



INDUSTRIAL PROPERTY FOR LEASE

100 OUTLOOK LANE, SHIPPENSBURG, PA 17257



OFFERING SUMMARY

Lease Rate:	\$5.95 SF/yr (NNN)
Building Size:	48,000 SF
Available SF:	48,000 SF
Lot Size:	8.78 Acres
Zoning:	C-2 General Commercial
Submarket:	Shippensburg Township
County:	Cumberland County
Electric:	3 Phase
Lighting:	Florescent (T-8's)
OPEX:	\$1.45/PSF(2020)

PROPERTY OVERVIEW

Fantastic opportunity to lease 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. Subject to rental negotiation.
- Spacious 145 employee parking spaces on site currently.
- Fully air conditioned and heated throughout offices and warehouse.
- New HVAC rooftop units. Public water & 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.

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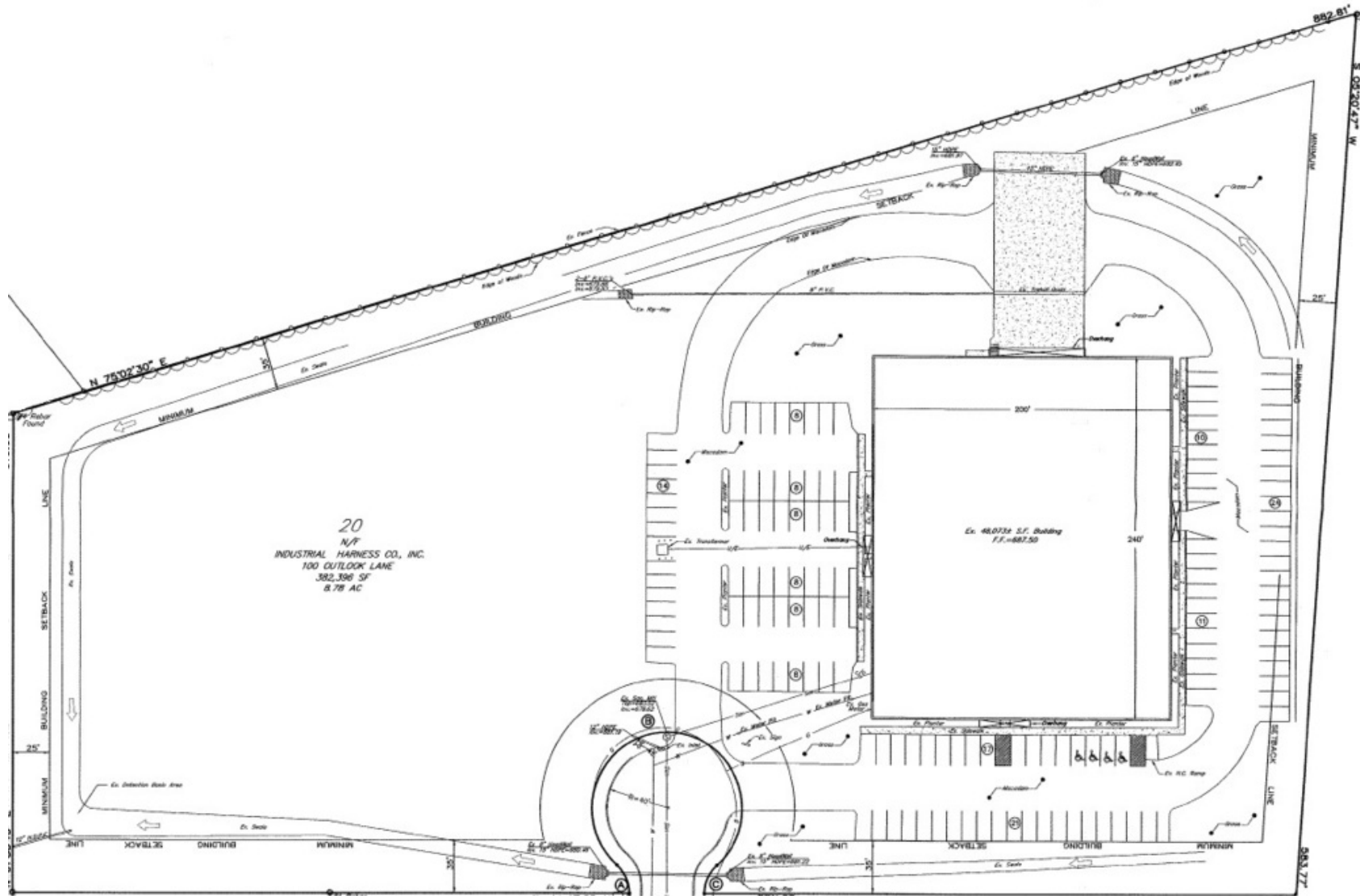


