

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

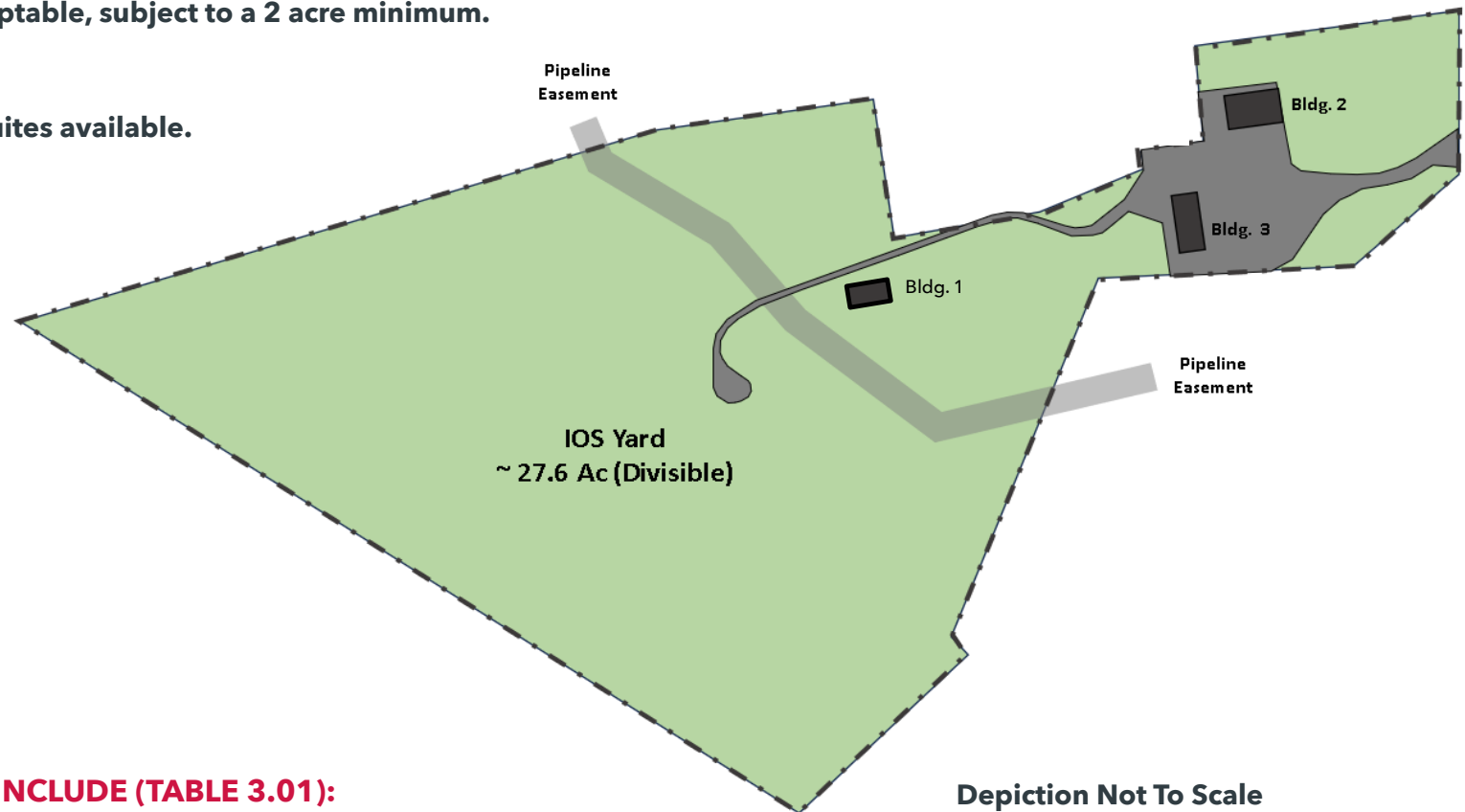
Front portion of site is secured with electronic access gate.

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.

