



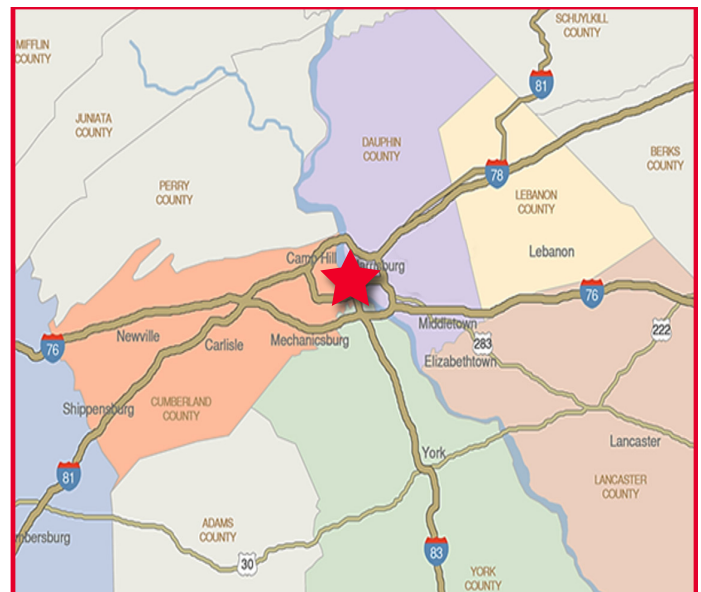
FOR LEASE  
**185 HEMPT ROAD**  
Mechanicsburg, PA 17050

**6,000 SF AVAILABLE**



## PROPERTY FEATURES

- 6,000 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 I-81 transportation corridor
- Access to numerous amenities as well as dense labor force in Cumberland County, PA



For more information, please contact:

**JASON C. SOURBEER**

**Director**

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**CUSHMAN & WAKEFIELD OF PENNSYLVANIA, LLC**

