

335-341 HEINZ STREET

MECHANICSBURG, PENNSYLVANIA

FOR LEASE

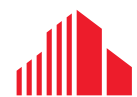
±464,250 SF

AVAILABLE

Gerry Blinebury
Executive Vice Chair
+1 717 231 7291
gerry.blinebury@cushwake.com

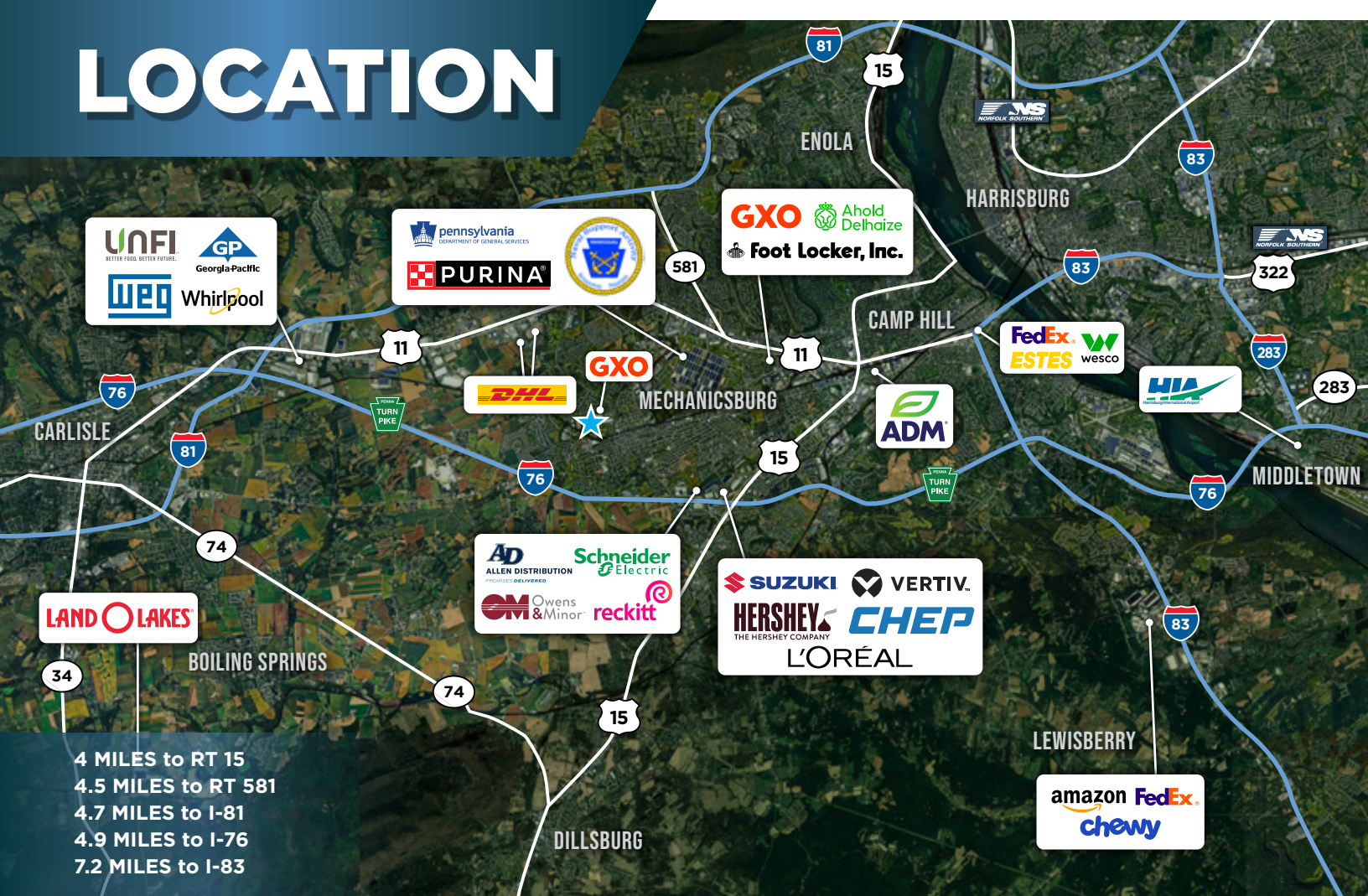
Allie Gaeta
Senior Director
+1 717 231 7461
allie.gaeta@cushwake.com

