

For Lease

Industrial Property

\$7.50 SF/yr



Lot 1 B Hershey Road

Shippensburg, Pennsylvania 17257

Property Highlights

- 4,800 SF metal panel building on 1.84 acres
- Two 12x15 drive-in doors
- 16' clear ceiling height
- Small office space with second floor apartment with kitchen and full shower
- Located 1/2 mile off Walnut Bottom Road Exit in Shippensburg
- Propane gas lines in building
- Two air compressors
- Tenant responsible for maintaining grounds and building

OFFERING SUMMARY

Available SF	4,800 SF
Lease Rate	\$7.50 SF/yr (NNN)
Lot Size	1.83 Acres
Building Size	4,800 SF
Taxes	\$2,143.00

For more information

Nathan Kranz

O: 717 761 5070 x175
nkranz@naicir.com



AVAILABLE SF:	4,800 SF
LEASE RATE:	\$7.50 SF/yr (NNN)
LOT SIZE:	1.83 Acres
BUILDING SIZE:	4,800 SF
ZONING:	Commercial/ Manufacturing - (CM)

Property Overview

Small warehouse for lease 1/2 mile from I-81. Clean building with 16' ceilings. Site is perfect for automotive, mechanical or other repair shops. Property has a second floor apartment with full bath and kitchen.

Location Overview

Located 1/2 mile off the Walnut Bottom Exit of I-81. Property is located in the Southeast corner of the cul de sac, just off Hershey Road.

