



FOR LEASE

185 HEMPT ROAD

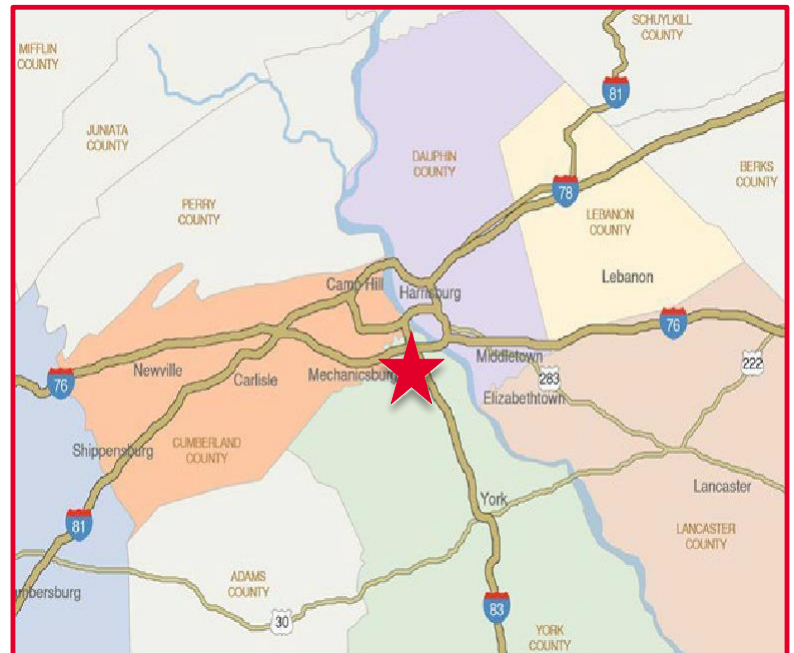
Mechanicsburg, PA

5,000 SF UP TO 29,250 SF AVAILABLE



PROPERTY FEATURES

- 5,000 SF up to 29,240 SF of warehouse space.
- Large outside storage yard and truck parking
- Ample dock and grade level loading.
- Situated along Route 11 (Carlisle Pike). Excellent access to full PA Turnpike Interchange as well as (2) full Interchanges of nationally recognized Interstate 81 transportation corridor.
- Access to numerous amenities as well as dense labor force in Cumberland County, PA.



For more information, please contact:

