



INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



OFFERING SUMMARY

Sale Price:	\$4,000,000
Building Size:	48,000 SF
Available SF:	48,000 SF
Lot Size:	8.78 Acres
Price / SF:	\$83.33
Zoning:	C-2 General Commercial
Submarket:	Shippensburg Township
County:	Cumberland County
Electric:	3 Phase
Lighting:	Florescent (T-8's)
Taxes:	\$34,654.51

PROPERTY OVERVIEW

Fantastic opportunity to purchase a 48,000 SF Industrial property along I-81 South in Cumberland County. Quick access to Carlisle/Mechanicsburg submarket. There is 7,000 SF in finished office space and a 41,000 SF high-bay warehouse. Easy access to the facility from I-81, taking Route 174 towards Shippensburg, go 4/10ths of a mile and turn right onto Outlook Lane.

PROPERTY HIGHLIGHTS

- Very clean and well maintained industrial property built in 2001. Flexible General Commercial (C-2) zoning.
- 7,000 SF of office area with multiple private offices and open cubicles, and a large, open 41,000 sq. ft. production warehouse with ceilings from 18' to 22'.
- Large +/- 4 ac area for parking, raw material storage or finished product lay down area.
- Spacious 145 employee parking spaces on site currently.
- Fully air conditioned and heated throughout offices and warehouse.
- New HVAC rooftop units. Public water and sewer.
- Potential expansion up to 100,000 SF to accommodate future growth.
- Ideal medical production/assembly facility for companies looking to onshore domestic PPE and medical supply production on East Coast with proximity to 70% of North American population within next day ship/return parcel service.

