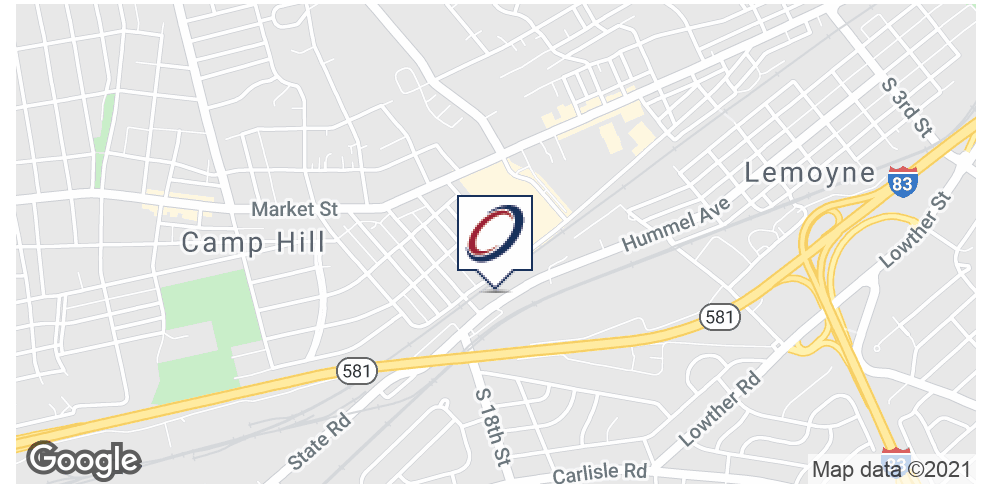


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7,800.00 per month (NNN)
Building Size:	5,968 SF Office & 5,696 SF Warehouse/Shop
Available SF:	11,664 SF
Lot Size:	1.2 Acres
Municipality:	Lower Allen Township
County:	Cumberland
Year Built:	1950
Zoning:	Industrial General

PROPERTY OVERVIEW

Great opportunity to lease industrial flex space in Camp Hill, PA. Small stand alone office building with shop/warehouse building. Industrial zoning with outside fenced storage yard make this an attractive option with abundant parking. Quick connection via Rt. 581 Capitol Beltway to I-83, & I-81 transportation corridors. Hard to find infill location. Great industrial contractor corridor with corporate neighbors including York International, Sherwin Williams, Myers & Son's Inc., Fager's, Scott Electric Inc., Lafferty Lumber, Thomas Somerville, Deacon Supply, and Sid Harvey.

