

# 34 SINCLAIR ROAD

MECHANICSBURG, PA



**SECURED IOS FACILITY**  
**33.57+ ACRES | FOR LEASE**

# LOT AVAILABILITY

## OVER 27 ACRES OF OUTDOOR STORAGE

Ample yard area for laydown, parking, containers, materials, or fleet staging.

## SECURED IOS SITE

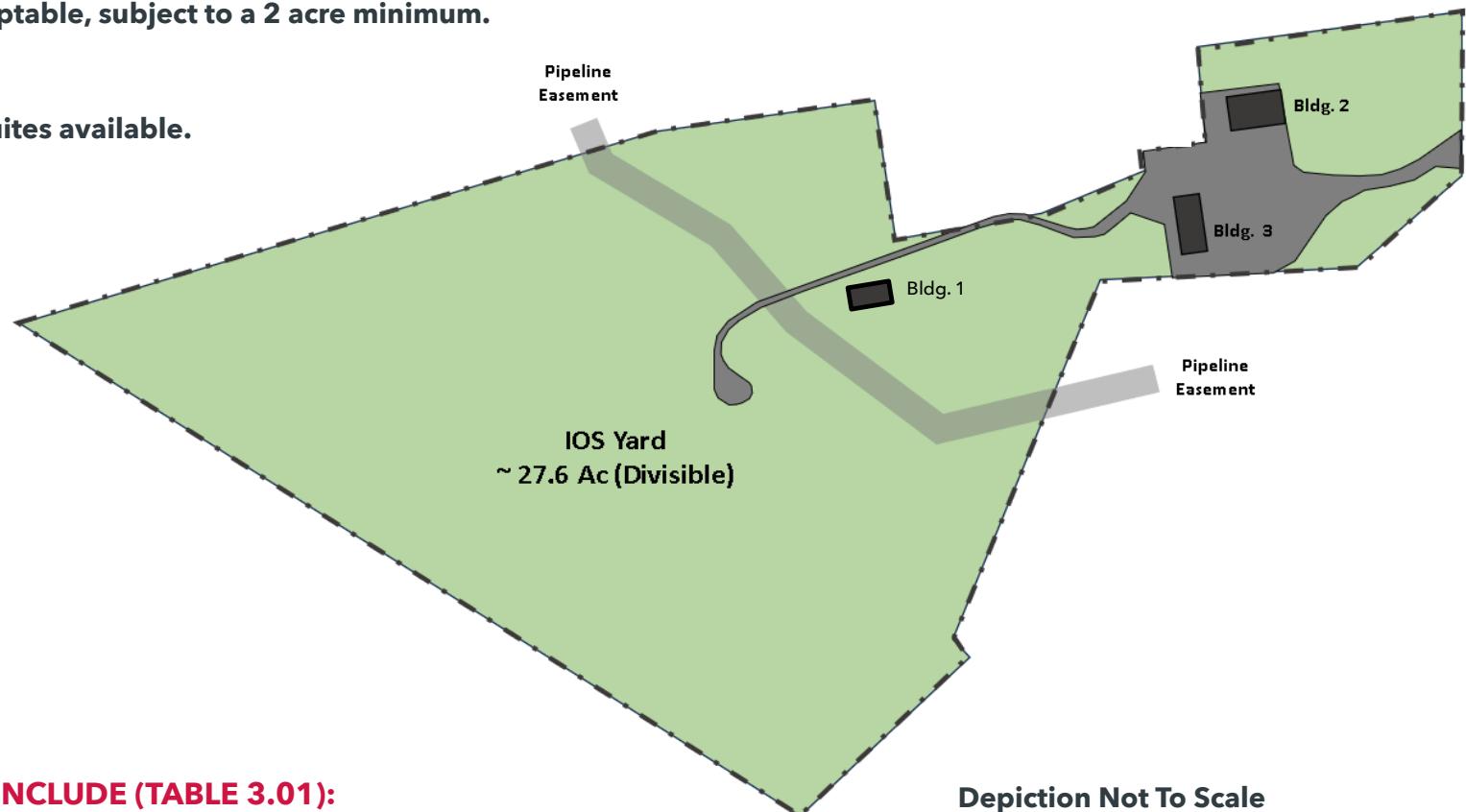
Front portion of site is secured with electronic access gate.

## FLEXIBLE SIZING

Lot sizes and geometry are adaptable, subject to a 2 acre minimum.

## AVAILABLE BUILDINGS

Three buildings and multiple suites available.



## UTILITIES

Septic, Public Water

## ZONING

Industrial (Monroe Township)

## PERMITTED BY RIGHT USES INCLUDE (TABLE 3.01):

Outdoor Storage Yard, Commercial Equipment & Supply, Outdoor Sales Lot, Parking as a Principal Use, Automobile Service & Rentals, Automotive Dismantler & Recycler, Junkyard, and Solid Waste Disposal Facility.

