

Think Matrix

*Introduction to
United
Business Park
7000 United Drive
and
1055 Woods Road
Shippensburg, PA*

Knowledge
Creating
Value

For additional information, please call 732-521-2900

United Business Park - 7000 United Dr. and 1055 Woods Road Distribution Center

**AVAILABLE FOR LEASE 900,000 SF
AND 409,500 SF BUILDINGS (DIVISIBLE)**

Matrix Development Group's development plans at United Business Park, Shippensburg, PA includes two available land sites that support 900,000 SF and 409,500 SF buildings. When completed, these state-of-the-art buildings will feature 40' clear height, ample car and trailer parking with immediate access to I-81. Matrix has recently completed a 1.2 million square foot building (leased to Lowe's), a 1.8 million square foot build-to-suit for Walmart, and a 1.0 million square foot building for Amazon. Join these prominent neighbors in this premier business park.

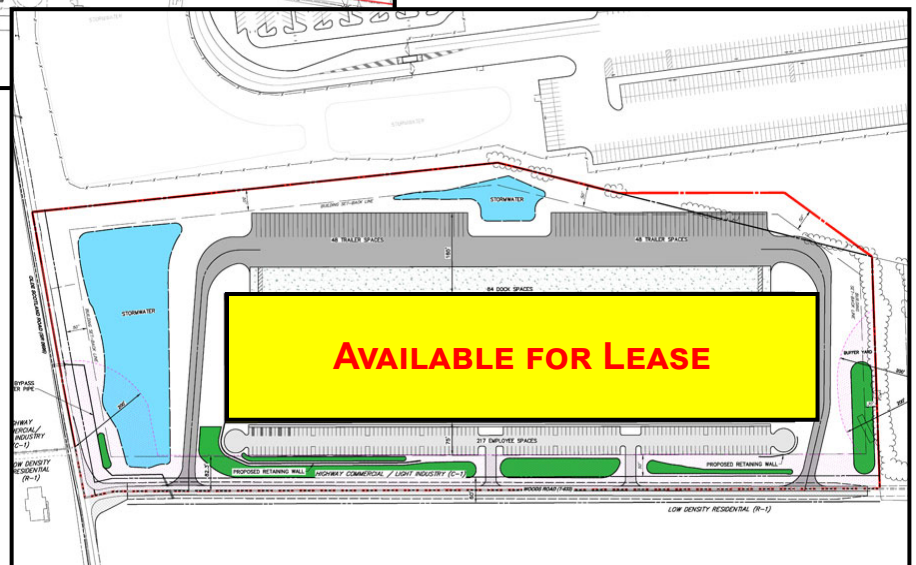


United Business Park - Shippensburg



**7000 UNITED DRIVE
900,000 SF BUILDING
(DIVISIBLE)**

**1055 WOODS ROAD
409,500 SF BUILDING
(DIVISIBLE)**



PROPERTY FEATURES:

- Two buildings ready for spec development (divisible)
- 40' Clear Height
- Standard Bays, Loading Docks (expandable) and Drive-in Doors
- Ample parking for cars and trailers
- ESFR Sprinkler System
- LED Lighting
- Office Space to Suit

DEVELOPER:

