

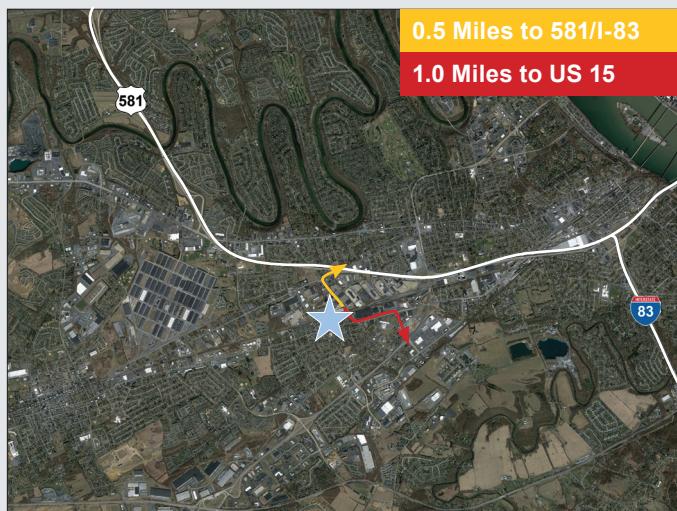


ARES  
INDUSTRIAL  
MANAGEMENT

# 485 ST JOHN'S CHURCH ROAD

SHIREMANSTOWN, PA

137,938 Leasable SQ FT | Infill Warehouse Facility



## BUILDING HIGHLIGHTS

- Premier infill location
- Strong labor demographics
- Close proximity to shipping hubs
- Lowest stabilized real estate taxes in the region
- Provides access to I-81, I-83 and Pennsylvania Turnpike in less than 5 minutes

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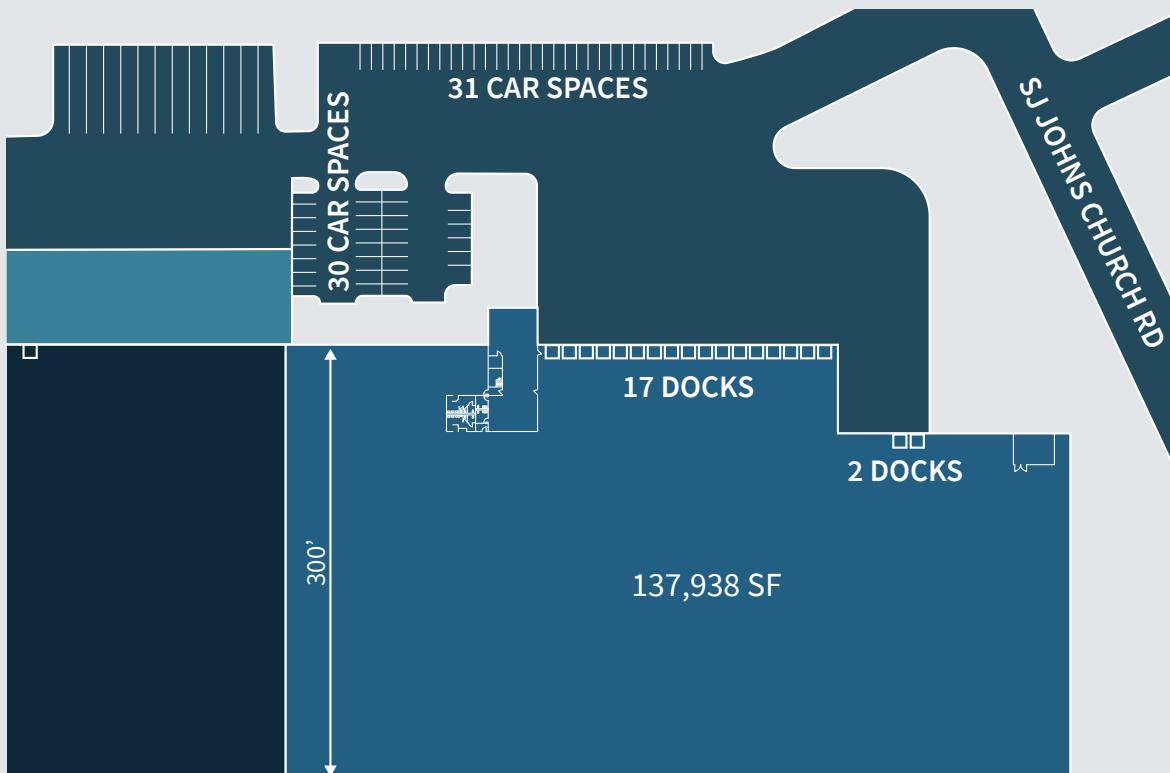
# 485 ST JOHN'S CHURCH ROAD

SHIREMANSTOWN, PA

137,938 Leasable SQ FT | Infill Warehouse Facility

## Property Features

- 456,810 SF building size/137,938 SF available space
- 300' building depth (241.5' small section)
- 27' minimum clear height
- 3,430 SF office area
- One (1) 12' x 14' drive-in door
- 19 (8' x 10') dock positions equipped with 45,000 lb. pneumatic levelers, locks with communication lights, bumpers, seals, and dock lights
- 61 car parking spaces
- LED fixtures
- ESFR w/ K-17 heads
- Heat: Floor-mounted air rotation units



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