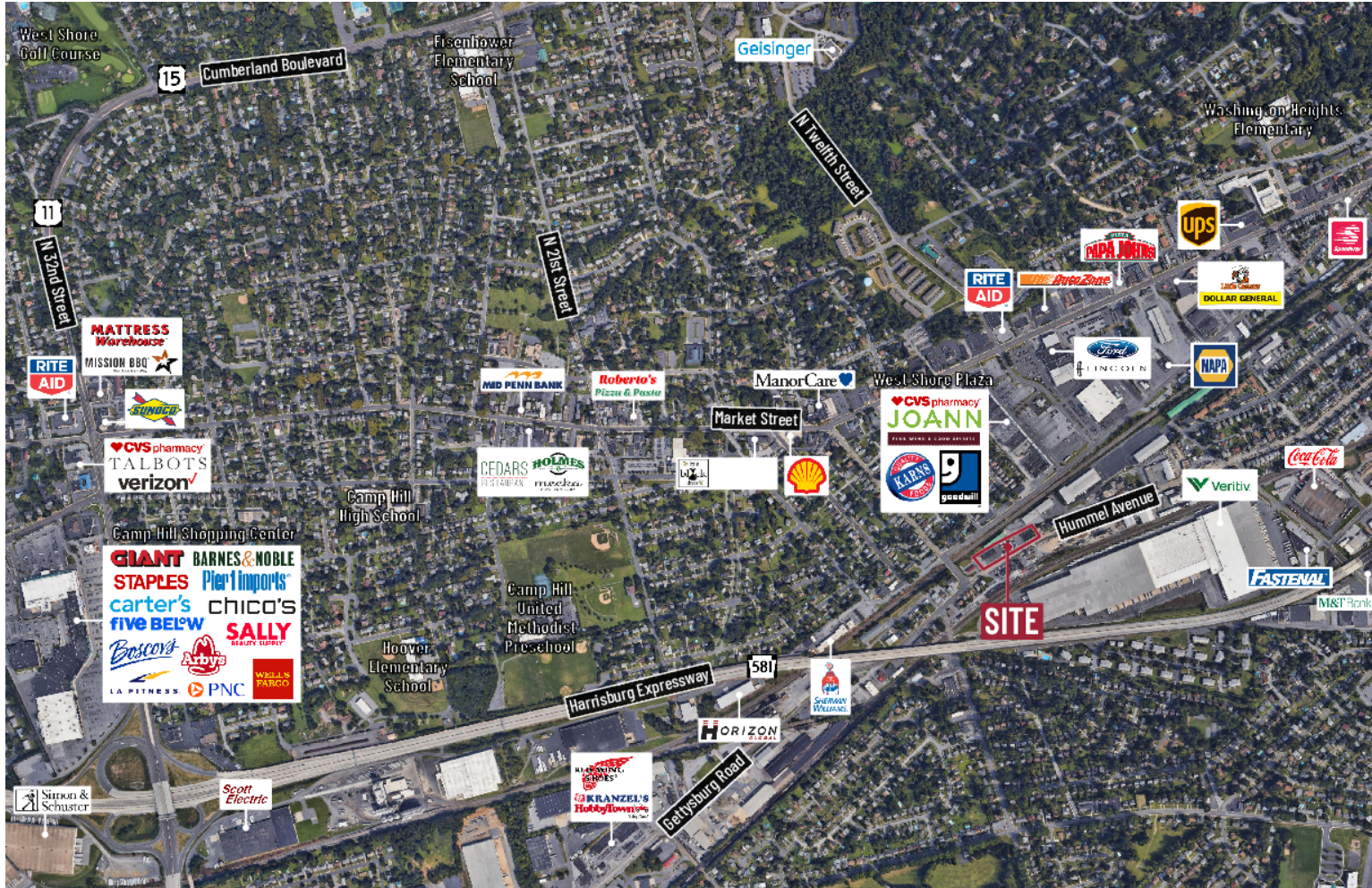
PROPERTY HIGHLIGHTS

- (5) grade level drive-in doors.
- Excellent location for contractor pickup, service and repair uses, transportation, warehousing & supply distributors.
- Numerous amenities exist within one (1) mile radius.
- Abundant parking and material staging area.
- Flexible zoning permits commercial and industrial uses.

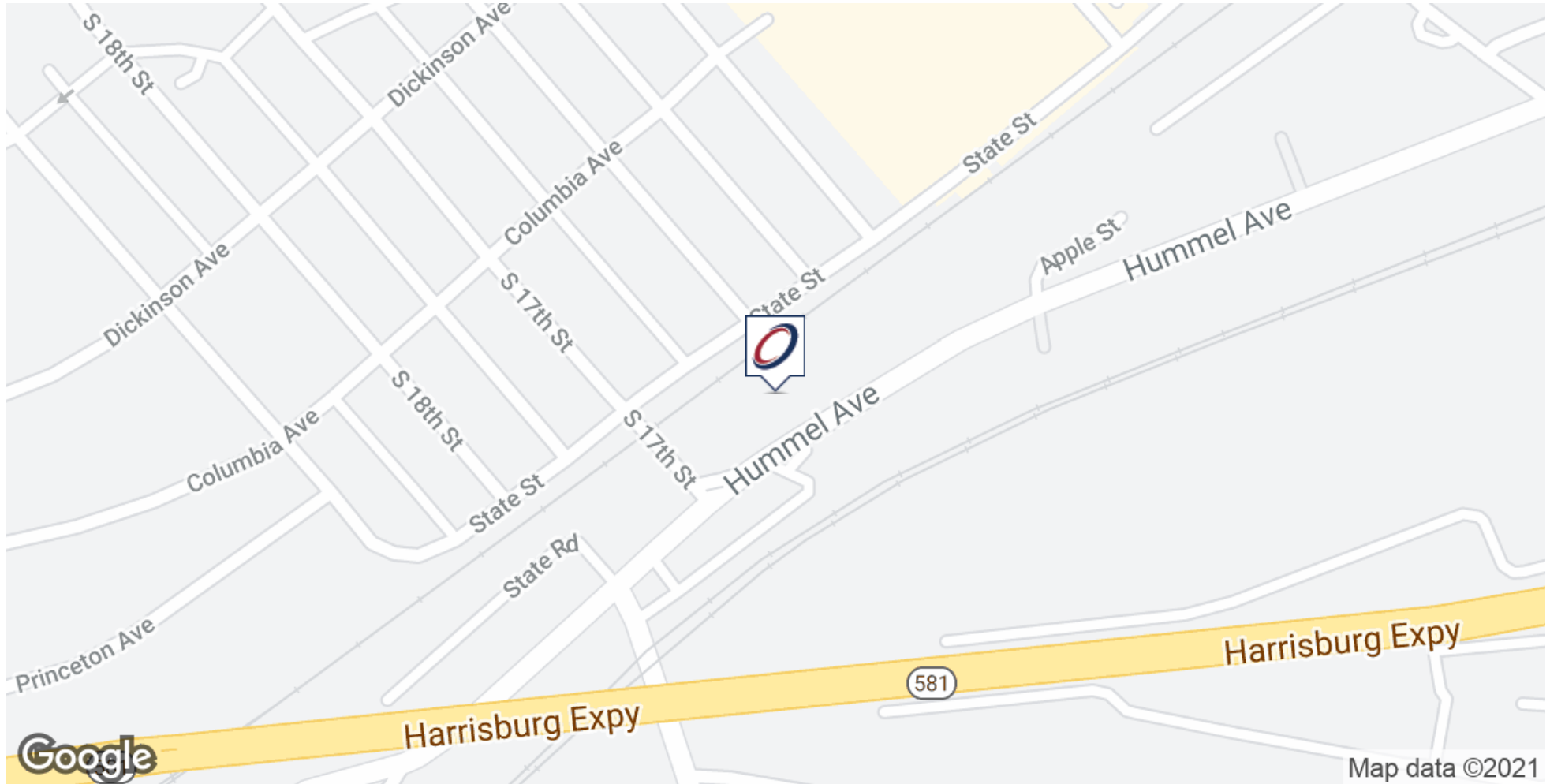


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ADDITIONAL PHOTOS



LOCATION MAP



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