4423 North Front Street

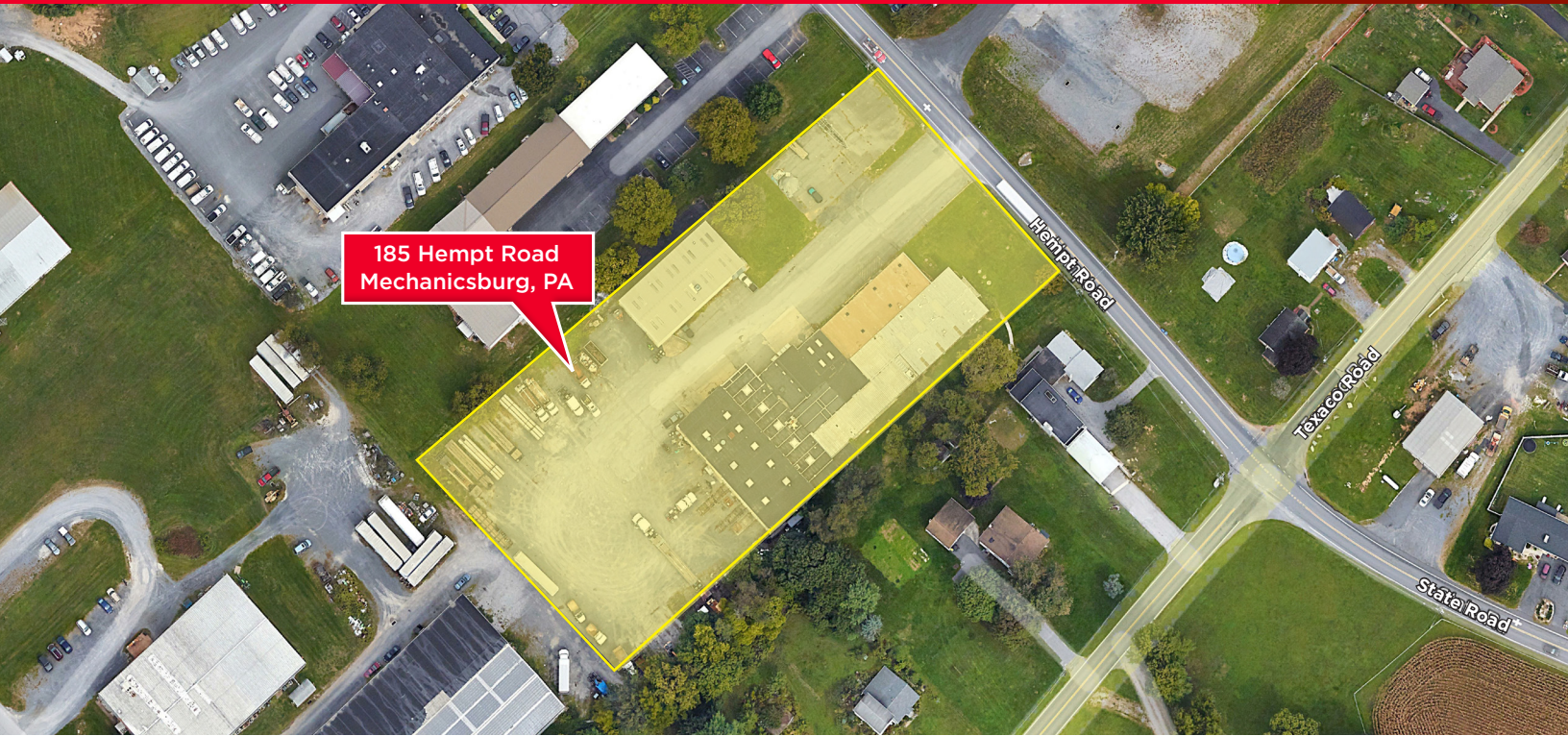
Harrisburg, PA 17110 | USA

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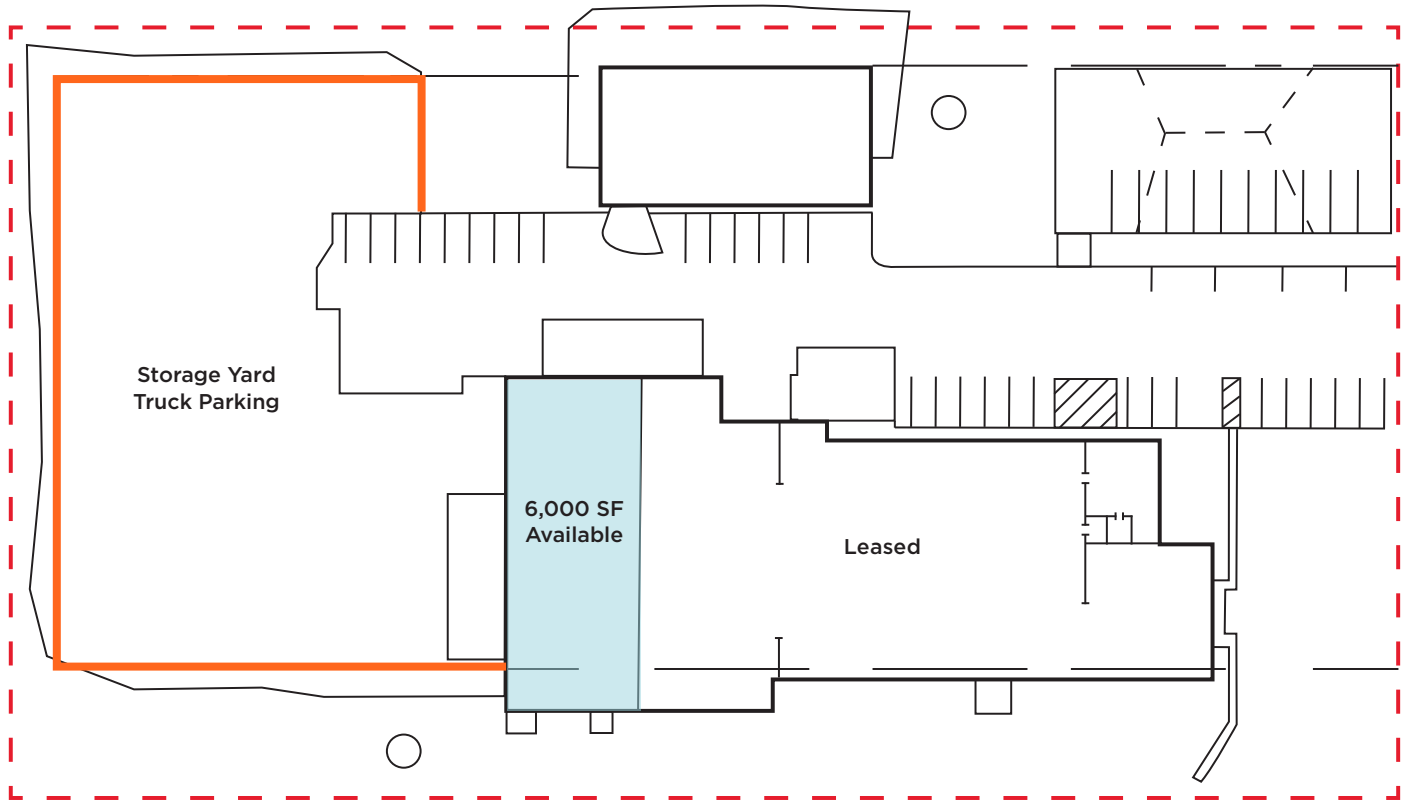


## PROPERTY DATA

<b>ADDRESS</b>	185 Hempt Road Mechanicsburg, Pa 17050
<b>COUNTY</b>	Cumberland County
<b>MUNICIPALITY</b>	Silver Spring Township
<b>TAX PARCEL NO.</b>	38-21-0295-041
<b>PARCEL SIZE</b>	3.30 Acres
<b>TOPOGRAPHY</b>	Level
<b>ZONING</b>	I1 (Light Industrial)
<b>ROAD FRONTAGE</b>	280' on Hempt Road
<b>TOTAL BUILDING SF</b>	Building 1 - 24,250 SF
<b>AVAILABLE SF</b>	6,000 SF
<b>YEAR BUILT</b>	1974
<b>CONSTRUCTION</b>	Steel frame
<b>NO. OF FLOORS</b>	One
<b>LOADING AND DOOR</b>	Expandable

<b>ROOF</b>	Metal/Rubber
<b>CEILING HEIGHT</b>	14'
<b>FLOOR TYPE</b>	Concrete
<b>POWER</b>	2,000 Amps/120-240 V / 3 Phase
<b>SPRINKLERS</b>	None
<b>LIGHTING</b>	Fluorescent
<b>WATER / SEWER</b>	Well / Septic
<b>GAS</b>	Propane
<b>HVAC</b>	Electric / Propane
<b>PARKING</b>	Ample car and truck parking
<b>RESTROOMS</b>	Multiple
<b>SIGNAGE</b>	Building, Monument, and Suite
<b>RENTAL RATE</b>	\$12.95/SF NNN
<b>APEX</b>	Estimated \$1.80/SF

**SURVEY**



## PROPERTY PHOTOS

