CUSHMAN & WAKEFIELD

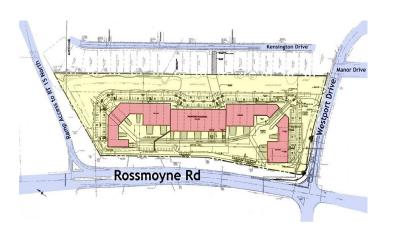
FOR LEASE 4750 Westport Drive Capital West Business Center

Mechanicsburg, PA



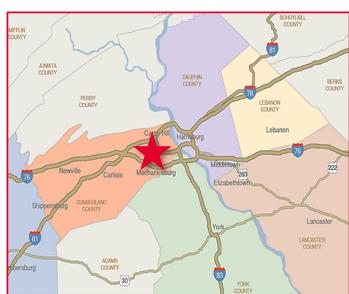
Property Overview

- The Capital West Business Center is strategically located in Mechanicsburg, Pennsylvania, in close proximity to I-81, I-83, US Route 15 and the Pennsylvania Turnpike (I-76)
- Building C 4,800 SF lease available



For more information, please contact:

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FOR LEASE 4750 Westport Drive Capital West Business Center

Mechanicsburg, PA



PROPERTY DATA

ADDRESS	Capital West Business Center 4700-4750 Westport Drive Mechanicsburg, Pa 17055
COUNTY	Cumberland County
MUNICIPALITY	Lower Allen Township
TAX PARCEL NO.	13-10-0256-004
PARCEL SIZE	14.74 AC
TOPOGRAPHY	Level
ZONING	C-3 (Business Park District)
ROAD FRONTAGE	≈ 1,200′ on Rossmoyne Rd. ≈ 600′ on Westport Dr.
TOTAL BUILDING SF	131,238 SF
AVAILABLE SF	4,800 SF
YEAR BUILT	2006
CLASS	Class A
CONSTRUCTION	Masonry
NO. OF FLOORS	One
BASEMENT	None

CEILING HEIGHT / TYPE	18' / 23'2"
FLOOR TYPE	Concrete
POWER	400 amps
SUITE DIMENSIONS	40' × 120'
SEWER / WATER	Public sewer / Public water
HVAC	Gas heat / Central air
SPRINKLERS	Yes
SECURITY	Per the tenant
DOCK DOORS	1 dock door
DRIVE-IN DOORS	1 drive-in door
RAIL	None
RENTAL RATE	\$9.95/SF NNN
САМ	Estimated \$1.85/SF
TAXES	\$0.85/SF
OPEX	\$1.00/SF

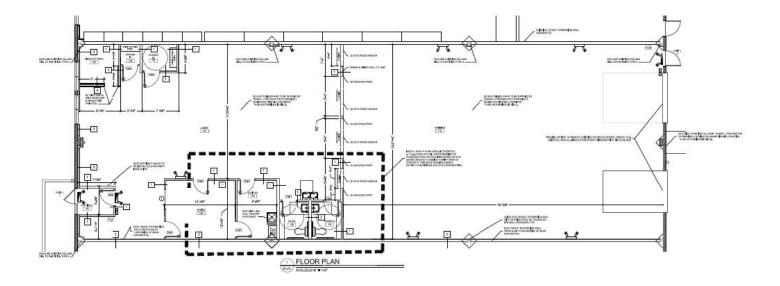
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FOR LEASE 4750 Westport Drive Capital West Business Center

Mechanicsburg, PA

Building C 4,800 SF Lease Available

- Suite dimensions: 40'×120'
- Ceiling height: 18'-23' 2"
- One 10'×12' dock and one 12'×12' drive-in door

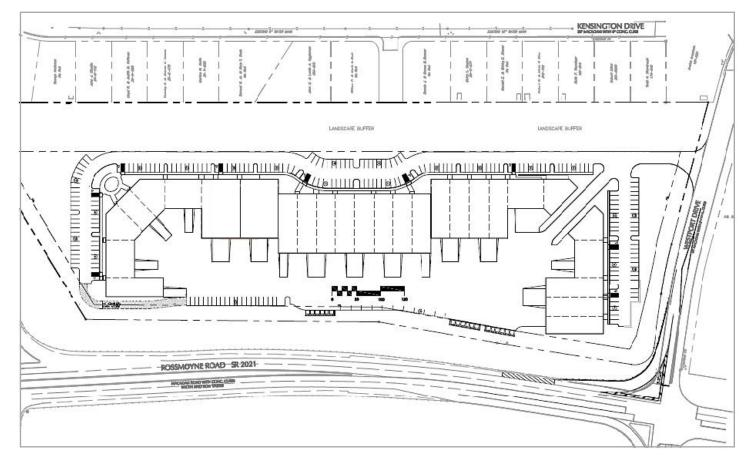




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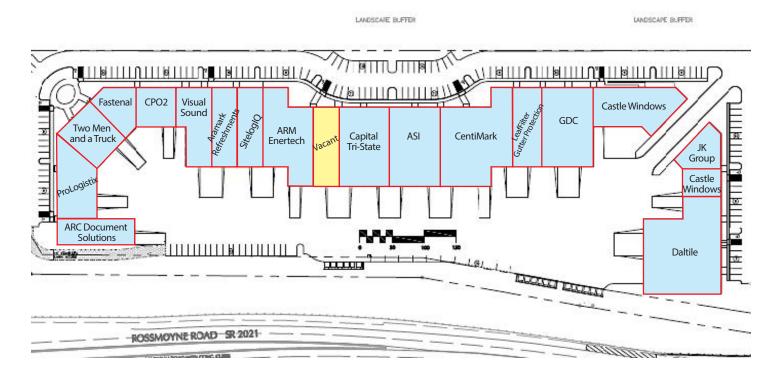




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