Depiction Not To Scale

# BUILDING AVAILABILITY



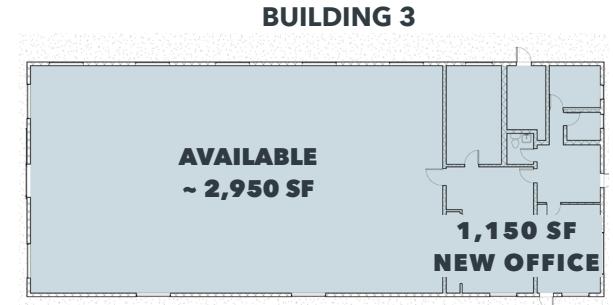
**BUILDING 1 | ~ 1,290 SF SHED**



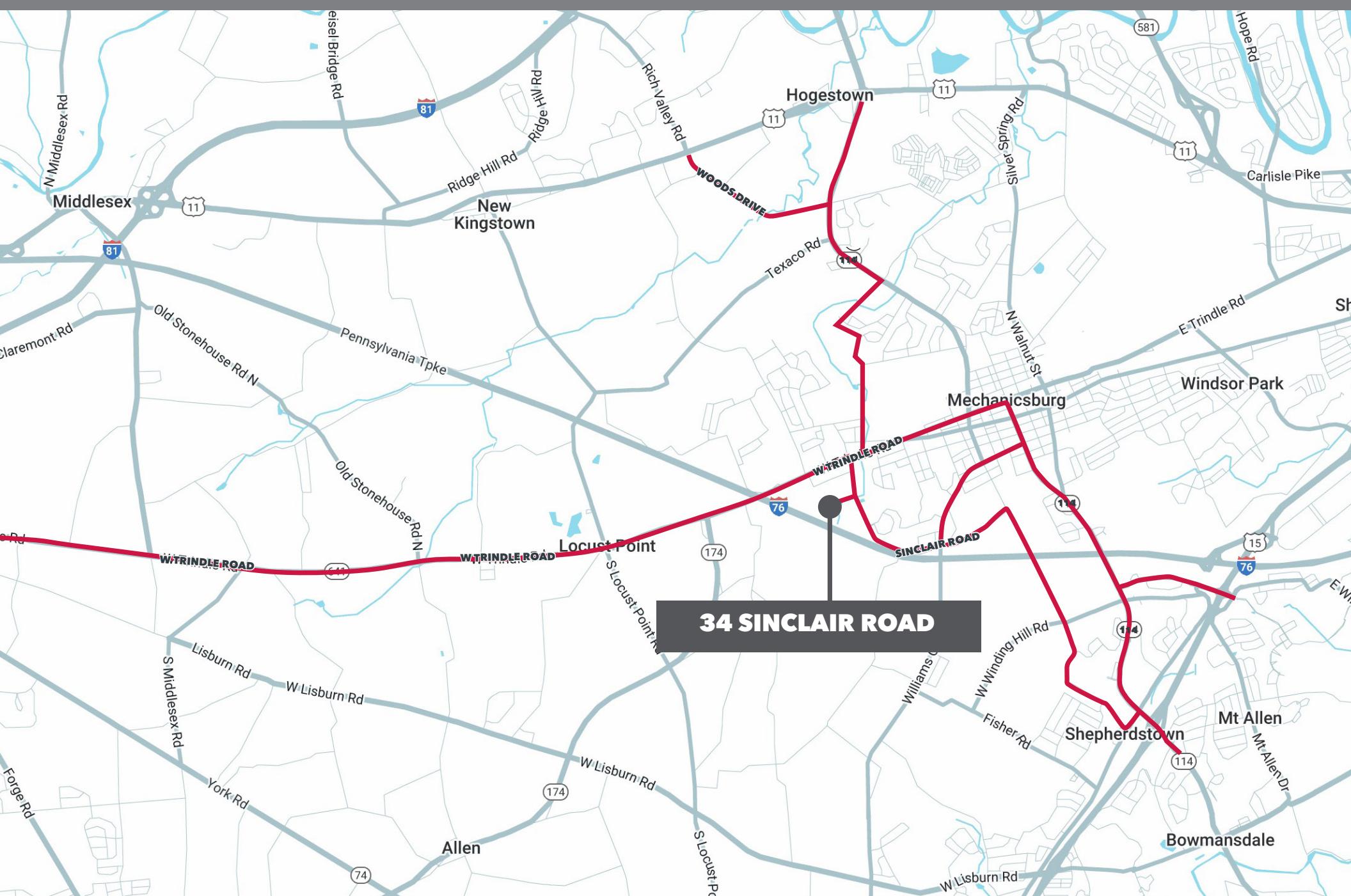
**BUILDING 2 | ~ 7,033 SF SHOP**



**BUILDING 3 | 4,098 SF**



# LOCATION ACCESS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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\* Image is a photographic depiction of a similar use not associated with the subject property.

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