 **Hager Pacific**
Properties

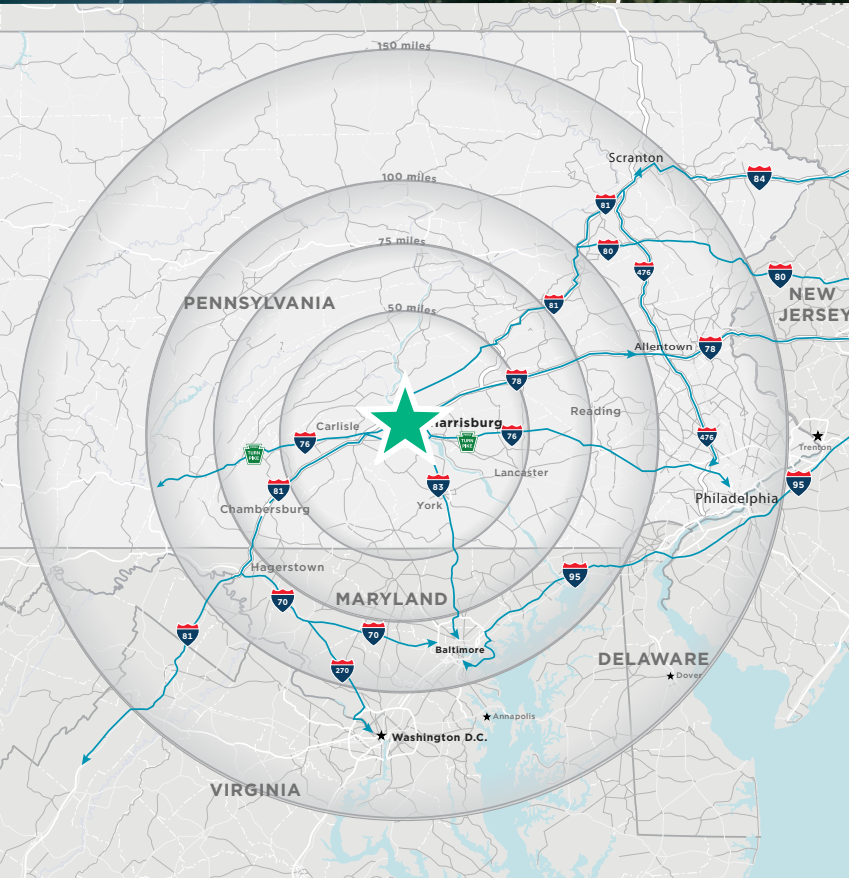
 **CUSHMAN &
WAKEFIELD**

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

LOCATION



4 MILES to RT 15
4.5 MILES to RT 581
4.7 MILES to I-81
4.9 MILES to I-76
7.2 MILES to I-83



DRIVE TIMES:

HARRISBURG, PA	9 MILES
YORK, PA	28 MILES
LANCASTER, PA	46 MILES
BALTIMORE, MD	83 MILES
PHILADELPHIA	113 MILES
WASHINGTON, DC	118 MILES
NEW YORK, NY	183 MILES

335-341 HEINZ STREET
MECHANICSBURG, PENNSYLVANIA

PARK OVERVIEW



HEINZ STREET INDUSTRIAL PARK

335-341 HEINZ STREET	464,250 SF
336-340 HEINZ STREET	345,000 SF
TOTAL SF AVAILABLE	809,250 SF



PRIME LOCATION

in Cumberland County off Exit 4 from Rt. 11, providing access to major metropolitan areas including Baltimore, Washington D.C., Philadelphia, and New York.



SUPERIOR, LAST-MILE

warehouse opportunity in a densely populated Cumberland County.

