

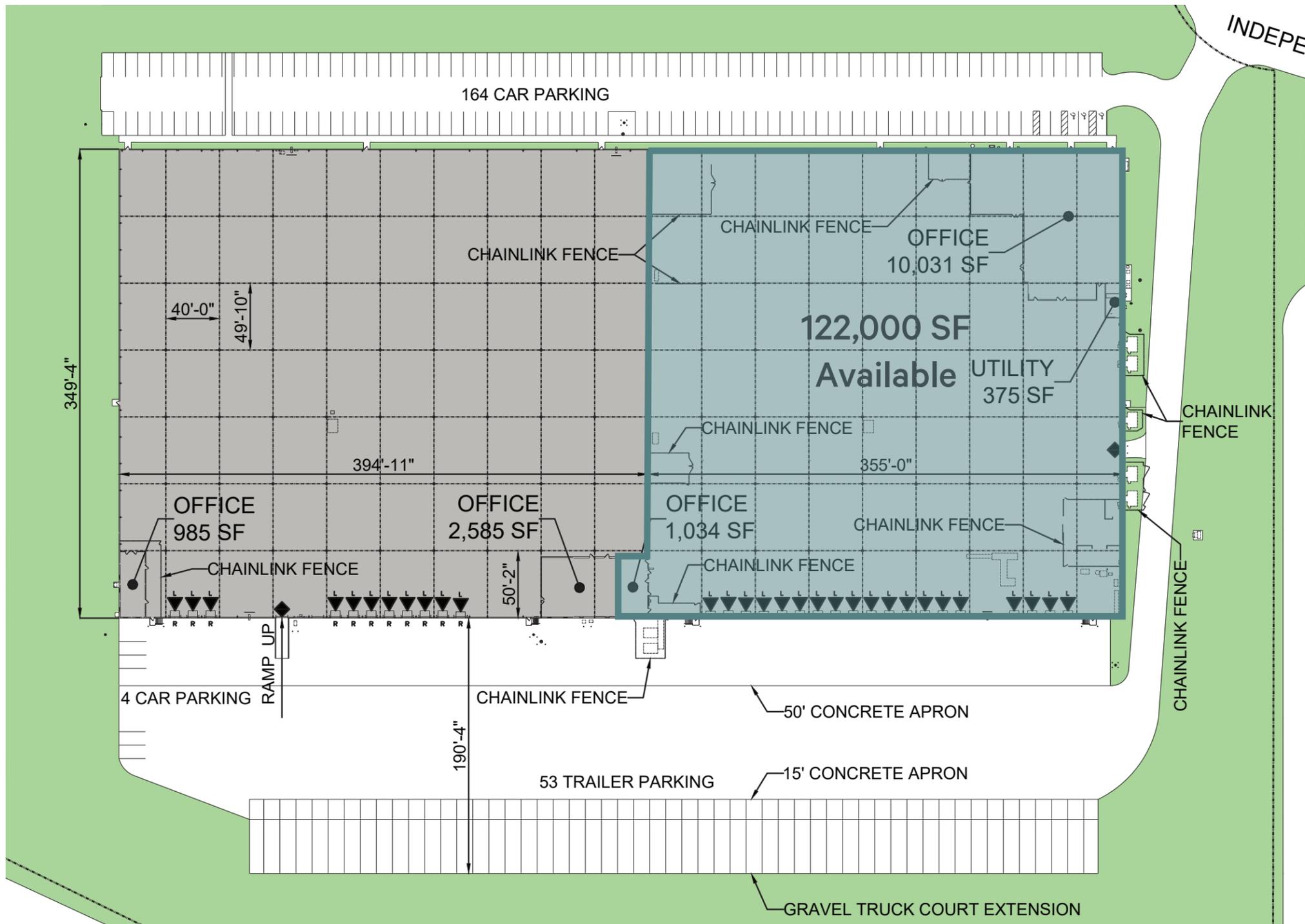
355 Independence Avenue

Mechanicsburg, PA 17055

122,000 SF Available for Immediate Occupancy



Property Specifications



Sublease Term Through December 2027

Building Size 262,500 SF

Available Space 122,000 SF

Office Space 10,031 SF main office

Column Spacing 40' x 50'

