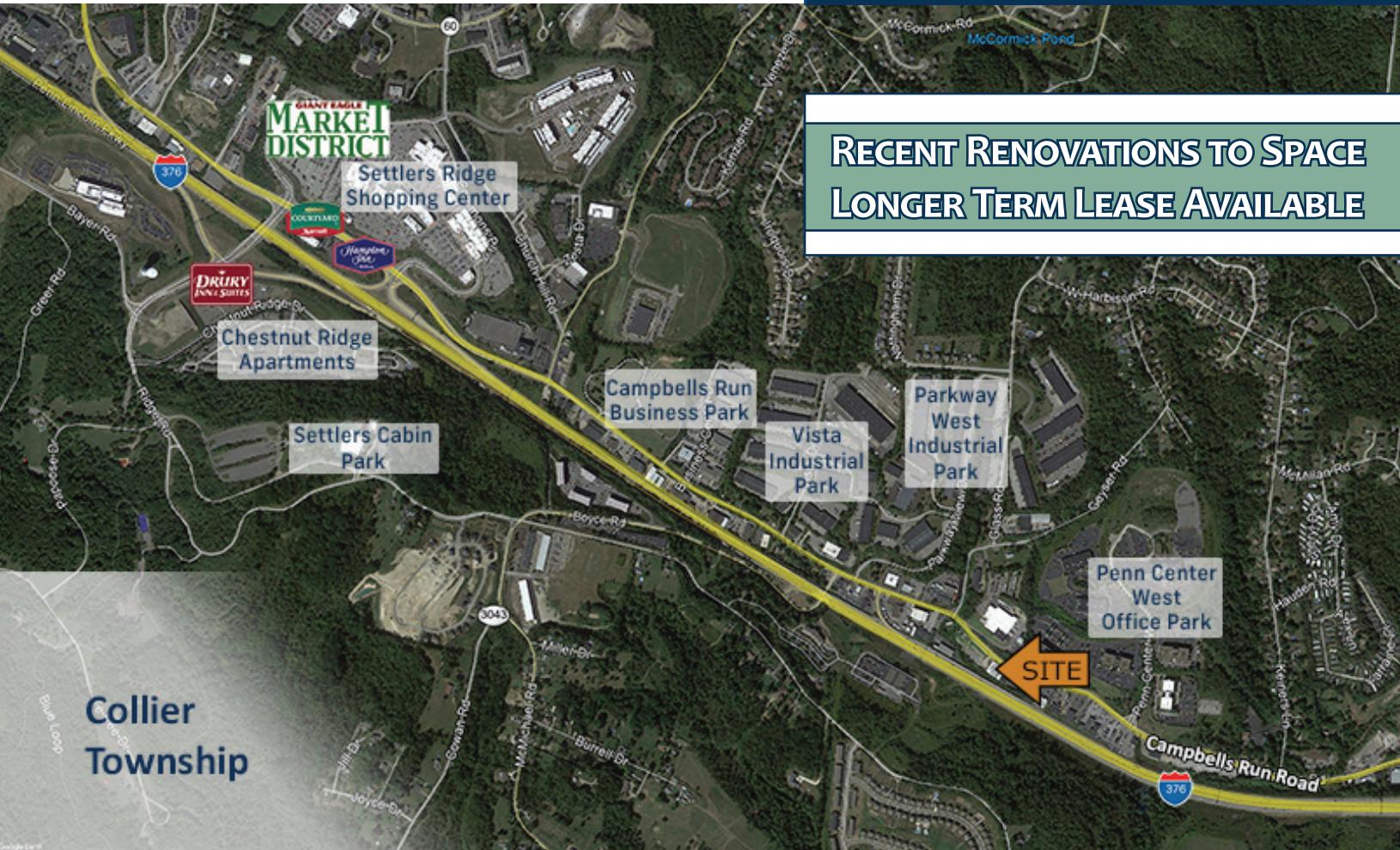


4573 Campbells Run Road
Collier Township, PA 15205

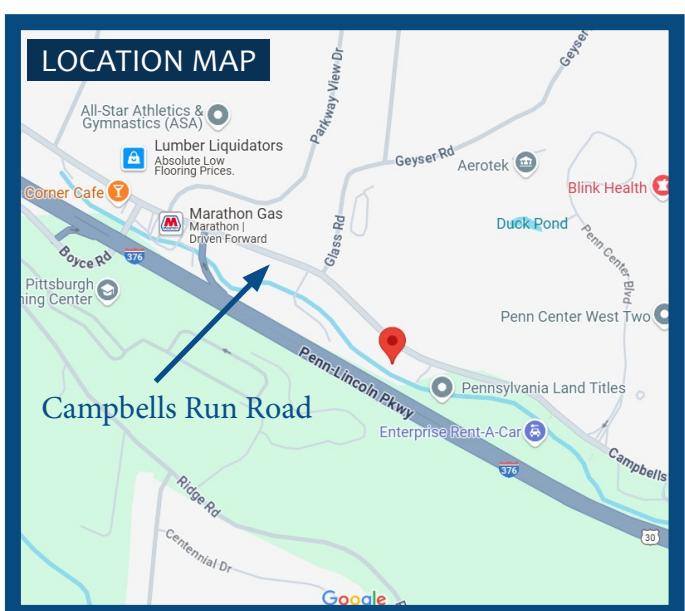
Warehouse/Storage/Office
19,725 RSF



SUBLEASE SPACE DETAILS

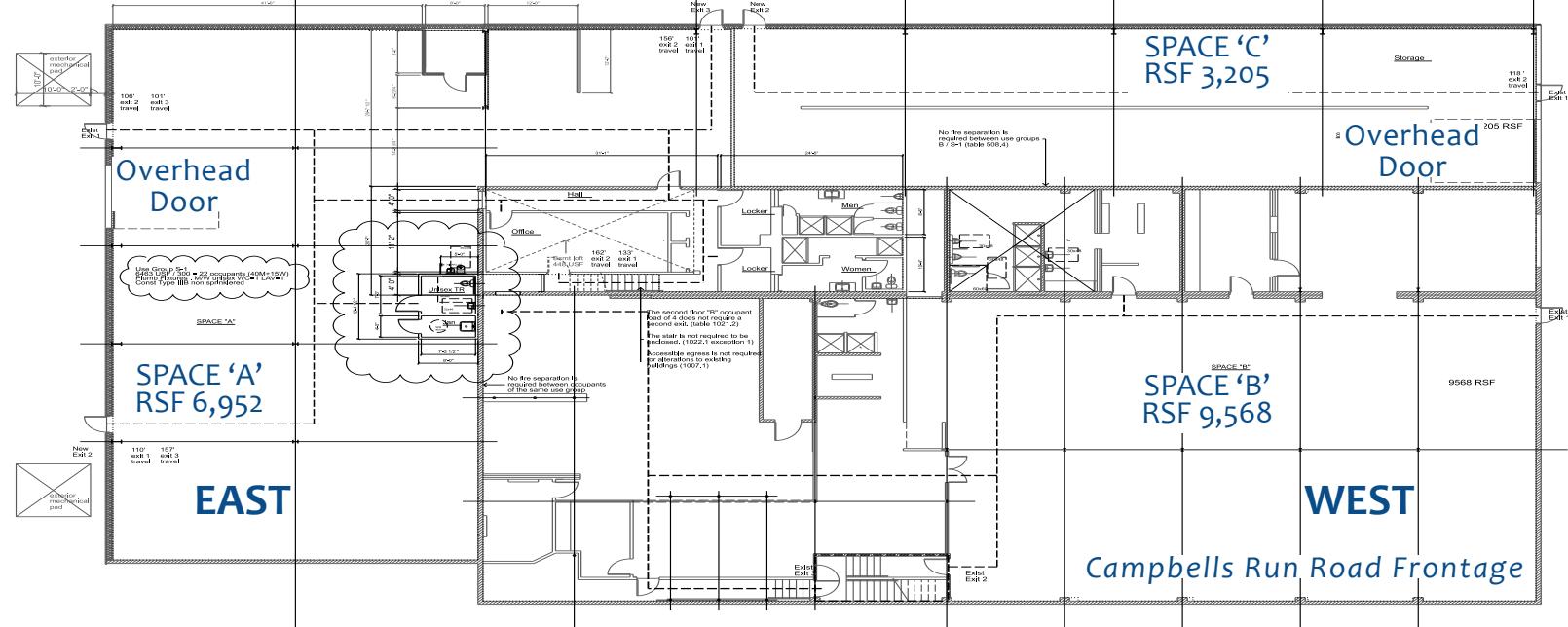
- 19,725 RSF (SEE PLAN)
- Multiple access areas via two (2) new overhead doors & man doors
- Ceilings range from 14' -17'
- Office areas at west entry built out in 2022
- Space to be delivered in "as is" condition
- One overhead door on west side of building; two man-doors
- One overhead door and two man-doors on east side of building
- Portions of plan w/AC
- Expansive parking areas
- Availability: IMMEDIATE Upon Landlord Approval

