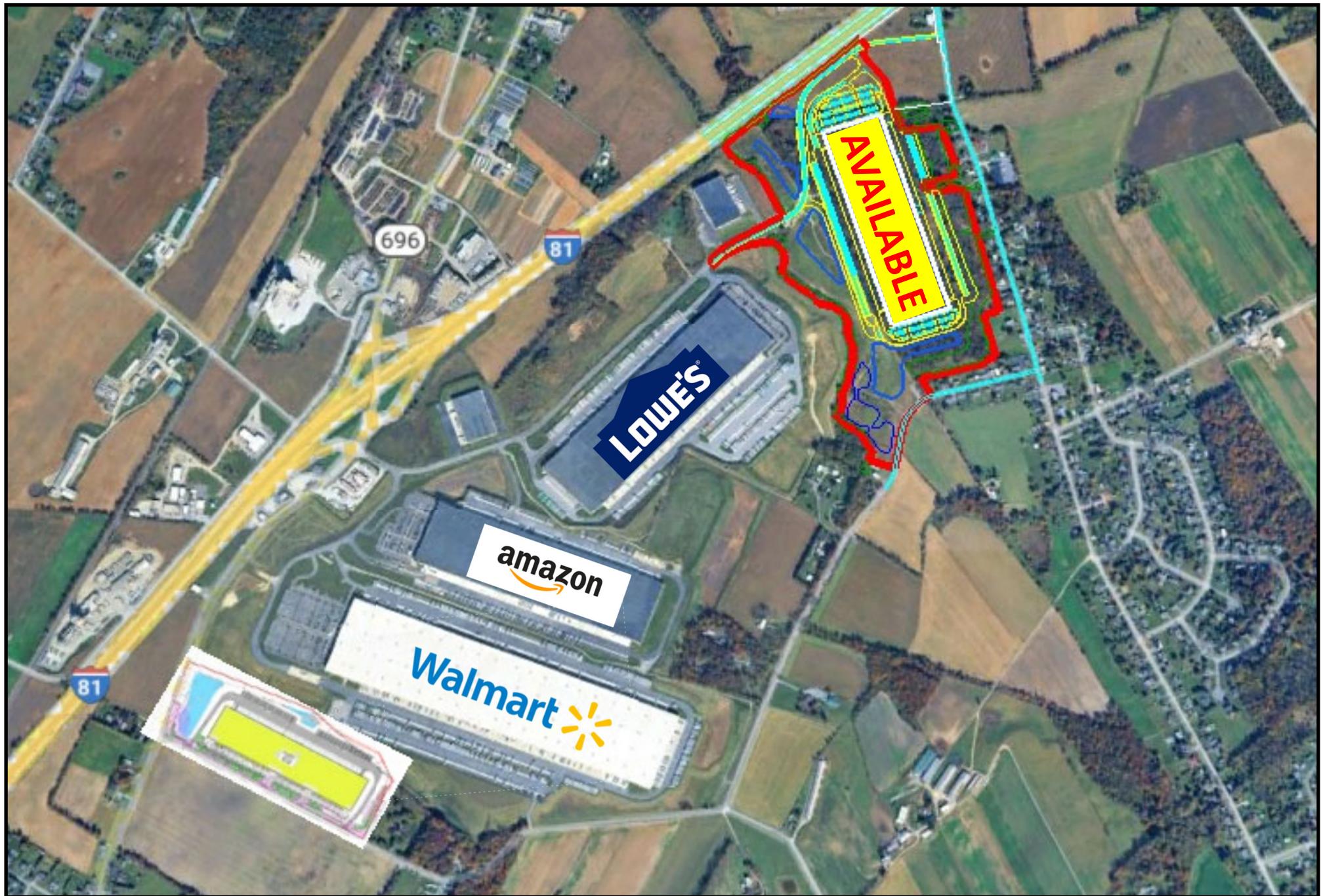
North View

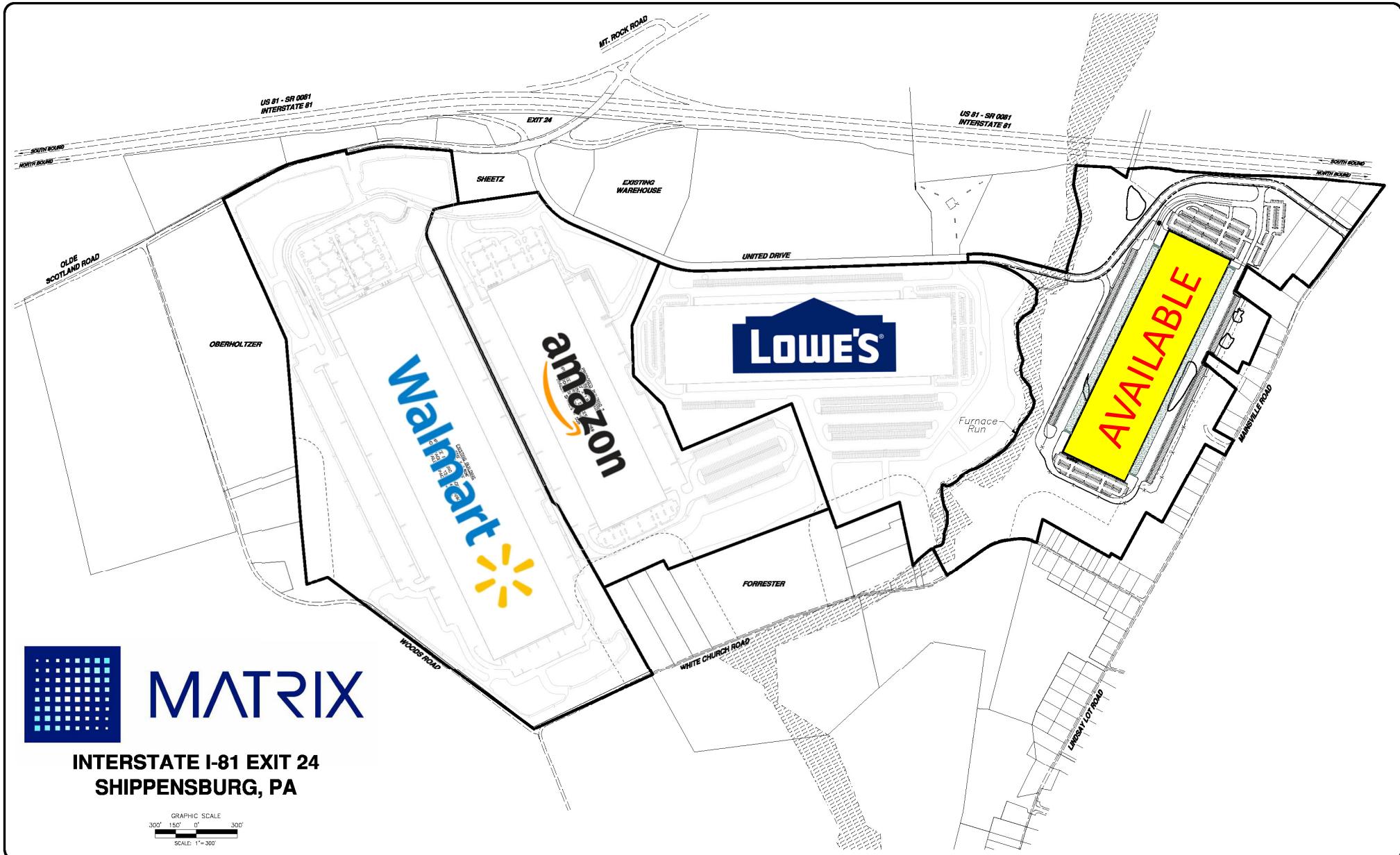
UNDER CONSTRUCTION



MATRIX

*United Business Park
Shippensburg, PA*





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900,400 SF Available for Lease

