

431 RAILROAD AVENUE

SHIREMANSTOWN, PA

SUITE D
70,439 SF

SUITE B
54,752 SF

SUITE A
88,334 SF

54,752, 70,439, 88,334, & 143,086 SF AVAILABLE FOR LEASE
IDEAL FOR WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING

431 RAILROAD AVENUE

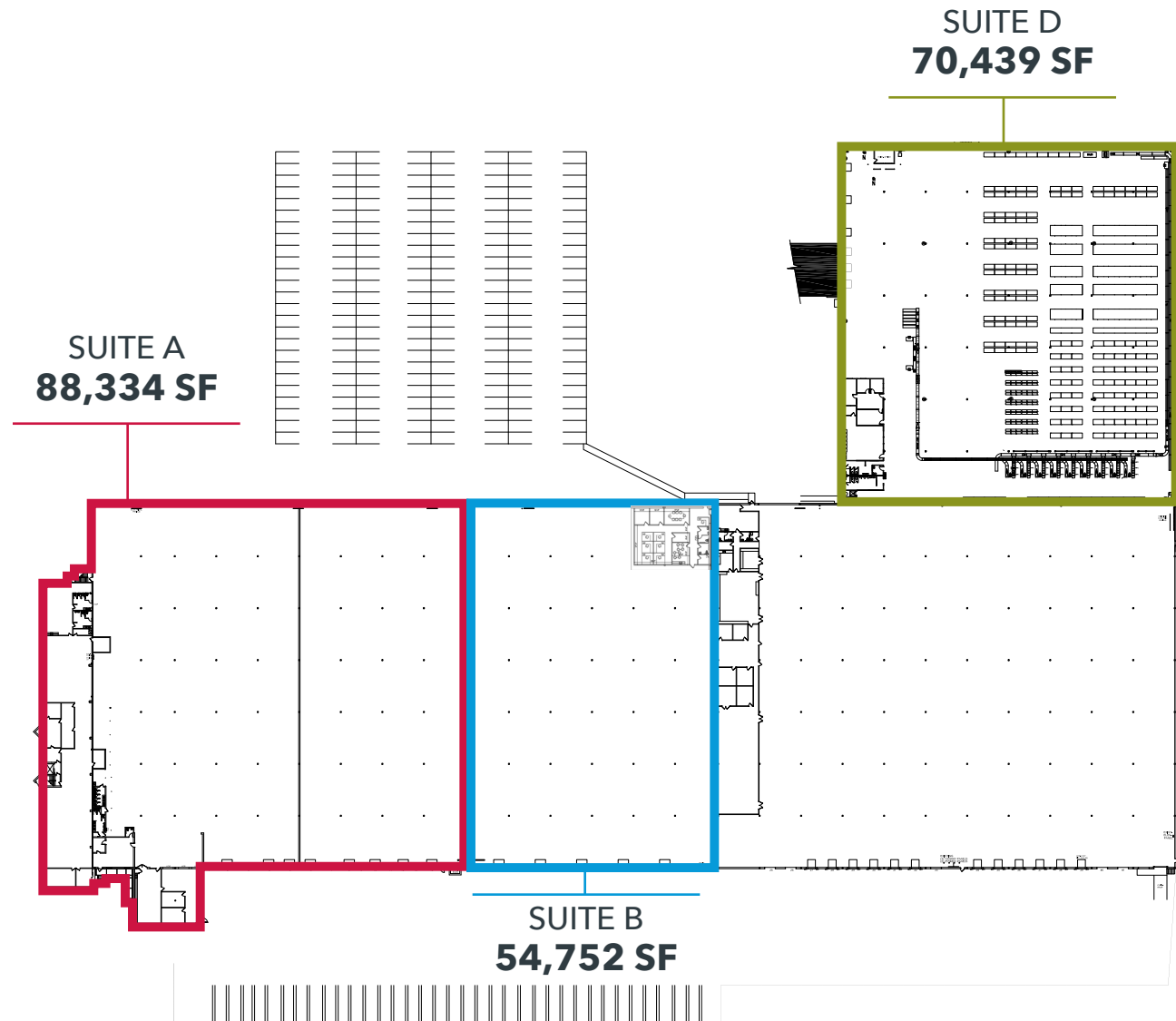
SHIREMANSTOWN, PA

3 SUITES AVAILABLE FOR LEASE

WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING

PROPERTY OVERVIEW

TOTAL BUILDING SIZE	328,303 SF
AVAILABLE SPACE	88,334 SF - Suite A 54,752 SF - Suite B 70,439 SF - Suite D
PROPERTY TYPE	Warehouse/Distribution/Light Manufacturing