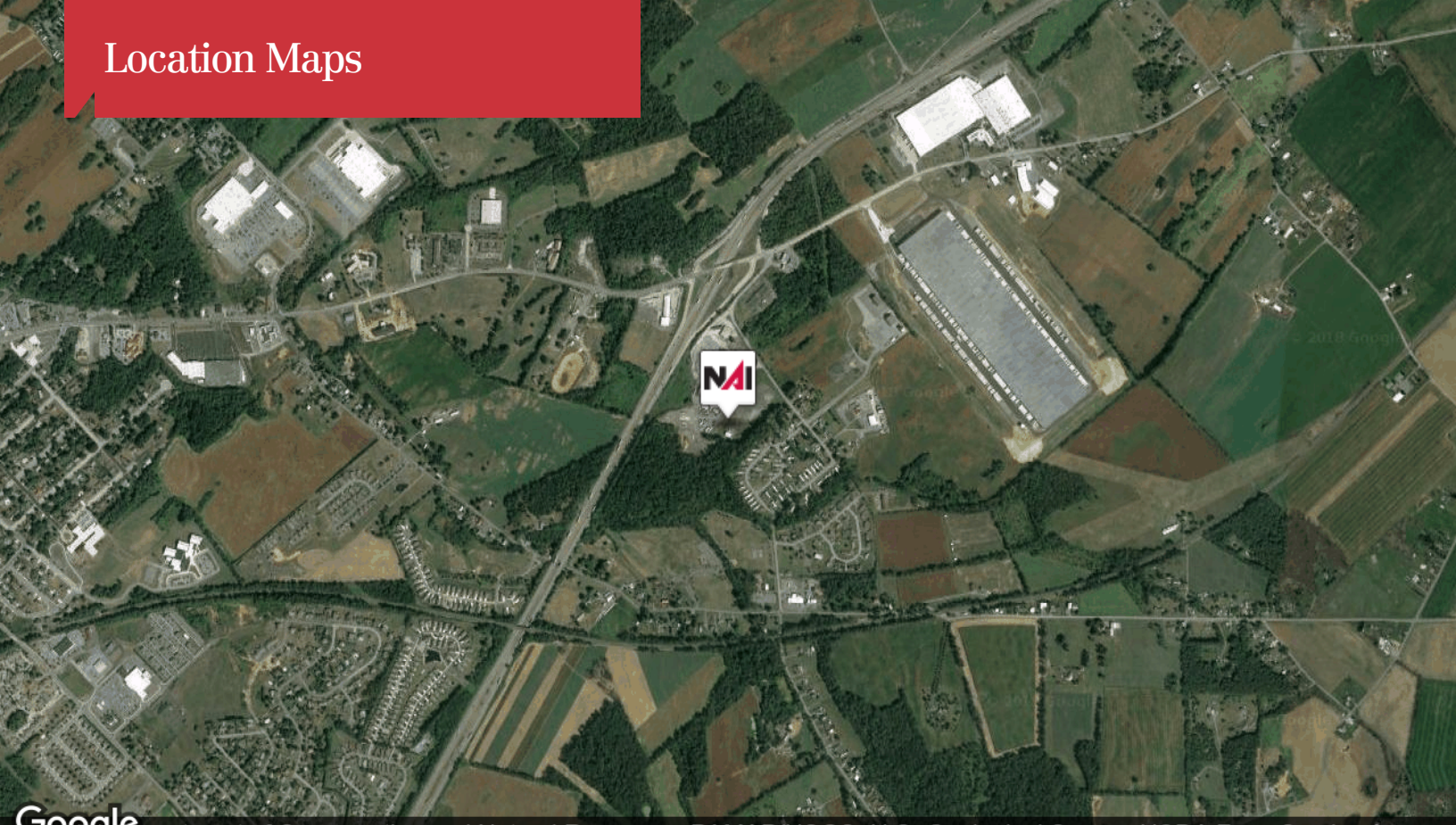
Property Details

PROPERTY ADDRESS:	Lot 1 B Hershey Road Shippensburg, PA 17257
PROPERTY TYPE:	Industrial
APN:	39-13-0102-116
LOT SIZE:	1.83 Acres
BUILDING SIZE:	4,800 SF
ZONING:	Commercial/Manufacturing - (CM)
FRONTAGE:	216' facing I-81
LOT DIMENSIONS:	350'x240'
NUMBER OF STORIES:	1
WALLS:	Metal panel
ROOF:	Metal panel
HVAC:	Furnace for heat/ Window AC units
CONSTRUCTION:	Steel frame
CEILING HEIGHT:	16' clear
COLUMN SPACING:	Clear span
LIGHTING:	Florescent tube
FLOOR TYPE:	Concrete
BATHROOMS:	1 full bathroom with shower in apartment
DRIVE - INS:	Two: 12' x 15'
OUTSIDE STORAGE:	Yes, gravel area
PARKING SPACES:	Gravel lot
BUSINESS SIGN:	Available on grounds
UTILITIES:	Water: Well, Sewer: Septic, Gas: Yes, propane tans & Electric: 200 amps
HVAC:	Furnace for heat & window units for AC

