

## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

Available SF:	10,800 SF
Lease Rate:	\$5.95 SF/yr (NNN)
Lot Size:	2.2 Acres
Building Size:	10,800 SF
Township:	Lower Allen
Grade Level Doors:	1 (16' x 20')
Dock High Doors:	(2)
Ceiling Height:	26'-28'
Year Built:	1997
Zoning:	Commercial/Industrial
Cross Streets:	S. 18th Street
Access:	Hummel Avenue

### PROPERTY OVERVIEW

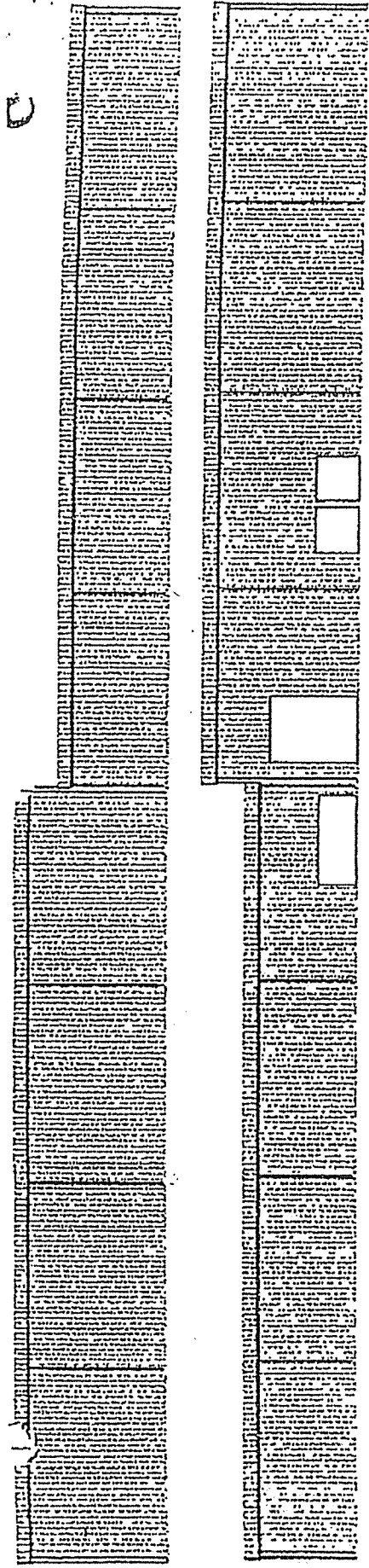
Stand alone Flex Warehouse Space for Lease. Central West Shore location with easy access to I-83, Rt. 581 Capitol Beltway, I-81/78. Available 4th Qtr 2015.

### PROPERTY HIGHLIGHTS

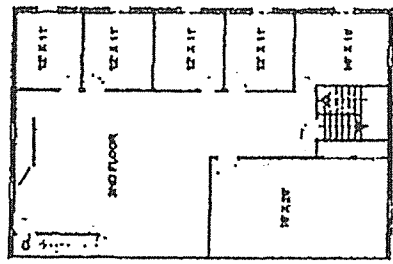
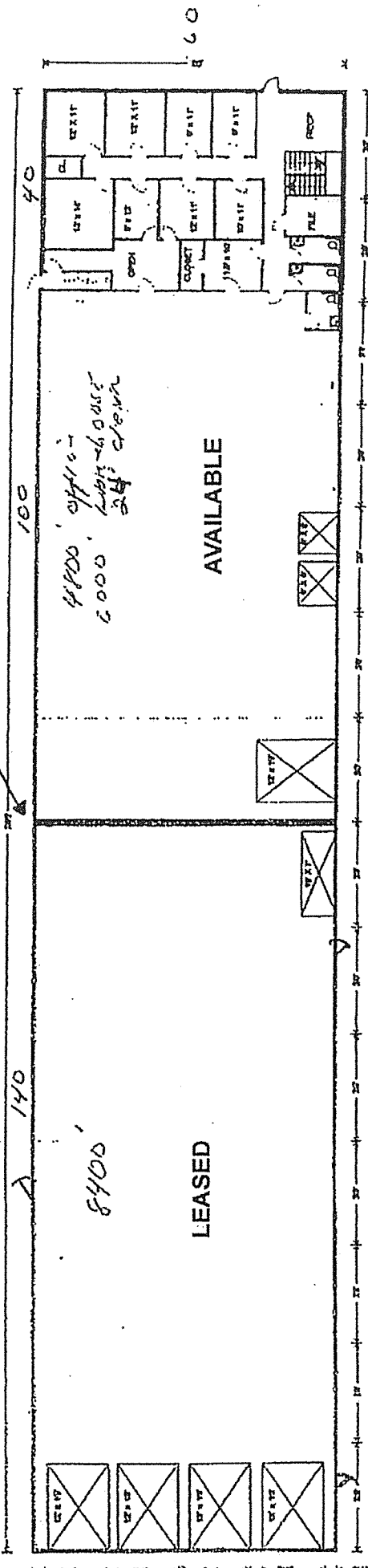
- High bay warehouse with "clear span" - no columns.
- Office space has open work areas, conference room, large private offices and smaller sales offices including a reception/copy/fax with a break area.
- Good parking and visibility to 40,000 vehicles per day.
- Great location for distributor, contractor, HVAC company, supply company, equipment/material sales and service.
- Easy access for customer pick-up location or commercial showroom.
- Existing 4,800 SF finished office area.
- Low operating expenses estimated at \$1.25/psf (2015).
- Excellent signage opportunity.
- Corporate neighbors include: R.F.Fager Supply, Cleveland Brother's, York International, Sherwin Williams, WESCO International and Thomas Somerville Co.



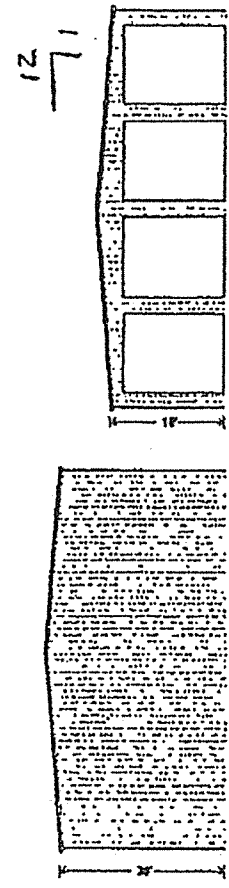
Jason Grace, CCIM, SIOR  
CEO & Managing Principal  
717.731.1990  
jgrace@landmarkcr.com



2-8" Block Walls Run to Roof



6" ROOF INSULATION  
4" WALL INSULATION  
26 GA. ROOF + WALL PANEL





## AERIAL MAP



Jason Grace, CCIM, SIOR  
CEO & Managing Principal  
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jgrace@landmarkcr.com

LANDMARKCR.com