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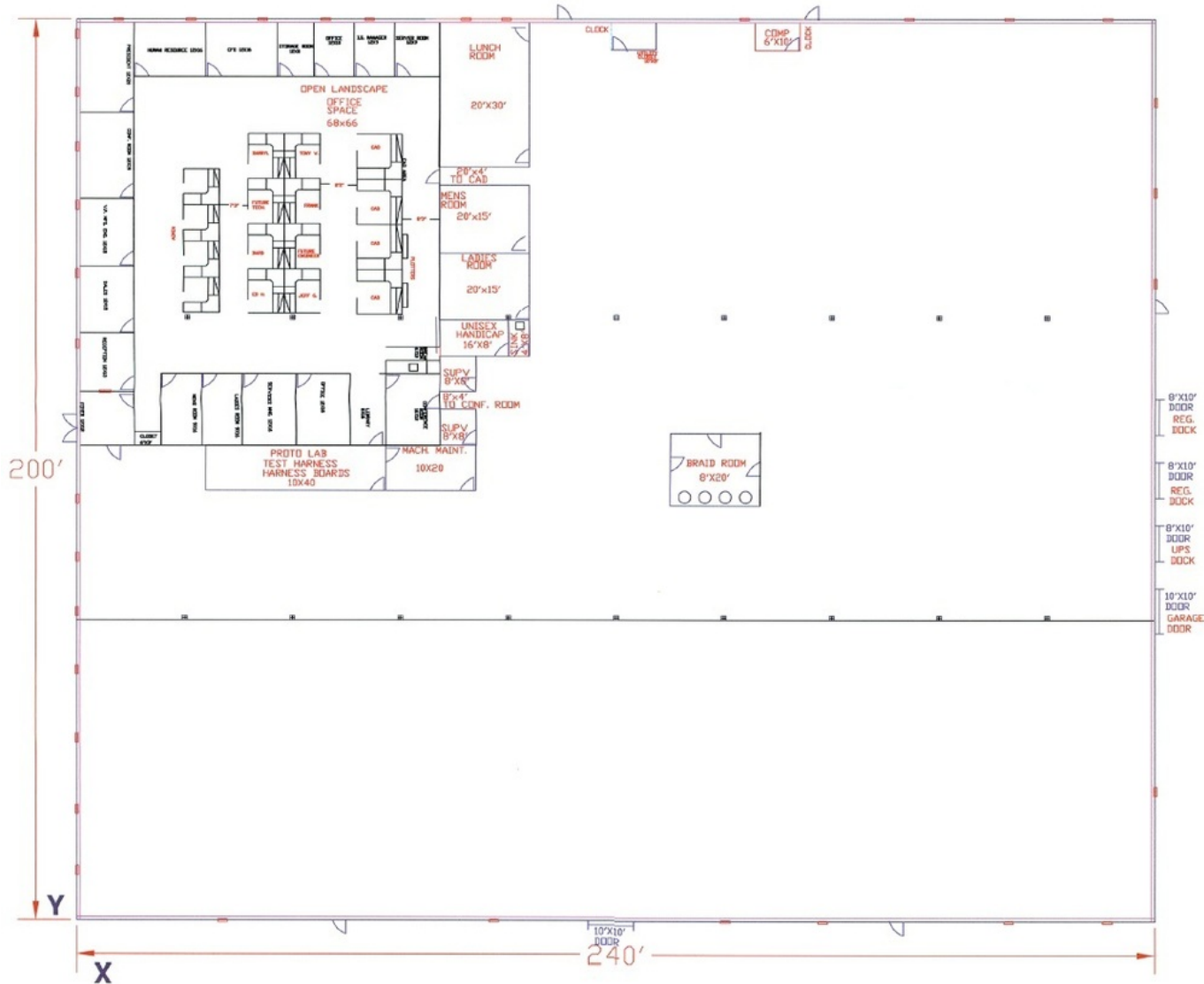
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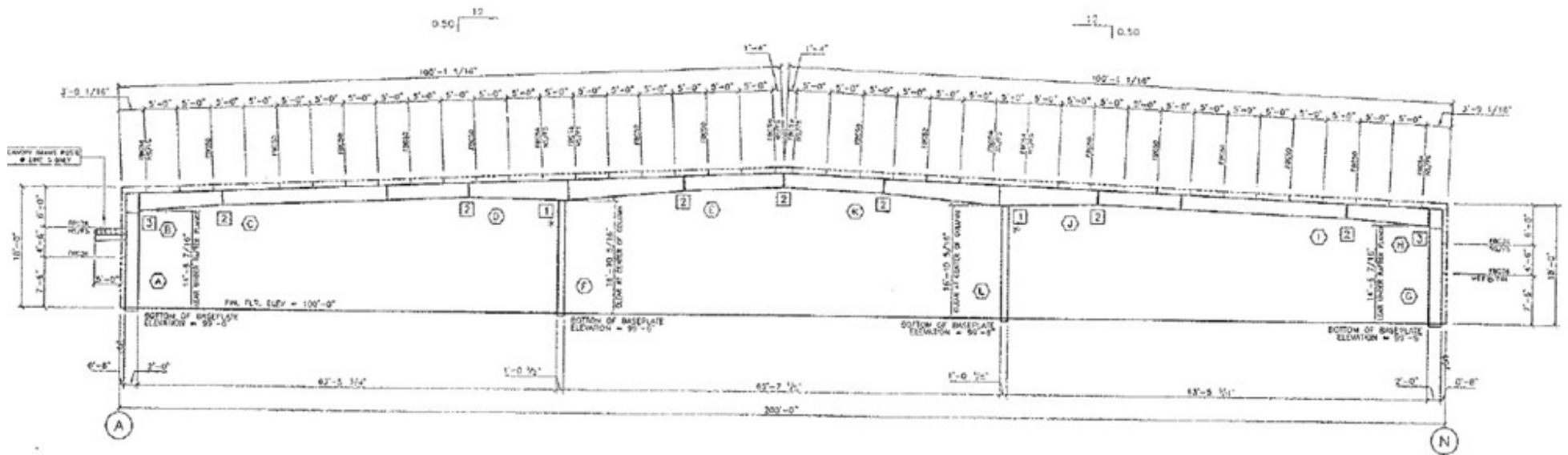
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