

# Think Matrix

*Introduction to  
United Business  
Park - Lot II  
Shippensburg, PA*

Knowledge  
Creating  
Value

*For additional information, please call 732-521-2900*

## *United Business Park - Lot II*

# **AVAILABLE FOR LEASE** **900,000 SF SPEC BUILDING (DIVISIBLE)**

Matrix Development Group's newest project at United Business Park, Shippensburg, PA, is a 900,000 SF speculative building. This state-of-the-art building features 40' clear height, ample car and trailer parking and immediate access to I-81. Matrix has recently completed a 1.2 million square foot building (leased to Lowe's) and a 1.8 million square foot build-to-suit for Walmart. Join these prominent neighbors in this well-located business park.



# United Business Park - Building II

**900,000 SF SPEC BUILDING (DIVISIBLE)  
AVAILABLE FOR LEASE**



## PROPERTY FEATURES:

- 900,000 available SF - divisible
- 40' Clear Height
- 50' x 50' Standard Bays and 120 Loading Docks (expandable) and 2 Drive-ins
- Parking for up to 329 cars and 249 trailers
- ESFR Sprinkler System
- LED Lighting
- Office Space to Suit

## DEVELOPER:

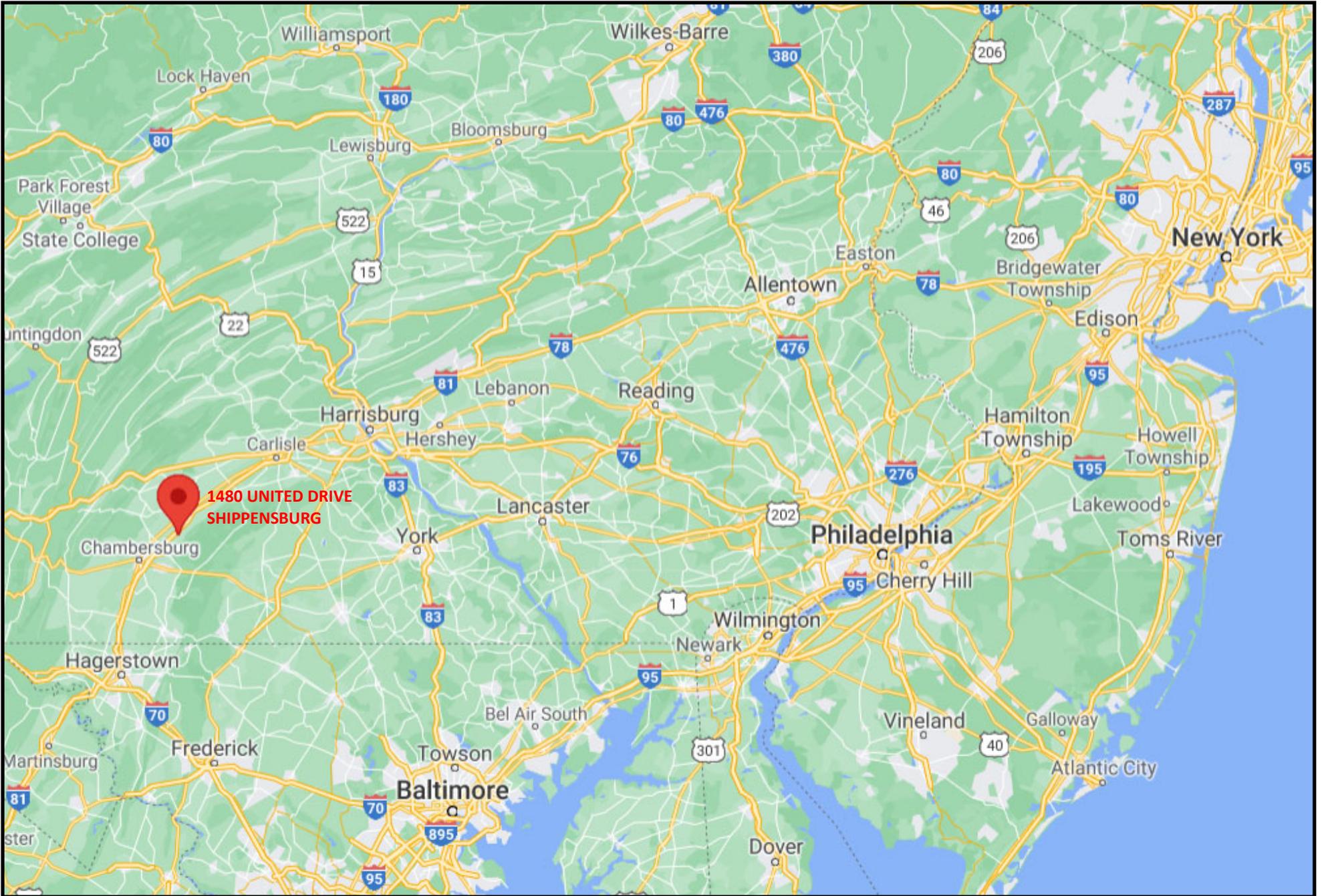
For over thirty-five years, Fortune 500 companies have recognized Matrix as a full-service investment developer of planned business parks.