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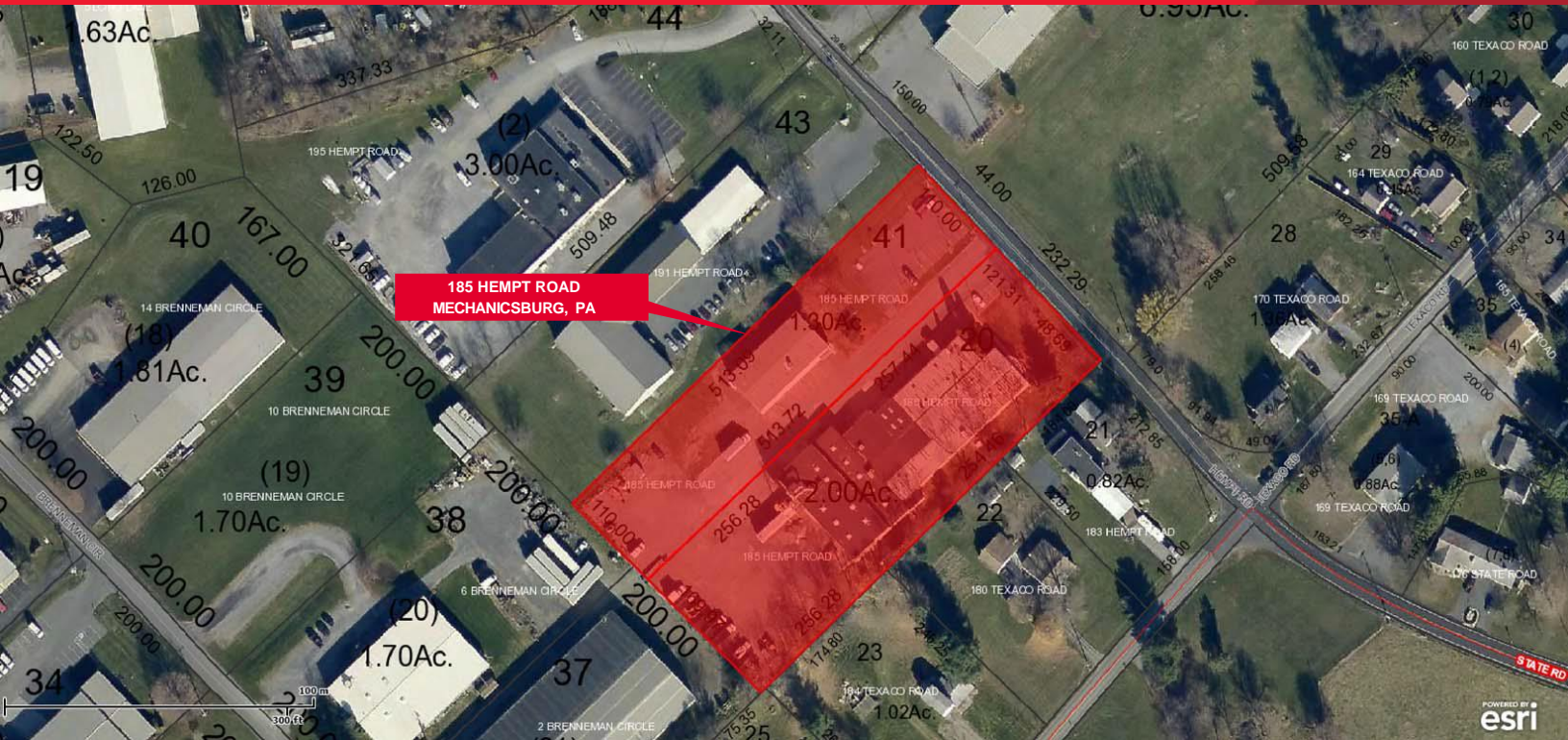
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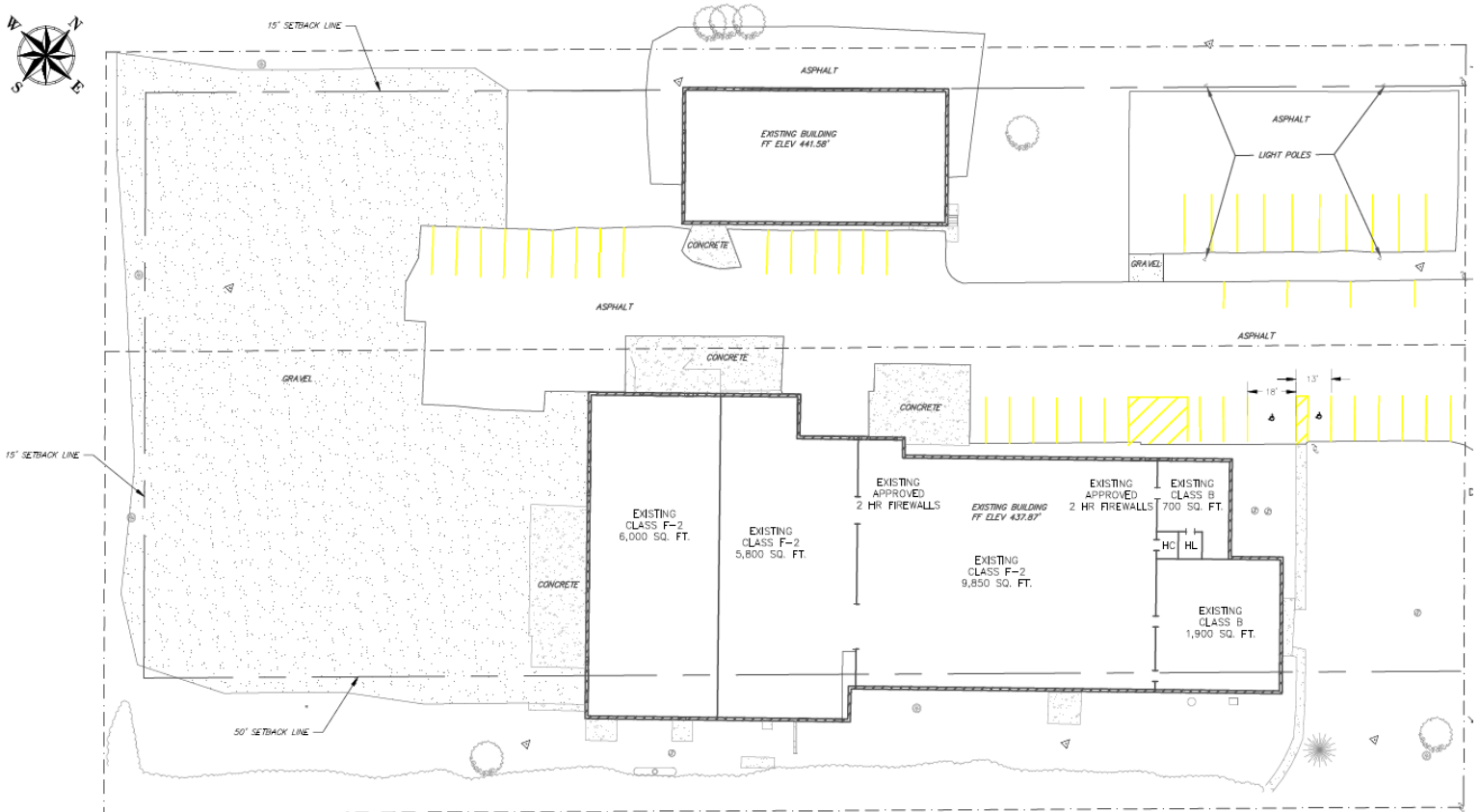