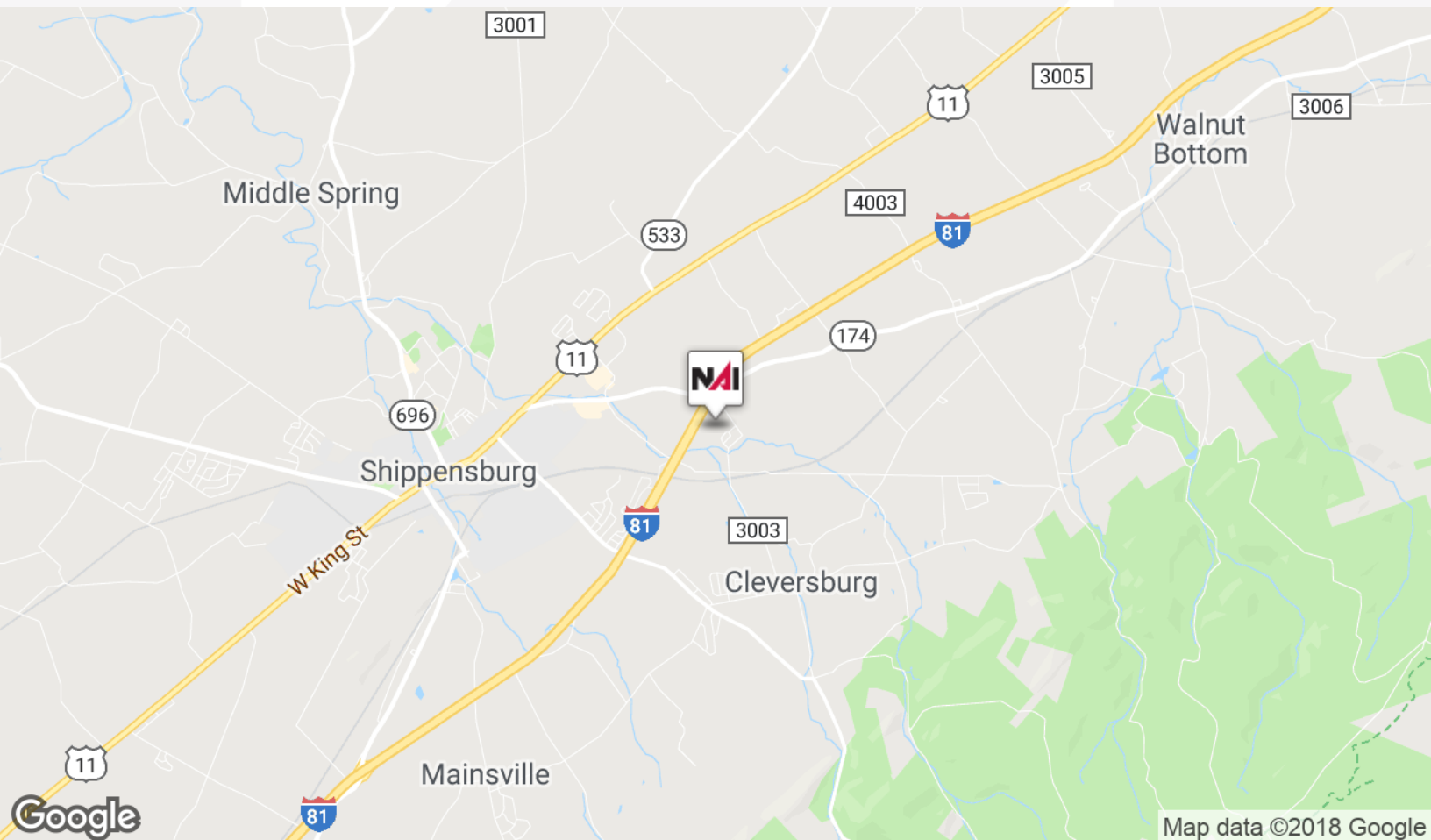
Additional Photos



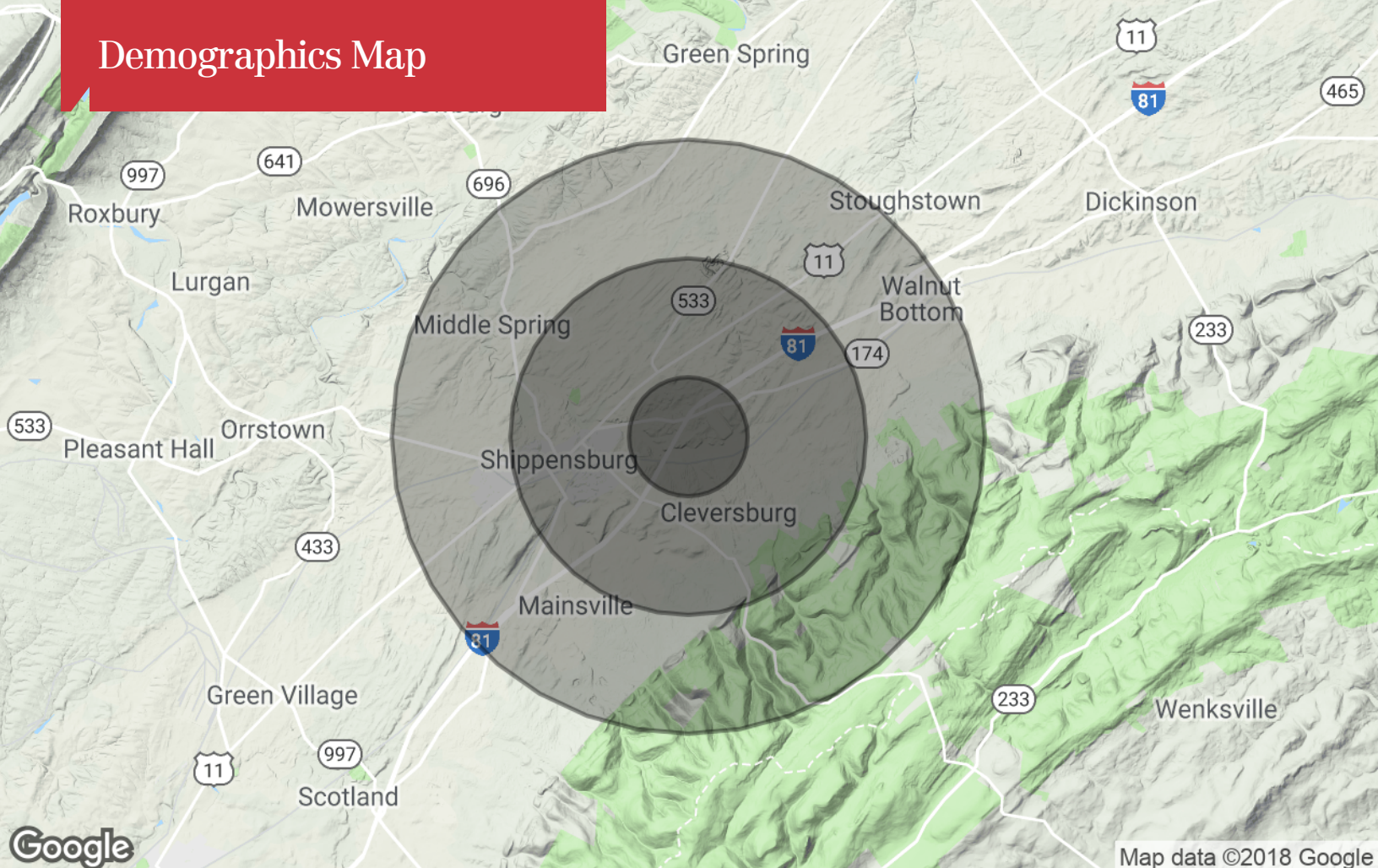
Location Maps



Google Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,459	12,447	22,129
MEDIAN AGE	23.1	26.1	29.2
MEDIAN AGE (MALE)	23.2	25.1	28.3
MEDIAN AGE (FEMALE)	23.2	29.2	31.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	288	3,932	7,475
# OF PERSONS PER HH	5.1	3.2	3.0
AVERAGE HH INCOME	\$43,149	\$45,252	\$50,222
AVERAGE HOUSE VALUE	\$146,525	\$155,483	\$166,094

Race

	1 Mile	3 Miles	5 Miles
% WHITE	88.7%	91.9%	93.5%
% BLACK	8.8%	5.5%	4.5%
% ASIAN	0.9%	0.9%	0.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	1.6%	1.7%	1.2%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	2.6%	4.0%	3.3%

* Demographic data derived from 2010 US Census