**RECENT RENOVATIONS TO SPACE
LONGER TERM LEASE AVAILABLE**

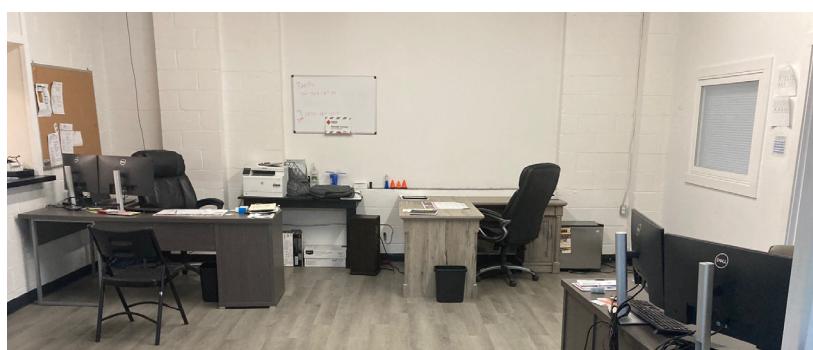
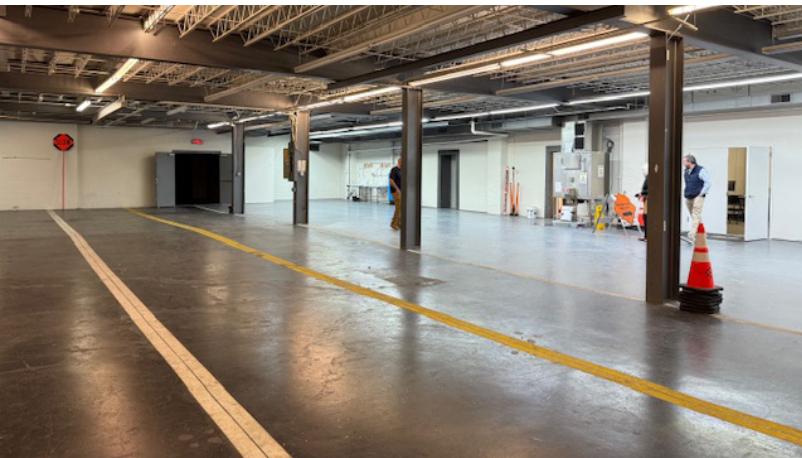


Lower Level Plan

Note: This plan has had minor modifications to confirm with code. Warehouse area ceiling vary in height with a general range from 14'-17'.



Interior Photos



For more information on this property, please contact:

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FOURTH RIVER
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