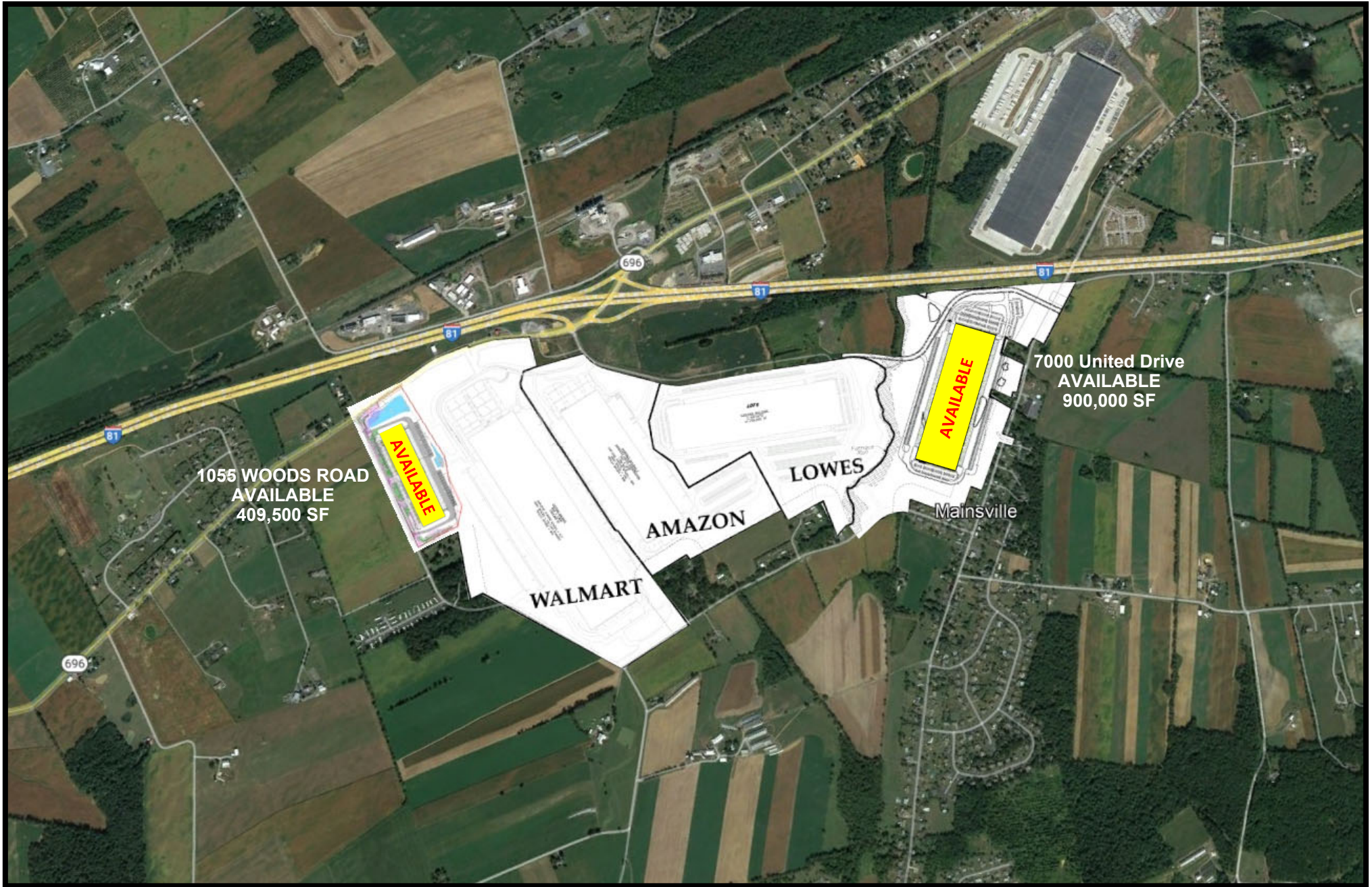
For over thirty-five years, Fortune 500 companies have recognized Matrix as a full-service investment developer of planned business parks.

United Business Park is another First Class Matrix property - part of a portfolio of campuses which have grown to over 50,000,000 SF - and is home to Lowe's, Walmart, and Amazon.



MATRIX

For leasing information, contact:
Matrix Development Group
Forsgate Drive, CN4000, Cranbury, NJ 08512
732-521-2900 www.matrixcompanies.com



1055 WOODS ROAD
AVAILABLE
409,500 SF

7000 United Drive
AVAILABLE
900,000 SF

WALMART

AMAZON

LOWES

Mainsville



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1055 Woods Road Distribution Center
Shippensburg, PA*

