

## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

Lease Price:	\$9.95/PSF NNN
Operating Expenses:	\$1.75 PSF
Ceiling Height:	18'
County:	Cumberland
Township:	Silver Spring
Tax ID:	38-19-1619-011B
Lot Size:	5.15 Acres
Building Size:	30,000 SF
Office Space:	3,000 SF
Zoning:	Industrial
Docks/Drive-In Doors:	Three (3) / One (1) (expandable)
Sprinkler:	Yes (wet)
Route Vehicle Parking:	On Site
Signage:	Available

### PROPERTY OVERVIEW

Excellent opportunity to lease a rare 30,000 SF stand alone warehouse property situated in Mechanicsburg on approximately 5.15 acres. Three (3) docks (expandable) with deep truck court. Quick access to Rt. 11, I-76, and I-81 via Rt. 581 Capitol Beltway. Very functional facility for any rental company, contractor supplier, equipment service provider, or distribution operation. Abundant parking with designated exterior storage yard for raw materials or finished product. Heavy I-3 Industrial Zoning. Immediate central access to dense population demographic.

### PROPERTY HIGHLIGHTS

- Convenient visibility along heavily traveled commercial corridor.
- Excellent proximity to regional highway network.
- Recently relamped warehouse to T-5 fluorescent fixtures.
- Industrial Zoning provides flexibility for a variety of uses.
- Ideal facility for distributors, wholesale and supply uses.
- Employee parking: +/- 25 spaces.
- Well located along Rt. 11 Carlisle Pike for quick access to Harrisburg, PA, CBD.
- High quality dense labor pool within (3) miles of property.
- Corporate neighbors include Groff Tractor Supply, All Pro Trailer, NAPA Auto Parts, Chewy.com, Amazon, Valk Manufacturing, and Keen Transport