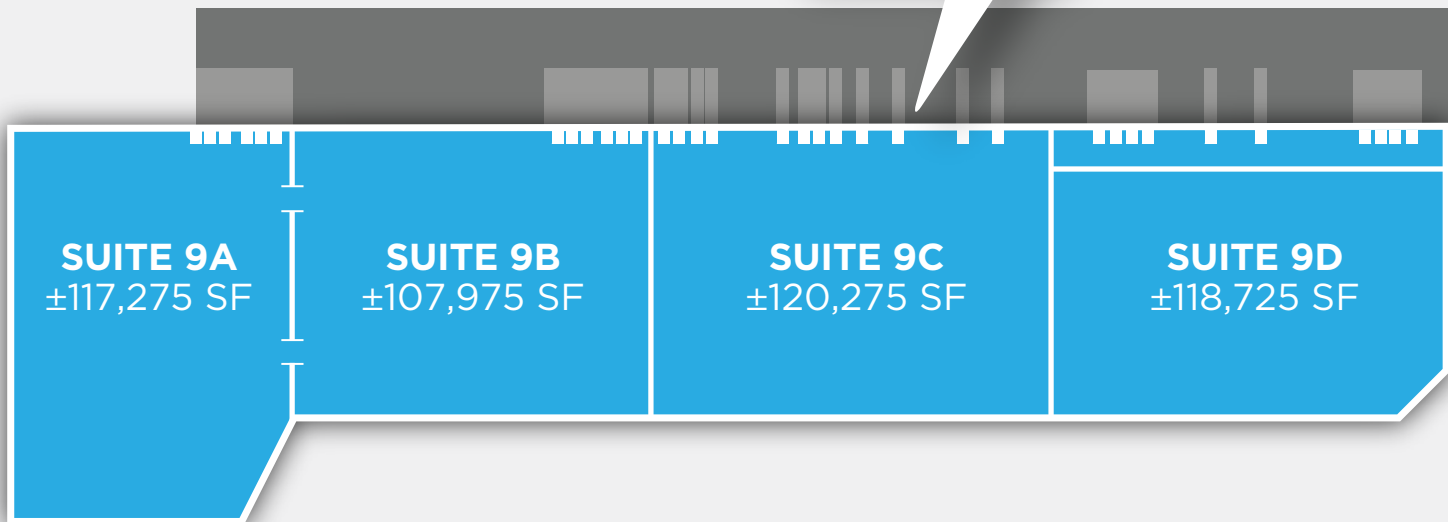


STRONG WORKFORCE

in Cumberland County with approximately 25% of the employed population being blue collar workers.

SITE PLAN

±34 Dock Doors



±464,250 SQUARE FEET 28' CLEAR HEIGHT ±34 DOCK DOORS ±175 AUTO PARKING

TOTAL BUILDING SF ±464,250 SF

DOCK DOORS ±34

AVAILABLE SPACE

±464,250 SF
DIVISIBLE INTO:
SUITE 9A - ±117,275 SF
SUITE 9B - ±107,975 SF
SUITE 9C - ±120,275 SF
SUITE 9D - ±118,725 SF

AUTO PARKING ±175

TRAILER SPACES ±80

OFFICE SPACE ±3,800 SF

TEMP CONTROLLED SUITE 9A

CLEAR HEIGHT 28'

FIRE PROTECTION HYDRAULICALLY CALCULATED
GRID SYSTEM W/ 300,000 GALLON
SUPPORT TANK
SECTION 9A IS ESFR

COLUMN SPACING 50' X 50'

CONSTRUCTION METAL WALLS, CONCRETE FLOOR

LIGHTING LED W/ MOTION SENSORS

ROOF METAL ON STEEL,
BALLASTED RUBBER

POWER 3,600 AMPS

Gerry Blinebury
Executive Vice Chair
+1 717 231 7291
gerry.blinebury@cushwake.com

Allie Gaeta
Senior Director
+1 717 231 7461
allie.gaeta@cushwake.com

Hager Pacific
Properties

CUSHMAN & WAKEFIELD

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.