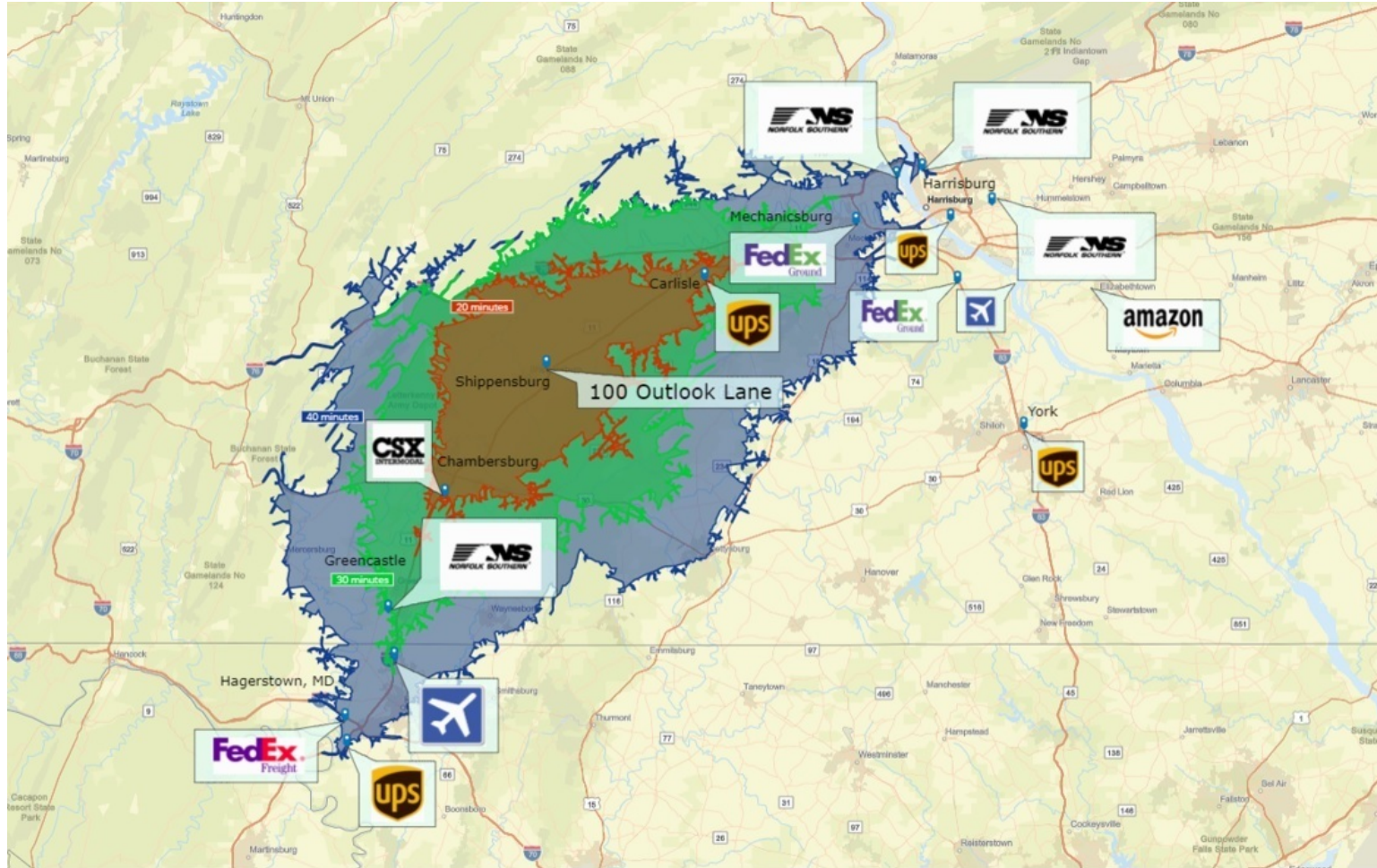
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Time/Dist	UPS	FedEx Freight	NS	CSX	UPS	FedEx Ground	NS	FedEx Ground	UPS	NS	amazon	UPS	NS		
Time - Minute	Hagerstown, MD	Hagerstown, MD	Hagerstown, MD	Greencastle	Chambersburg	Carlisle	Mechanicsburg	Enola	Lewisberry	York	Middletown	Elizabethtown	Rutherford	Harrisburg	Horrisburg
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