JASON GRACE, CCIM, SIOR

CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

ANDREW KOHR

Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com





INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com



The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com



The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com

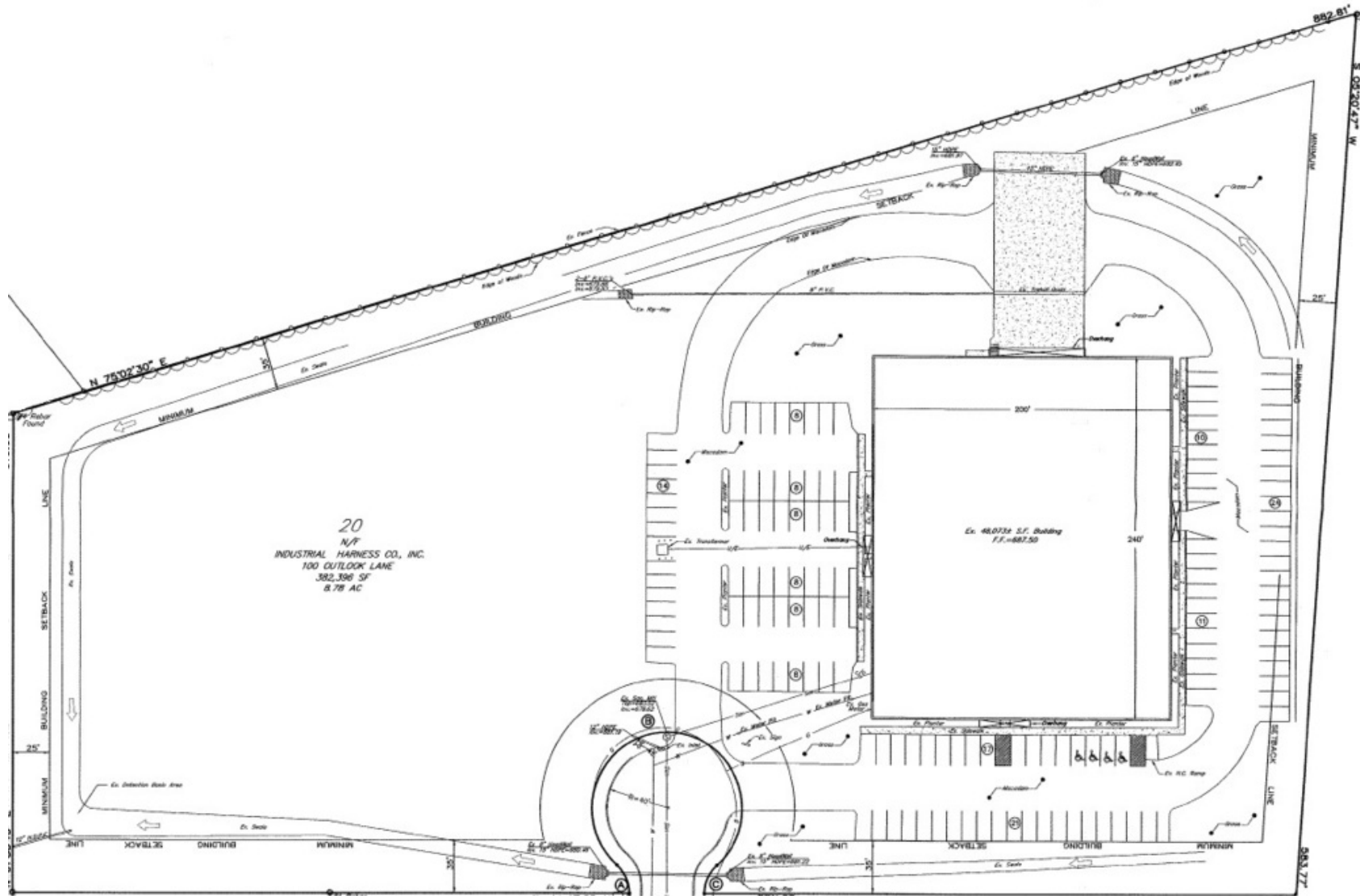


The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

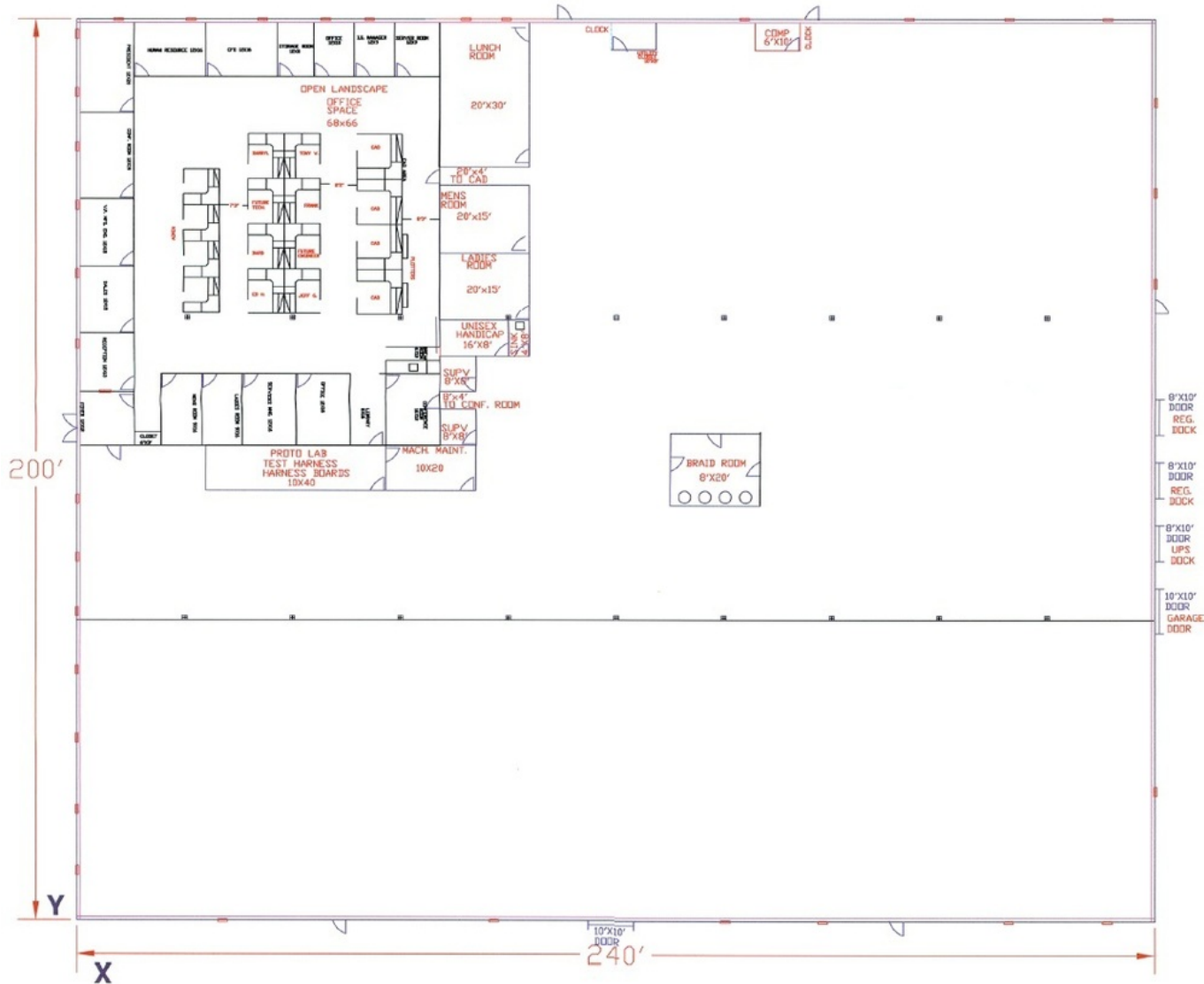
ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com





INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

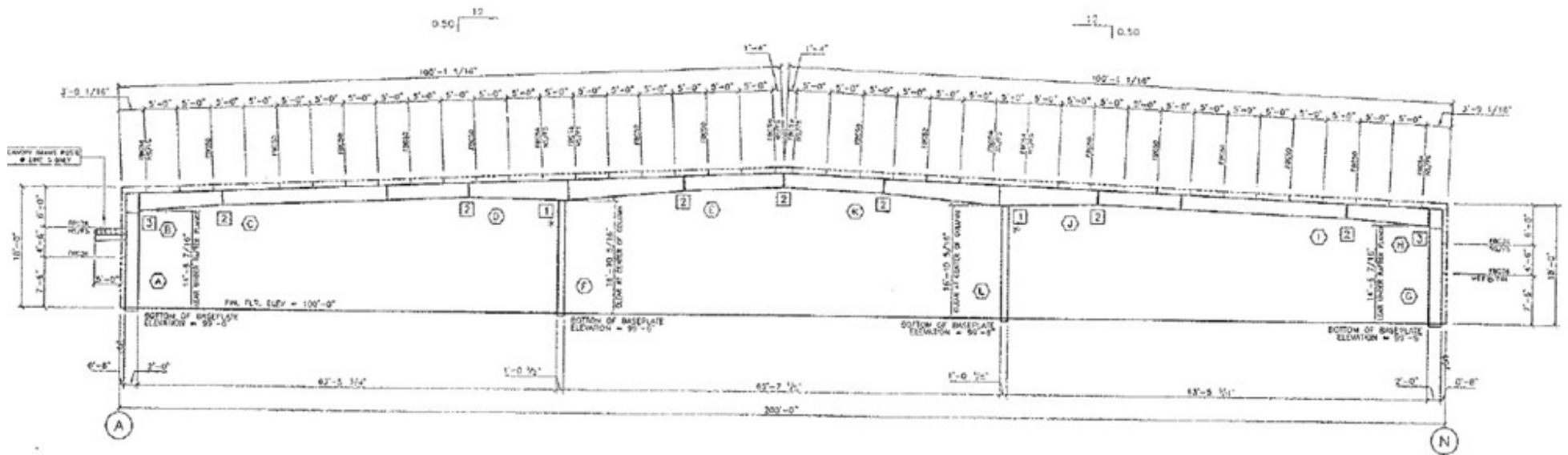
ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com





INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

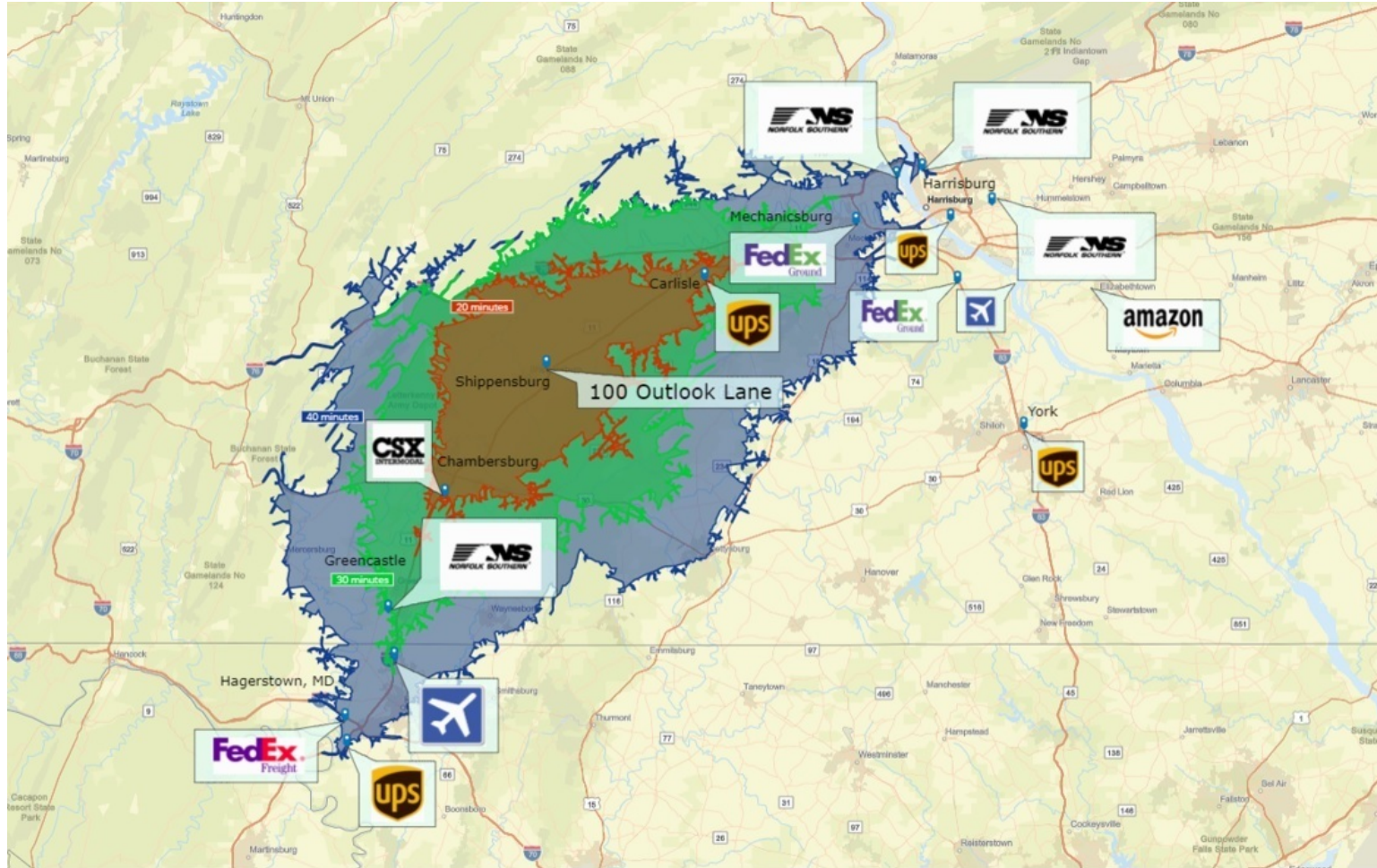
ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com





INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



Time/Dist	Hagerstown, MD	Hagerstown, MD	Hagerstown, MD	Greencastle	Chambersburg	Carlisle	Mechanicsburg	Enola	Lewisberry	York	Middletown	Elizabethtown	Rutherford	Harrisburg	Harrisburg
Time - Minutes Distance - Miles	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D
	40 40	39 39	31 31	28 26	18 15	20 17	38 35	39 38	49 45	58 59	52 50	59 56	49 46	41 40	46 42

JASON GRACE, CCIM, SIOR
 CEO & Managing Principal
 717.731.1990
 jgrace@landmarkcr.com

ANDREW KOHR
 Director - Sales & Leasing
 717.731.1990 X3008
 akohr@landmarkcr.com





INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



SITE

Shippen Towne Center

AT&T Walmart Supercenter
CAFO SUBWAY GameStop

BURGER KING
KFC
Wendy's
F&M TRUST
Sutter's
Starbucks
HIBBETT

Shippensburg Shopping Center
Shippensburg Area Intermediate School

GIANT
DOLLAR TREE
coinme

JASON GRACE, CCIM, SIOB
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

ANDREW KOHR
Director - Sales & Leasing
717.731.1990 X3008
akohr@landmarkcr.com

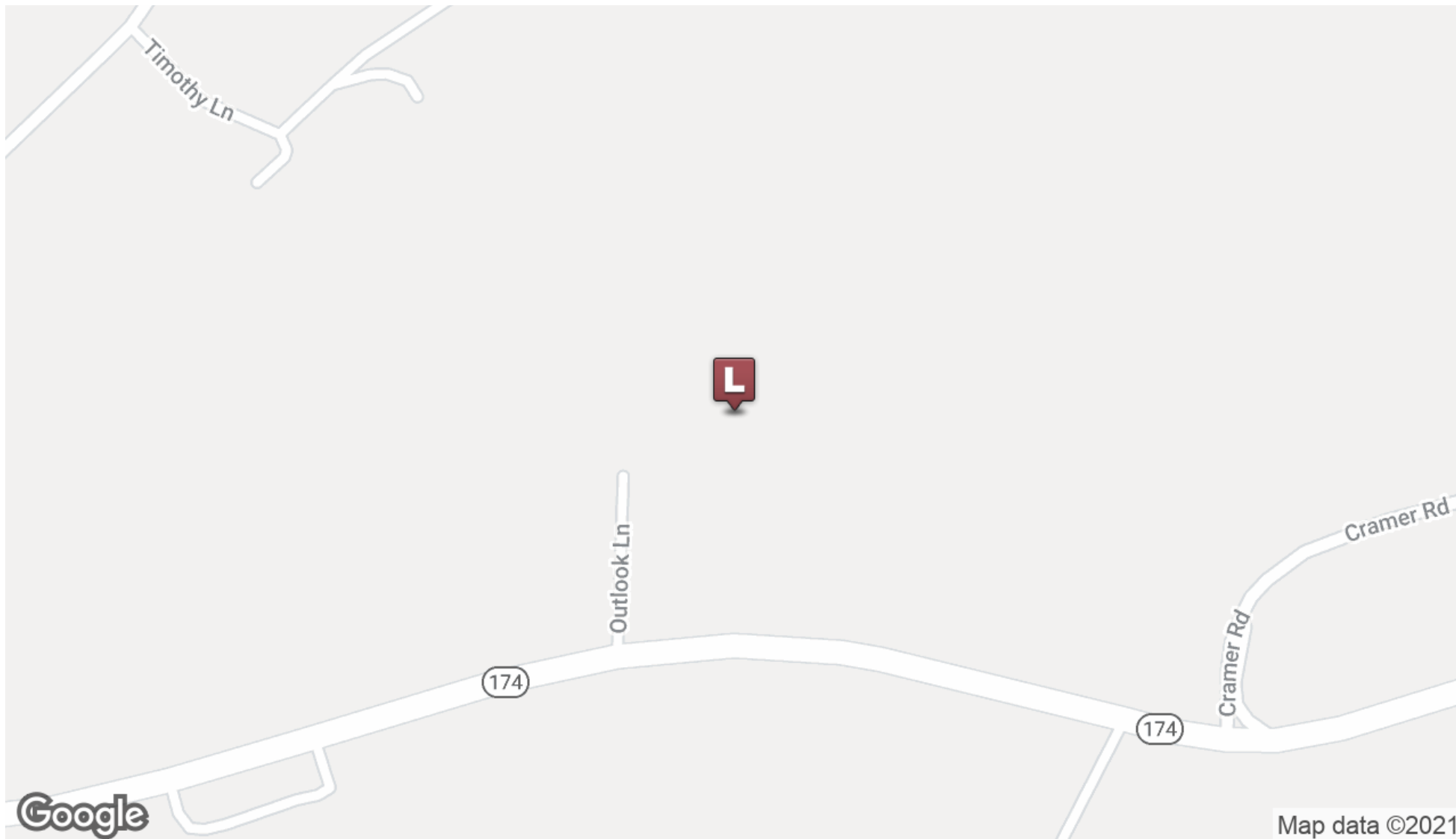


The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



JASON GRACE, CCIM, SIOR

CEO & Managing Principal
717.731.1990

jgrace@landmarkcr.com

ANDREW KOHR

Director - Sales & Leasing
717.731.1990 X3008

akohr@landmarkcr.com



The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty can represent the Buyer/Tenant as a Buyer's Agent, or the Buyer/Tenant and Seller/Landlord as a dual Agent. But unless otherwise in writing Landmark is only representing the Seller/Landlord as a Seller's Agent.



