

336-340 HEINZ STREET

MECHANICSBURG, PENNSYLVANIA

FOR LEASE

±345,000 SF

AVAILABLE

Gerry Blinebury
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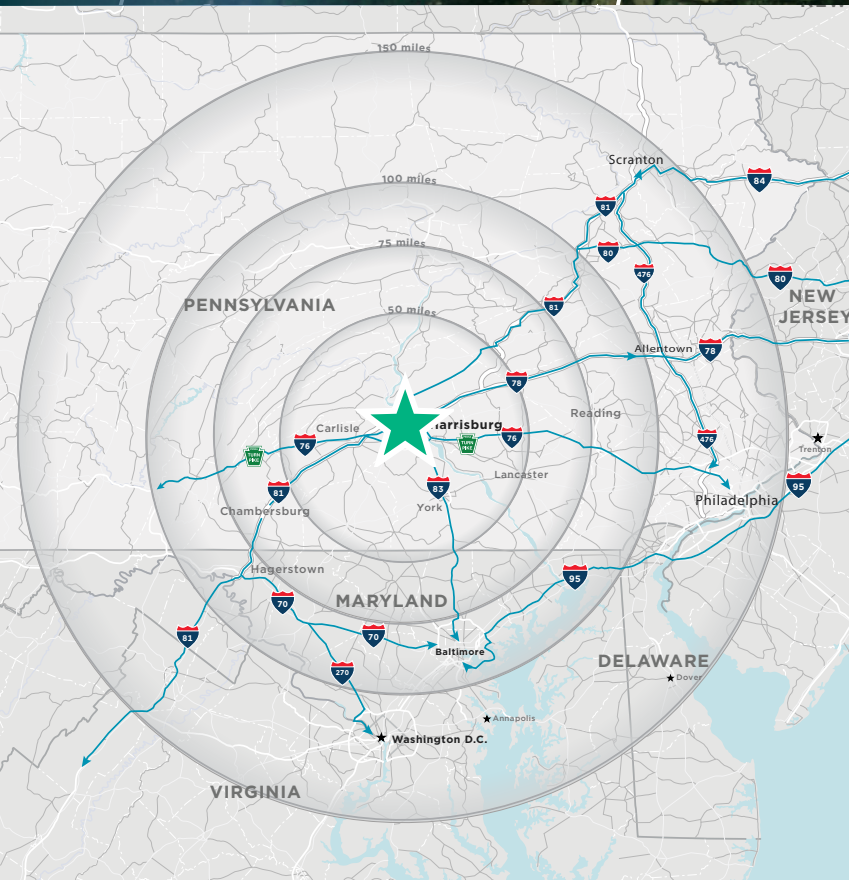
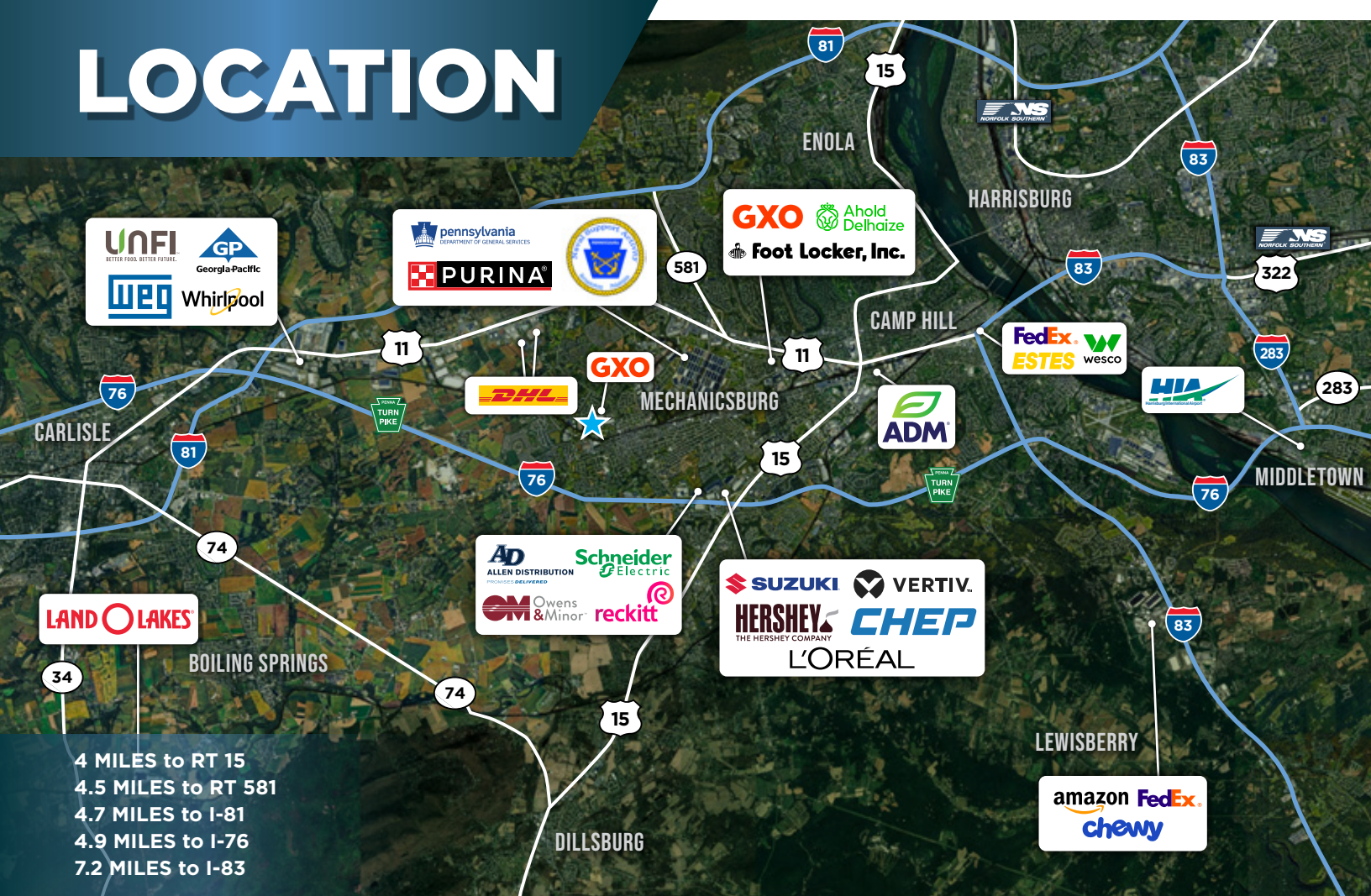
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 **Hager Pacific**
Properties

