

Now Available for Sale



2244 GETTYSBURG ROAD, CAMP HILL, PA 17011

115,405 SF on 5.37 acres, stand alone rail served facility with flexible zoning. Situated along Rt. 581 Capitol Beltway with connection to nationally recognized I-81/78 & I-83 transportation corridors. Recent Building Improvements: T-5 Light Fixtures • Loading Packages • Exterior Paint • Roof • Paving



Tired of bending over backwards to get your lender to lend?!?!

Creative Seller Financing Solutions Available!!!



Save your cash and come see us!

- Flexible and aggressive financing options that require as little as 10% - 15% upfront equity
- Compared to current market lending requirements this opportunity may offer the Buyer an upfront savings of over \$600,000 out-of-pocket.
- Priced well below replacement value!

W. JASON GRACE, CCIM, SIOR

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