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SITE

Shippen Towne Center

AT&T Walmart Supercenter
CAFO SUBWAY GameStop

BURGER KING
KFC
Wendy's
F&M TRUST
Sutter's
Starbucks
HIBBETT
TRACTOR SUPPLY CO
SLEEPY'S
ALDI
planet fitness

Shippensburg Shopping Center
Shippensburg Area Intermediate School

GIANT
DOLLAR TREE
coinme

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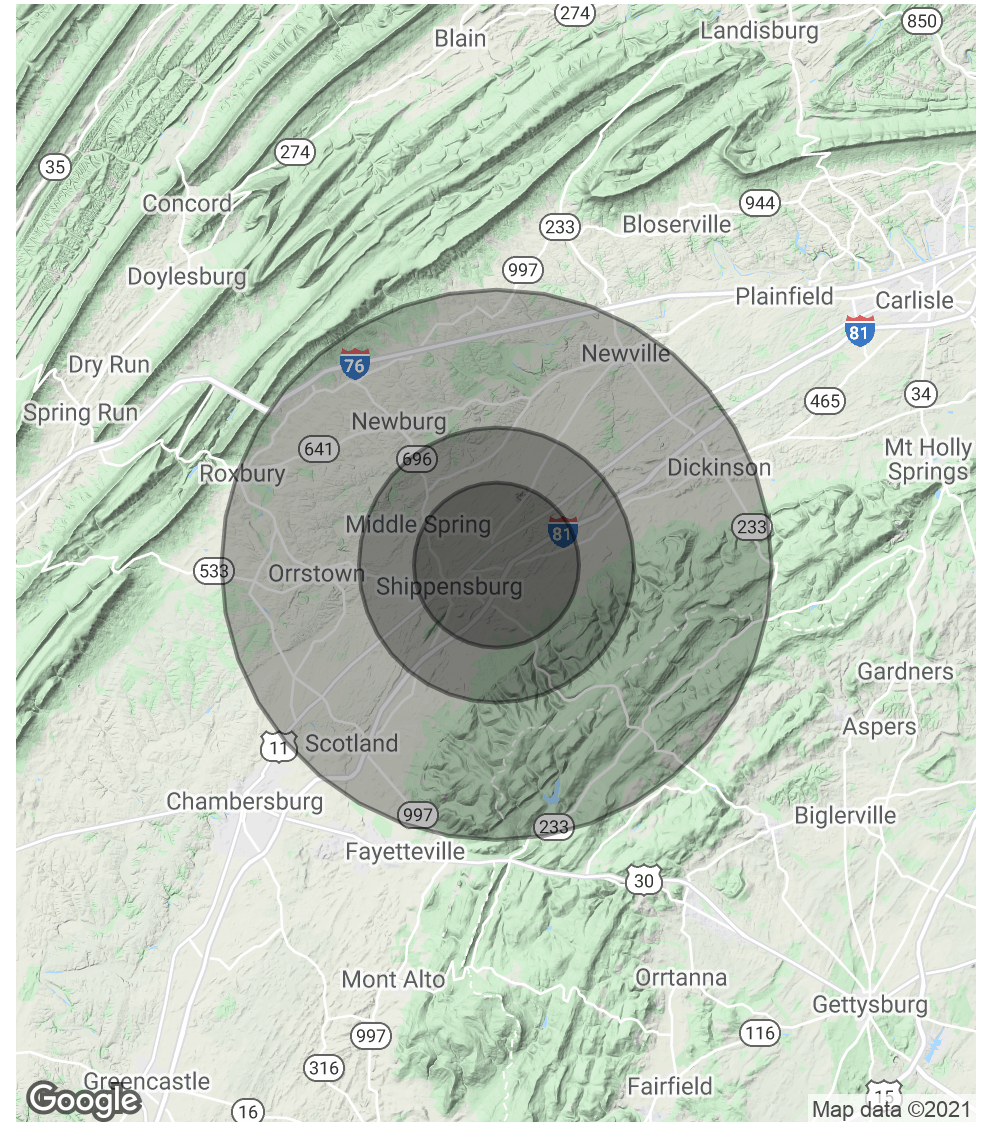
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,956	22,677	57,863
Average age	25.6	29.3	35.1
Average age (Male)	24.6	28.4	34.4
Average age (Female)	28.9	31.9	36.8

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



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