OFFICE SIZE	19,528 SF (divisible) - Suite A 2,100 SF - Suite B 2,730 SF Main Office - Suite D 166 SF Remote Warehouse Office - Suite D
LOADING DOCKS	Eight (8) - Suite A Five (5) + 5 Knock-out Panels - Suite B Seven (7) - Suite D
CLEAR HEIGHT	21' - Suite A & B 26' - Suite D
CAR PARKING	200 Spaces
ZONING	Industrial General
FIRE PROTECTION	EC-25



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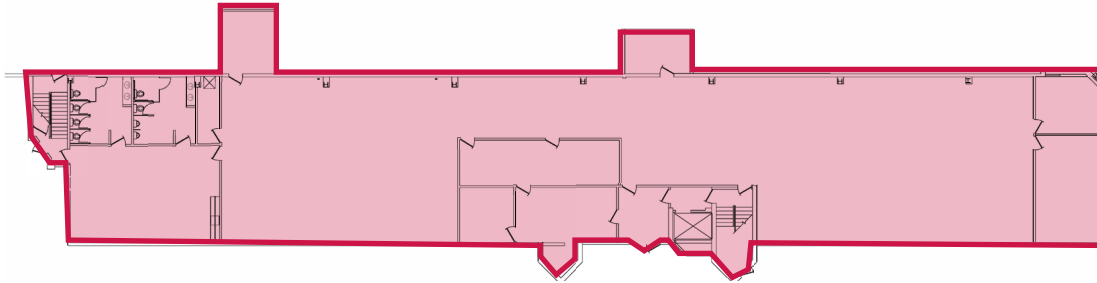
WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING

OFFICE PLANS

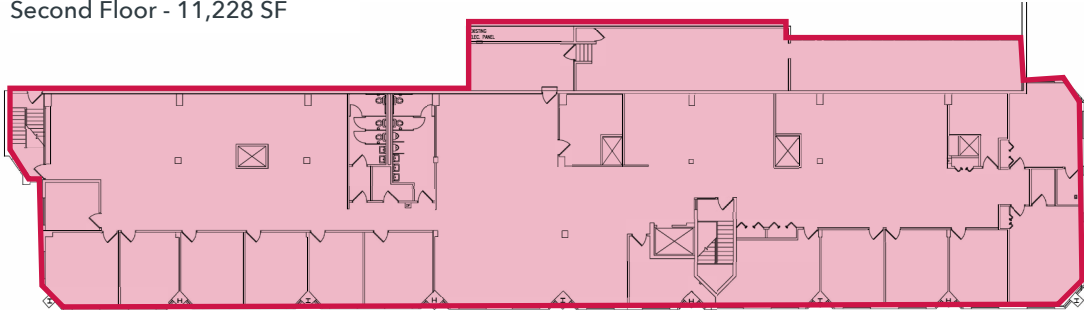
SUITE A - OFFICE

19,528 SF (divisible)