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### ADDITIONAL PHOTOS



### FLOOR PLAN



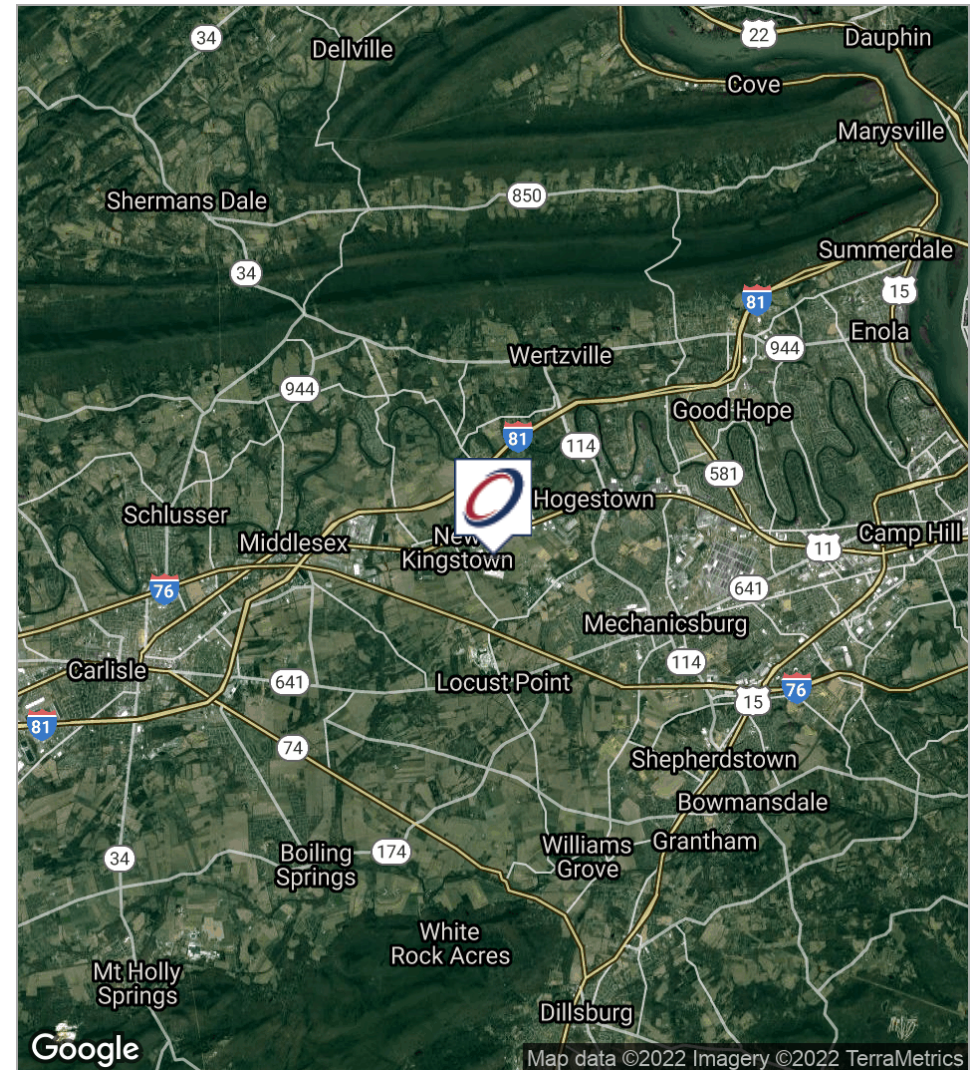
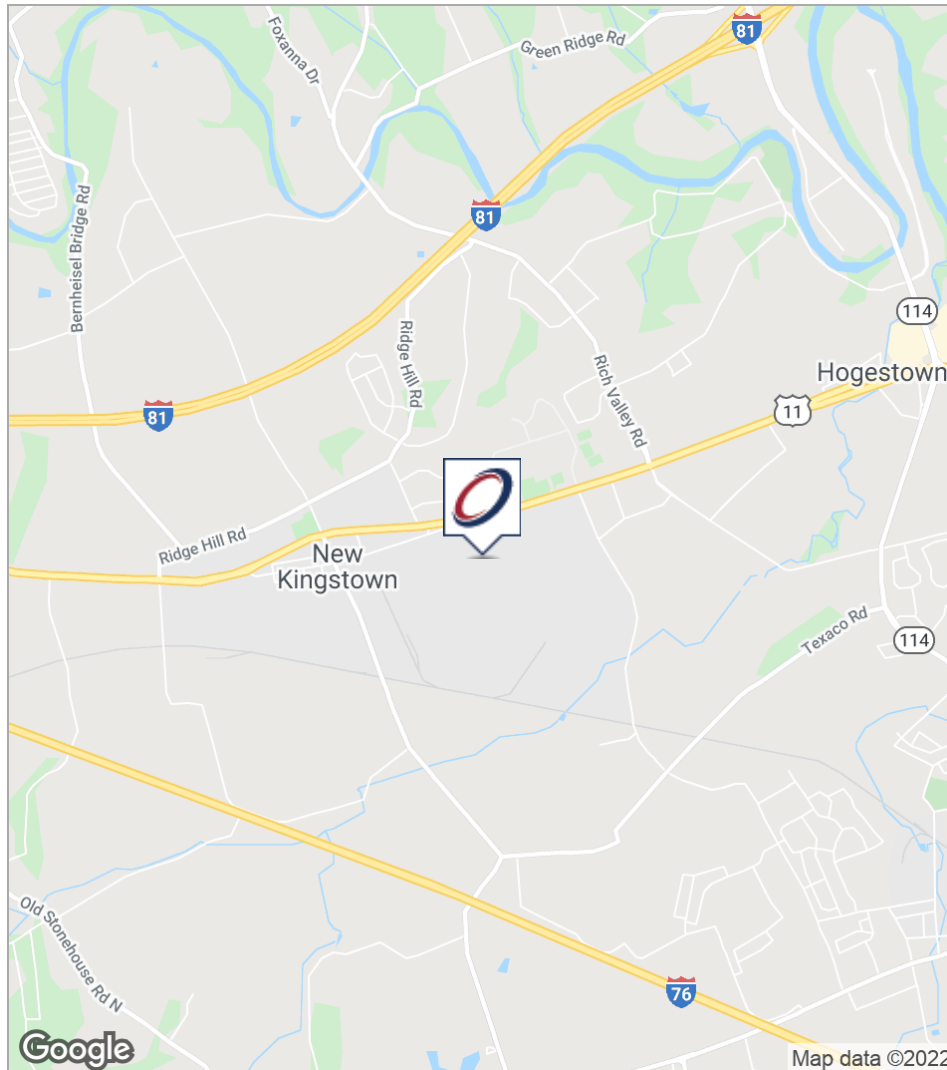
MOUNTAINEERS PROPERTIES, LLC  
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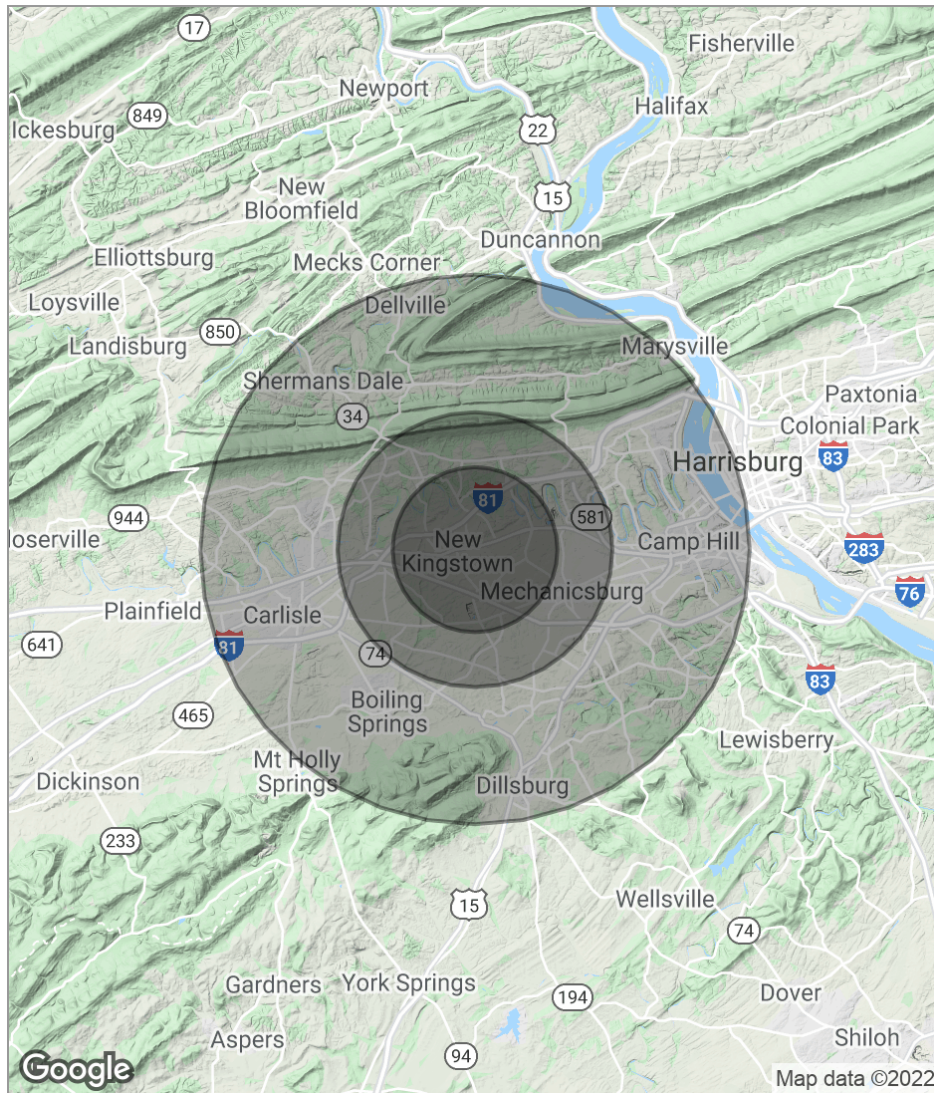


### LOCATION MAPS





## DEMOGRAPHICS MAP



	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	12,012	38,575	198,607
<b>Population Density</b>	425	491	632
<b>Median Age</b>	42.7	41.8	41.0
<b>Median Age (Male)</b>	40.7	40.3	39.9
<b>Median Age (Female)</b>	44.4	43.5	42.0
<b>Total Households</b>	4,871	16,445	81,228
<b># of Persons Per HH</b>	2.5	2.3	2.4
<b>Average HH Income</b>	\$88,079	\$79,614	\$78,548
<b>Average House Value</b>	\$155,420	\$173,304	\$195,919