Dock Doors 19 loading doors equipped with levelers and locks

Drive-In Door 1 (12' x 14') drive-in door

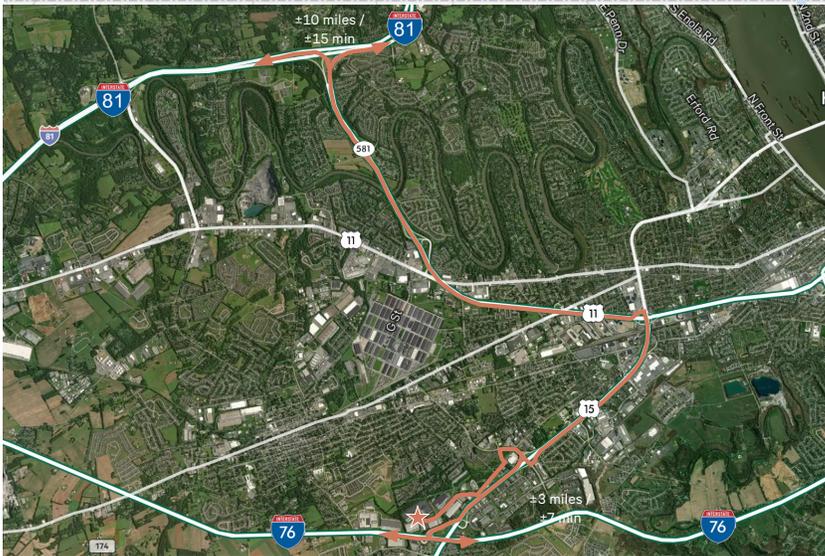
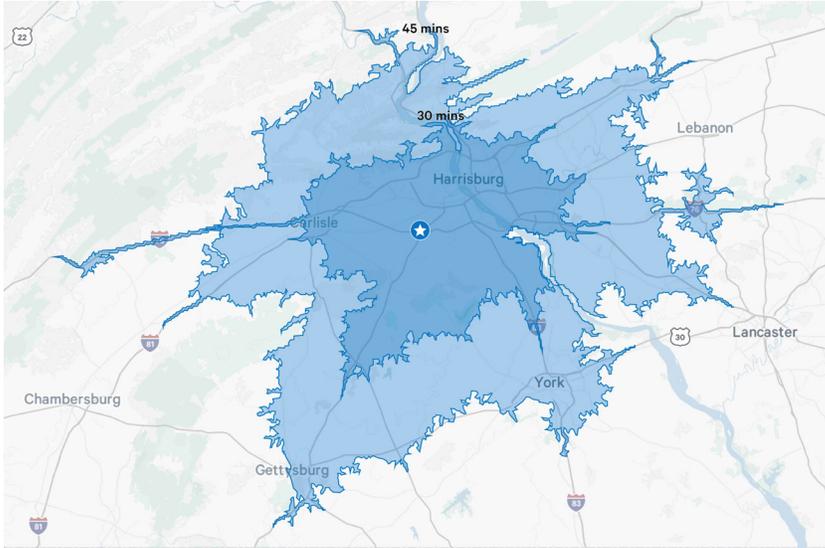
Ceiling Height 28' 8"

Sprinkler ESFR sprinkler system

Lighting LED on motion sensors

Car Parking ±64

Trailer Parking ±23



HIGHWAYS

76 ±3 miles / ±7 min

83 ±6 miles / ±11 min

81 ±10 miles / ±15 min



CITIES

Harrisburg: ±9 miles / ±20 min

Baltimore: ±82 miles / ±1 hr 28 min

Philadelphia: ±113 miles / ±2 hr

New York, NY: ±181 miles / ±3 hr 5 min



SHIPPING PORTS

Port of Baltimore: ±82 miles / ±1 hr 30 min

PhilaPort: ±118 miles / ±2 hr 5 min

Port of NY/NJ: ±178 miles / ±2 hr 55 min



AIRPORTS

MDT: ±19 miles / ±25 min

BWI: ±93 miles / ±1 hr 40 min

PHL: ±119 miles / ±2 hr

JFK: ±209 miles / ±3 hr 25 min

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