

AVAILABLE | FOR SALE

3725 **ELECTRONICS WAY**
MOUNTVILLE
PENNSYLVANIA



**CUSHMAN &
WAKEFIELD**



123,082 SF
15.057 AC

100% LEASED | 12 YEAR TERM
TOTAL BUILDING SF: 123,082 SF
ACREAGE: 15.057 ACRES
ZONING: (I-2) LIGHT INDUSTRIAL
AUTO PARKING: ± 560 SPACES
LOADING: 4 DOCKS/1 DRIVE-IN



SITE PLAN & SPECIFICATIONS



BUILDING SPECIFICATIONS

BUILDING SF	123,082 SF (Expandable by ±40,000 SF)	POWER	4,000a/480v, 3 Phase
ACREAGE	15.057 Acres	LIGHTING	Fluorescent
ZONING	I-2 Industrial	SPRINKLER	Wet System
YEAR BUILT	1985	CONSTRUCTION	Masonry
STORIES	2	ROOF	EPDM roof system
CLEAR HEIGHT	16'	HVAC	Fully air conditioned
LOADING DOCKS	4 loading docks	PARKING	± 560 Auto Parks
DRIVE IN DOORS	1 drive in door		



AMENITIES
WITHIN A 10 MINUTE DRIVE

FOOD/BEVERAGE

McDonalds | Wendy's | Arby's | Burger King | Isaac's | Friendly's | Five Guys | Bob Evans | Moe's Southwest Grill | Chipotle

BANKS

Fulton Bank | PNC Bank | Wells Fargo

GAS/AUTO

Citgo | Rutters | Turkey Hill | Sheetz

HOTELS

Sleep Inn & Suites | MainStay Suites | Candlewood Suites | Days Inn & Suites

3725 ELECTRONICS WAY



APPROX. **0.5 MILES** TO ROUTE 30



APPROX. **17.5 MILES** TO I-76 (PA TURNPIKE)



APPROX. **75 MILES** TO CENTER CITY PHILADELPHIA



APPROX. **30 MILES** TO HIA

FOR MORE INFORMATION, PLEASE CONTACT:

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