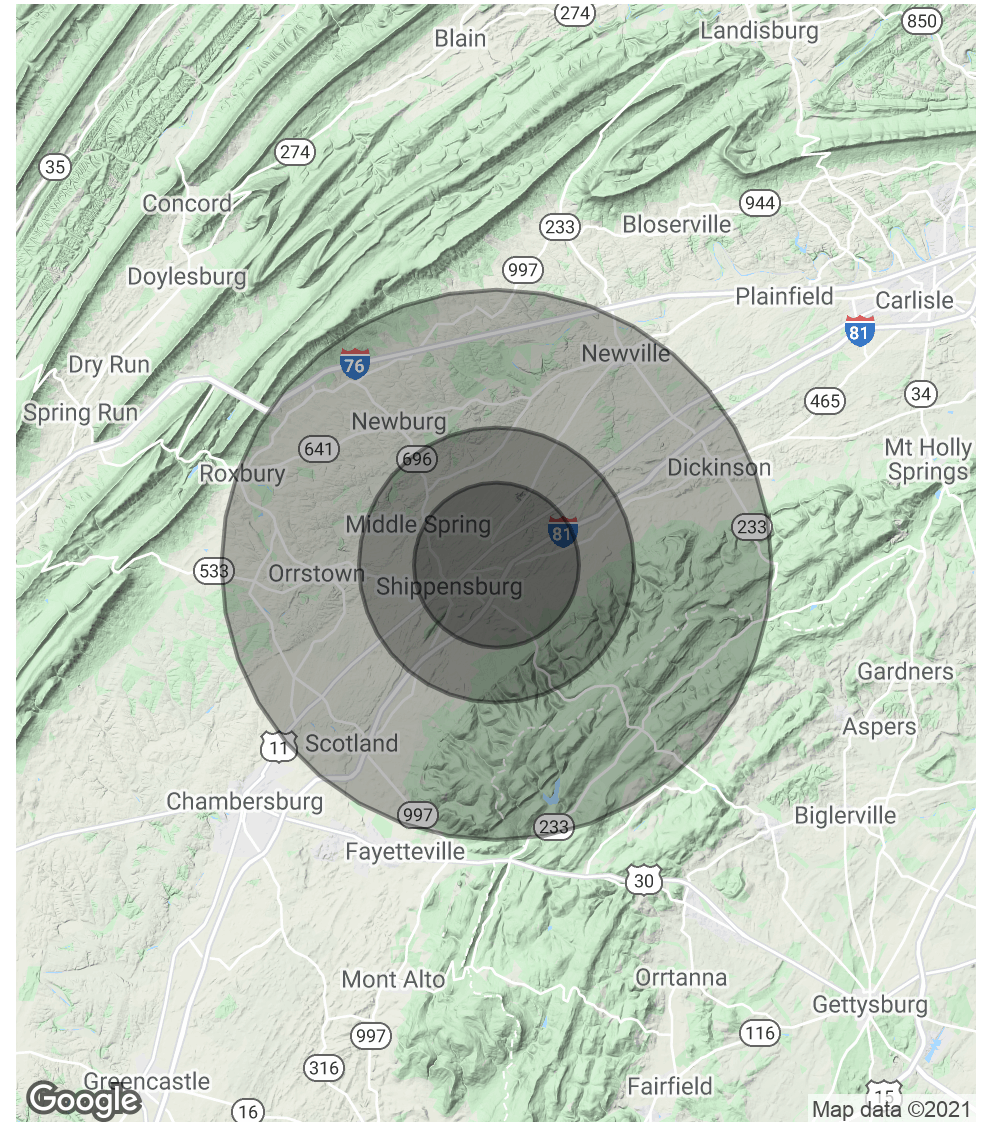
INDUSTRIAL PROPERTY FOR SALE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,956	22,677	57,863
Average age	25.6	29.3	35.1
Average age (Male)	24.6	28.4	34.4
Average age (Female)	28.9	31.9	36.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	4,739	7,725	21,418
# of persons per HH	3.2	2.9	2.7
Average HH income	\$44,380	\$50,429	\$58,118
Average house value	\$152,177	\$165,443	\$179,357

* Demographic data derived from 2010 US Census



JASON GRACE, CCIM, SIOR
 CEO & Managing Principal
 717.731.1990
 jgrace@landmarkcr.com

ANDREW KOHR
 Director - Sales & Leasing
 717.731.1990 X3008
 akohr@landmarkcr.com