PROPERTY DATA

ADDRESS:	185 HEMPT ROAD MECHANICSBURG, PA 17050	ROOF:	METAL/RUBBER
COUNTY:	CUMBERLAND	CEILING HEIGHT/TYPE:	14'
MUNICIPALITY:	SILVER SPRING TOWNSHIP	FLOOR TYPE:	CONCRETE
TAX PARCEL NUMBER:	38-21-0295-041	POWER:	2,000 AMPS/120 – 240 V/ 3 PHASE
PARCEL SIZE/ DIMENSIONS:	3.30 ACRES	LIGHTING:	FLUORESCENT
TOPOGRAPHY:	LEVEL	WATER:	WELL
ZONING:		SEWER:	SEPTIC
ROAD FRONTAGE:	280' ON HEMPT ROAD	GAS:	PROPANE
TOTAL BUILDING SF:	BUILDING 1 – 24,250 SF BUILDING 2 – 5,000 SF	HVAC:	ELECTRIC/PROPANE
AVAILABLE SF:	29,250 SF IN TWO BUILDINGS	SPRINKLERS:	NONE
YEAR BUILT/ REFURBISHED:	1974	PARKING:	AMPLE CAR AND TRUCK PARKING
CONSTRUCTION:	STEEL FRAME	RESTROOMS:	MULTIPLE
NUMBER OF FLOORS:	ONE	SIGNAGE:	BUILDING, MONUMENT AND SUITE SIGNAGE
LOADING AND DOOR:	EXPANDABLE	RATE PER SF:	\$7.95 RSF NNN

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SURVEY





FOR LEASE

185 HEMPT ROAD

Mechanicsburg, PA