 **CUSHMAN &
WAKEFIELD**

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LOCATION



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

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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

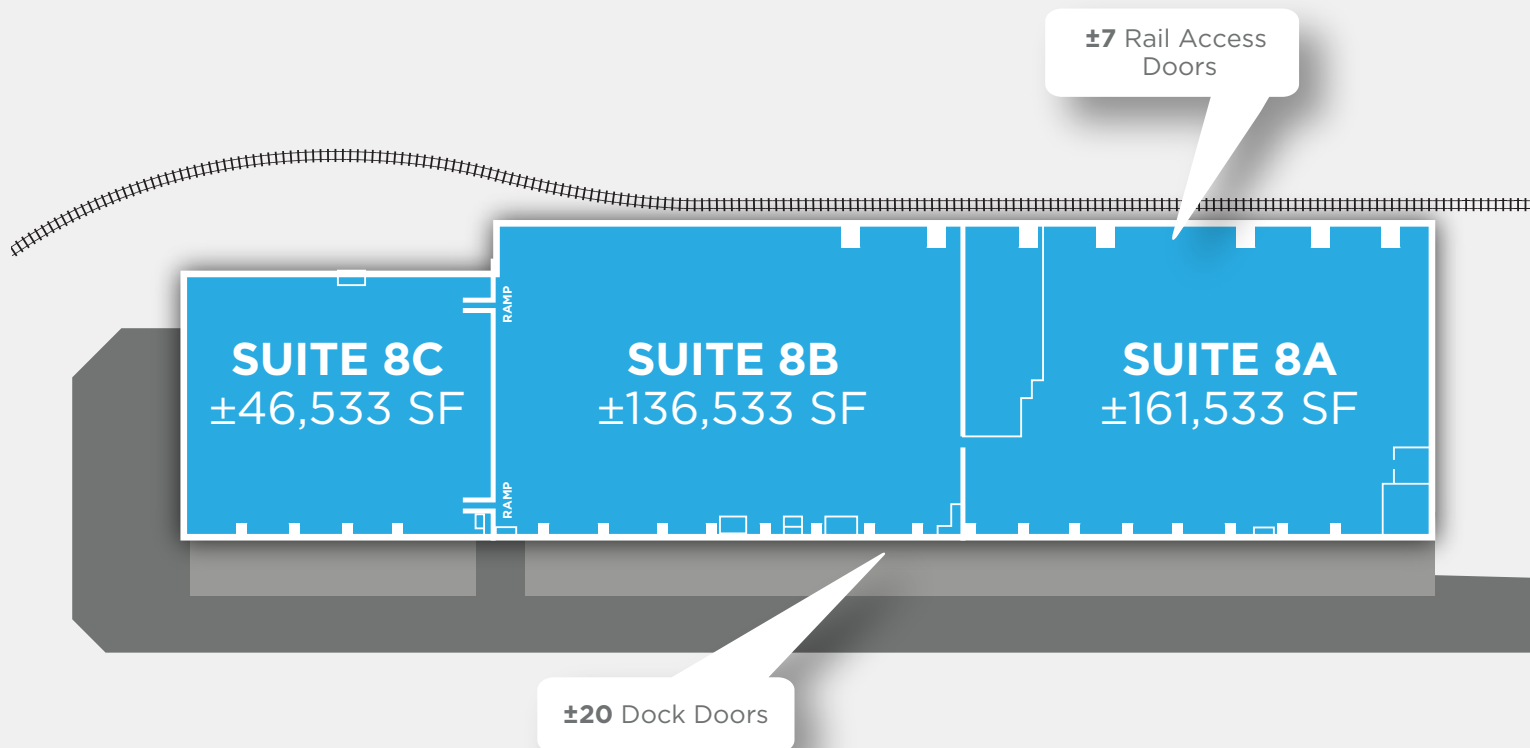
warehouse opportunity in a densely populated Cumberland County.



STRONG WORKFORCE

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

SITE PLAN



±345,000 SQUARE FEET **28'** CLEAR HEIGHT **±20** DOCK DOORS **±175** AUTO PARKING

TOTAL BUILDING SF	±345,000 SF
AVAILABLE SPACE	±345,000 SF DIVISIBLE INTO: SUITE 8A - ±161,533 SF SUITE 8B - ±136,533 SF SUITE 8C - ±46,533 SF
OFFICE SPACE	±3,400 SF
CLEAR HEIGHT	28'
COLUMN SPACING	50' X 50'
CONSTRUCTION	METAL WALLS, CONCRETE FLOOR
ROOF	METAL ON STEEL, BALLASTED RUBBER

DOCK DOORS	±20
AUTO PARKING	±175
TRAILER SPACES	±80
RAIL DOORS	±7 DOORS SERVED BY NORFOLK SOUTHERN
FIRE PROTECTION	HYDRAULICALLY CALCULATED GRID SYSTEM W/ 300,000 GALLON SUPPORT TANK
LIGHTING	LED W/ MOTION SENSORS
POWER	2,400 AMPS

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