First Floor - 8,300 SF

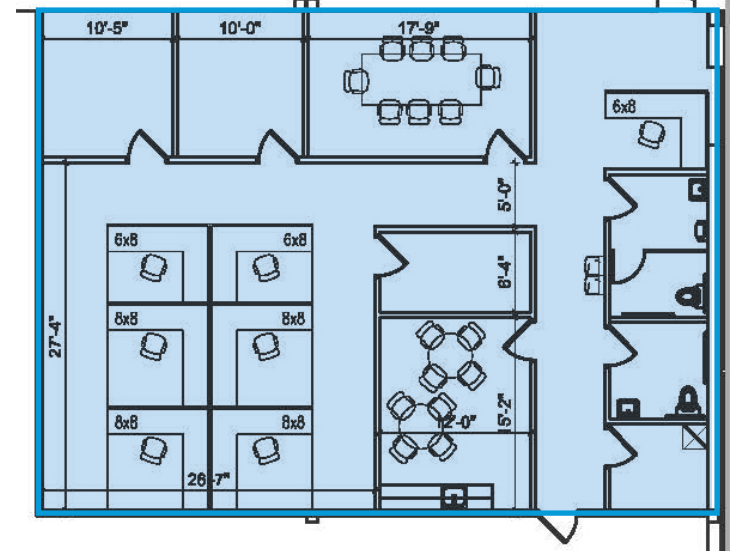


Second Floor - 11,228 SF



SUITE B - OFFICE

2,100 SF



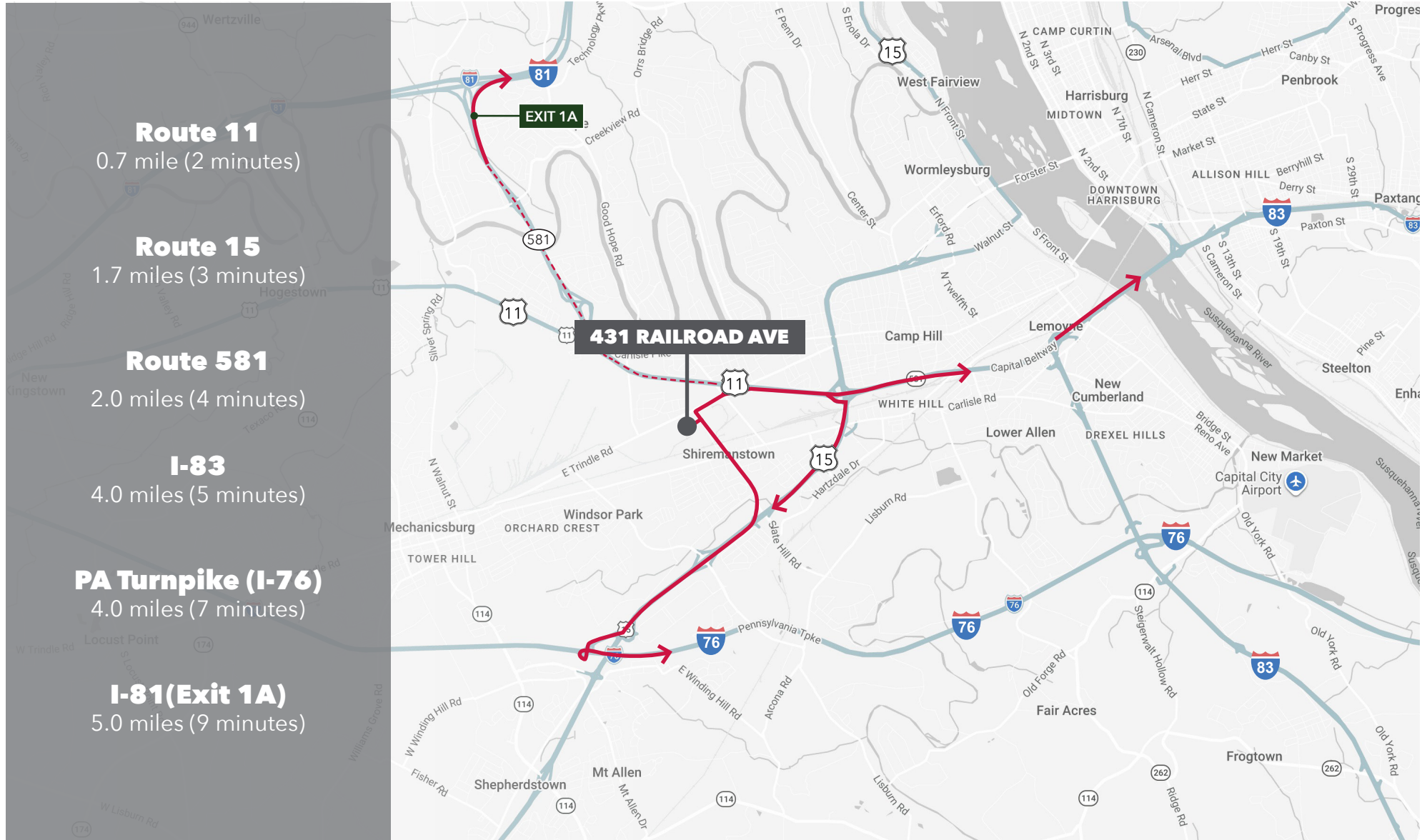
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LOCATION ACCESS



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ED SKONECKI
eskonecki@lee-associates.com
717.562.0901

ERIN DOWNEY, CCIM
edowney@lee-associates.com
717.237.1188

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ASSOCIATES**
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INDUSTRIAL
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Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055 | 717.695.3840 | lee-associates.com/easternpa