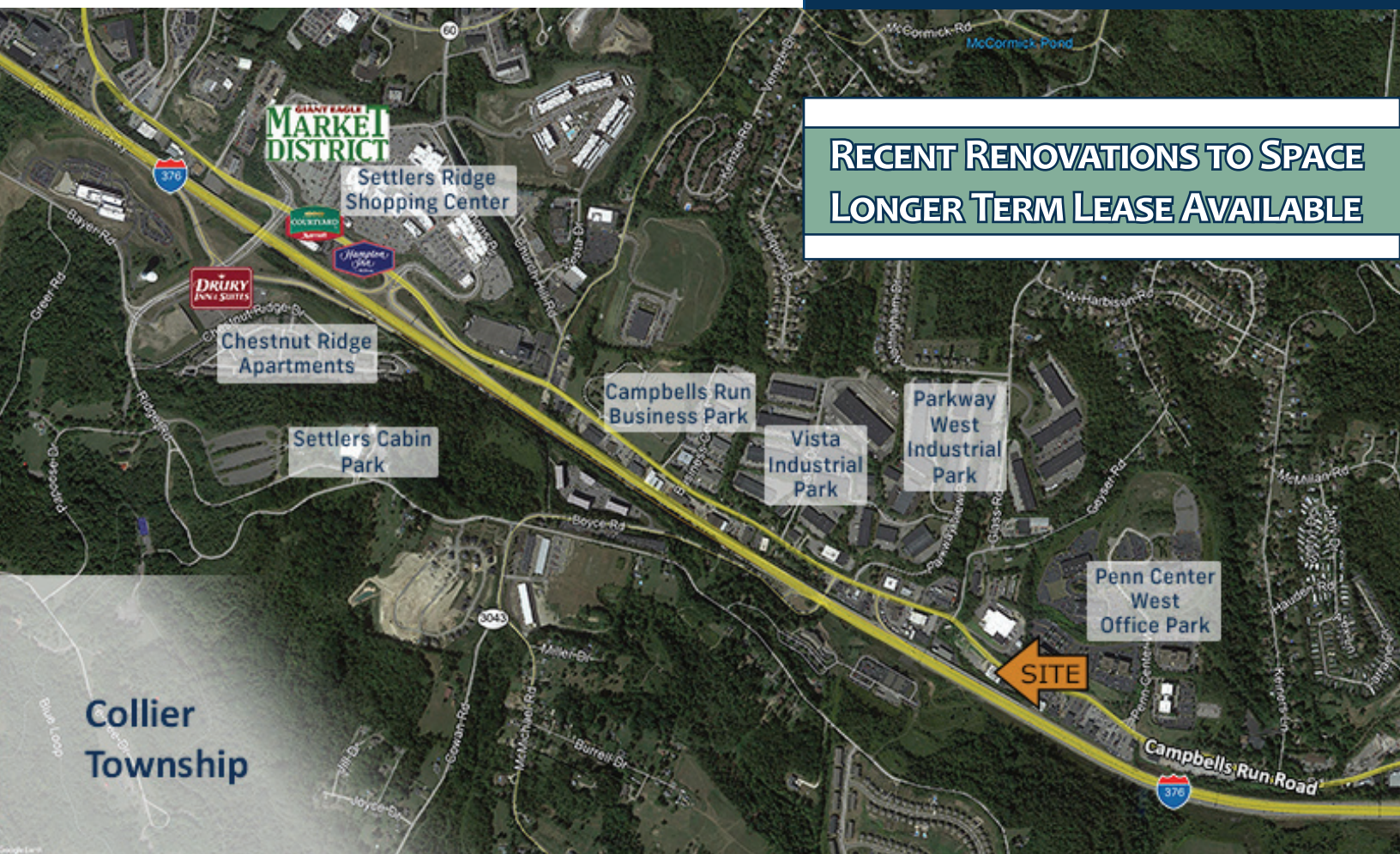


SUBLEASE OPPORTUNITY

4573 Campbells Run Road
Collier Township, PA 15205

Warehouse/Storage/Office
19,725 RSF



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

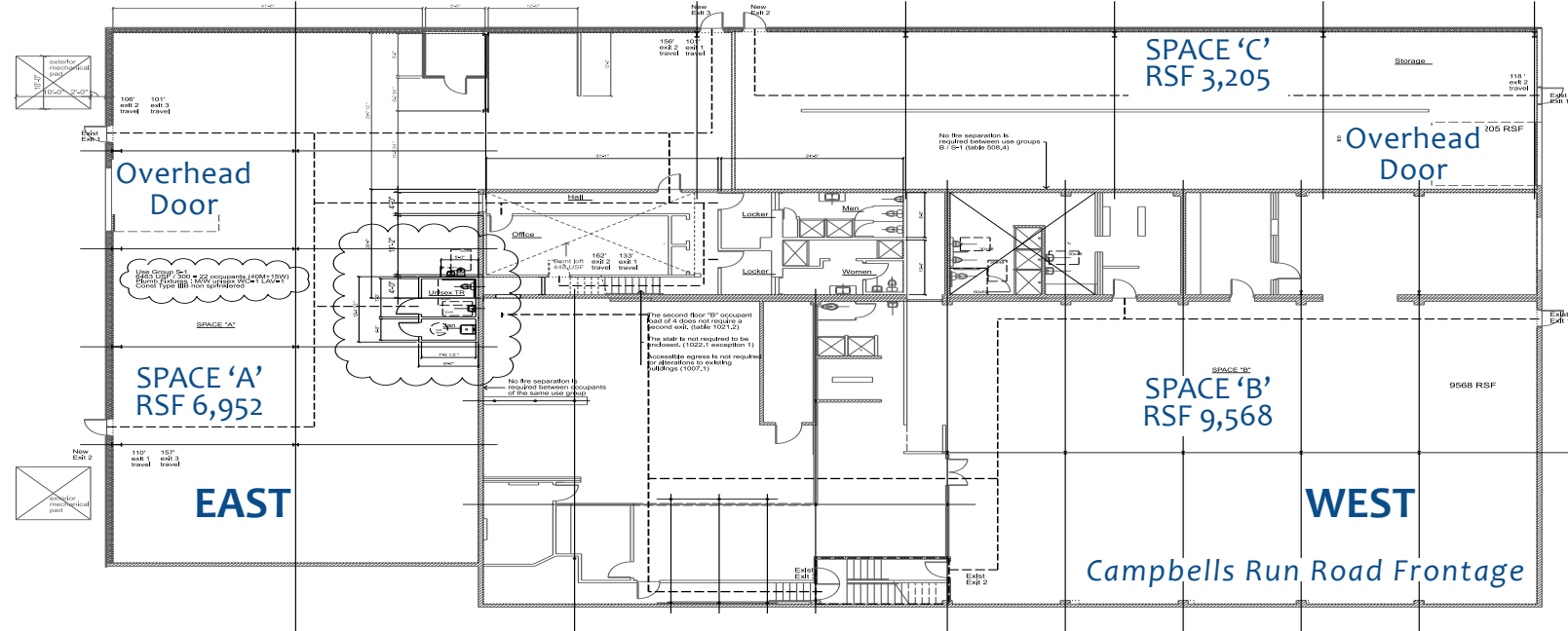
SUBLEASE SPACE DETAILS

- 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

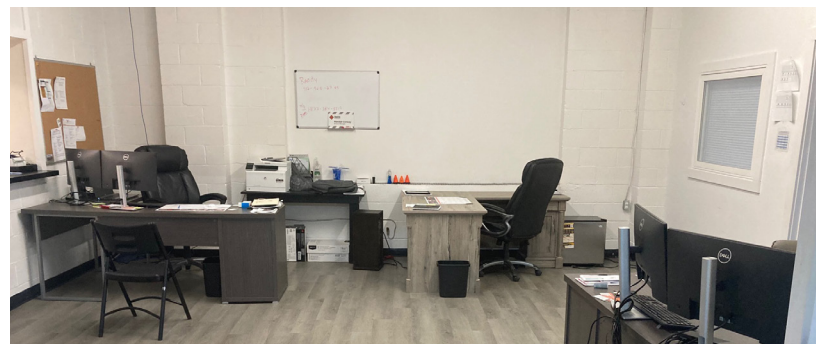


Lower Level Plan

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
DEVELOPMENT LLC

The information contained in this statement is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be through the offices of Fourth River Development LLC. The information, while not guaranteed, has been secured from sources we believe reliable. It is submitted subject to change or withdrawal without notice.