BUILDING AVAILABILITY



BUILDING 1



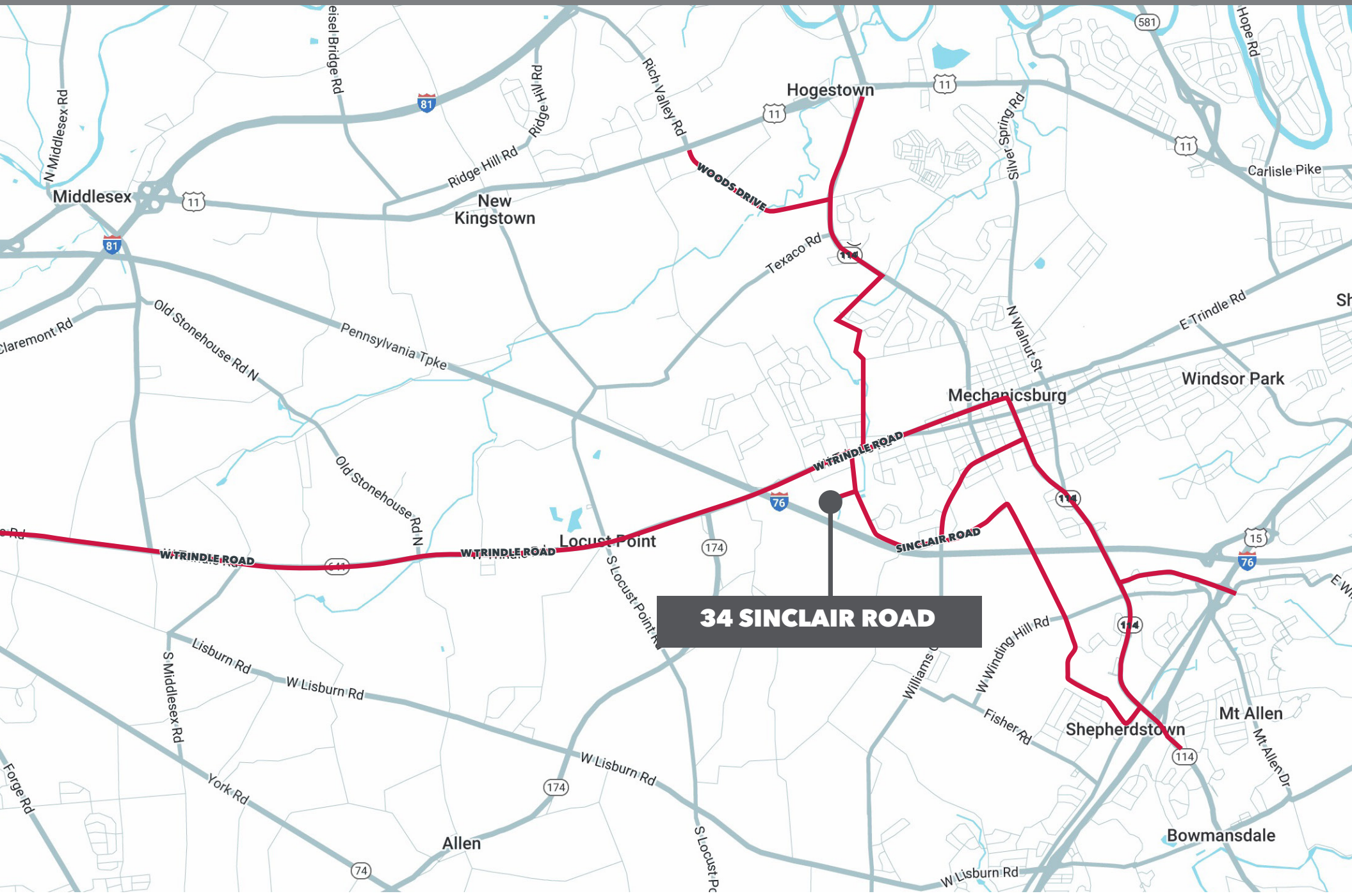
BUILDING 2



BUILDING 3



LOCATION ACCESS



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

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