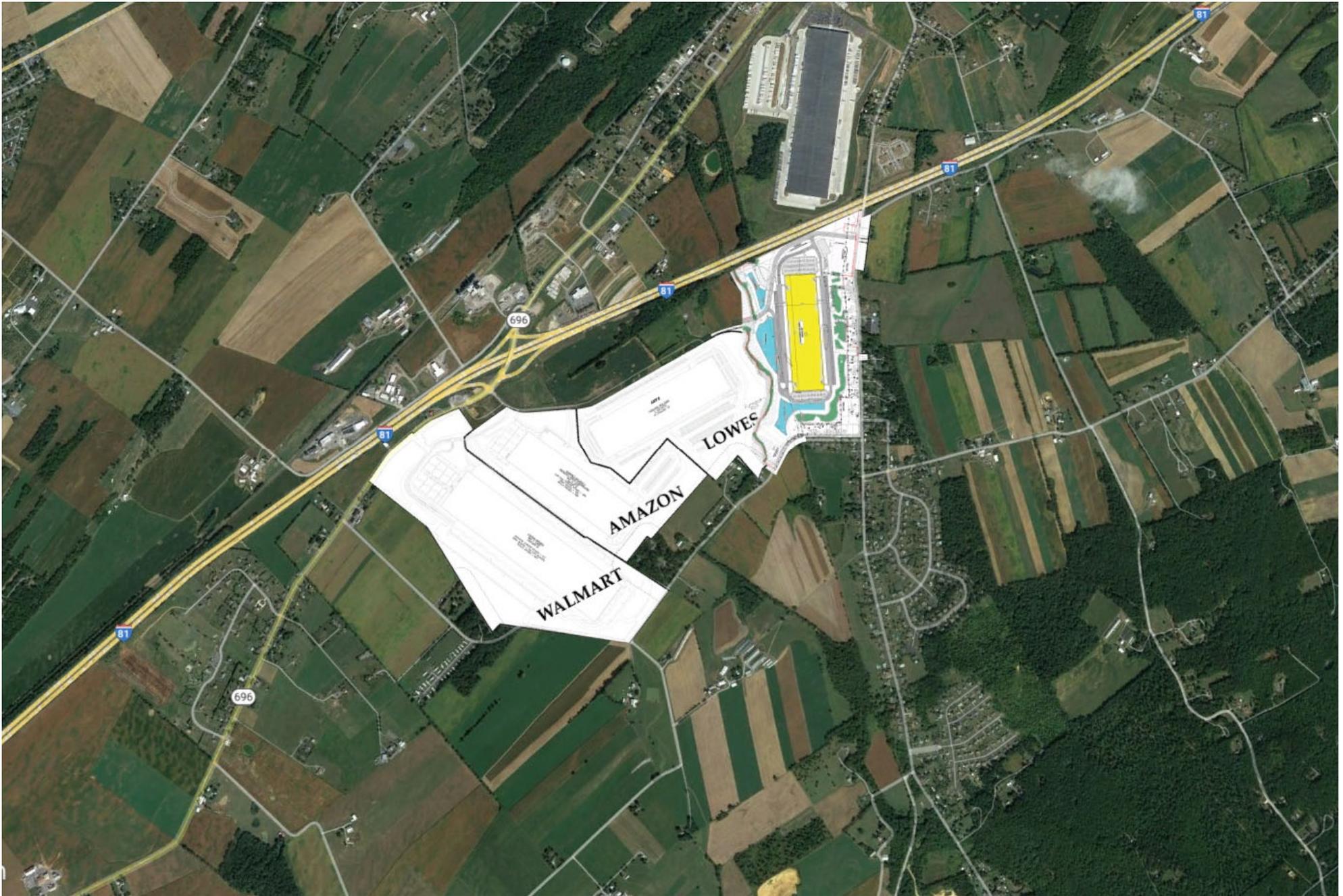
United Business Park is another First Class Matrix property - part of a portfolio of campuses which have grown to over 50,000,000 SF - and is home to Lowe's and Walmart.

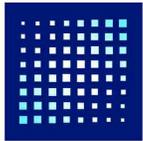
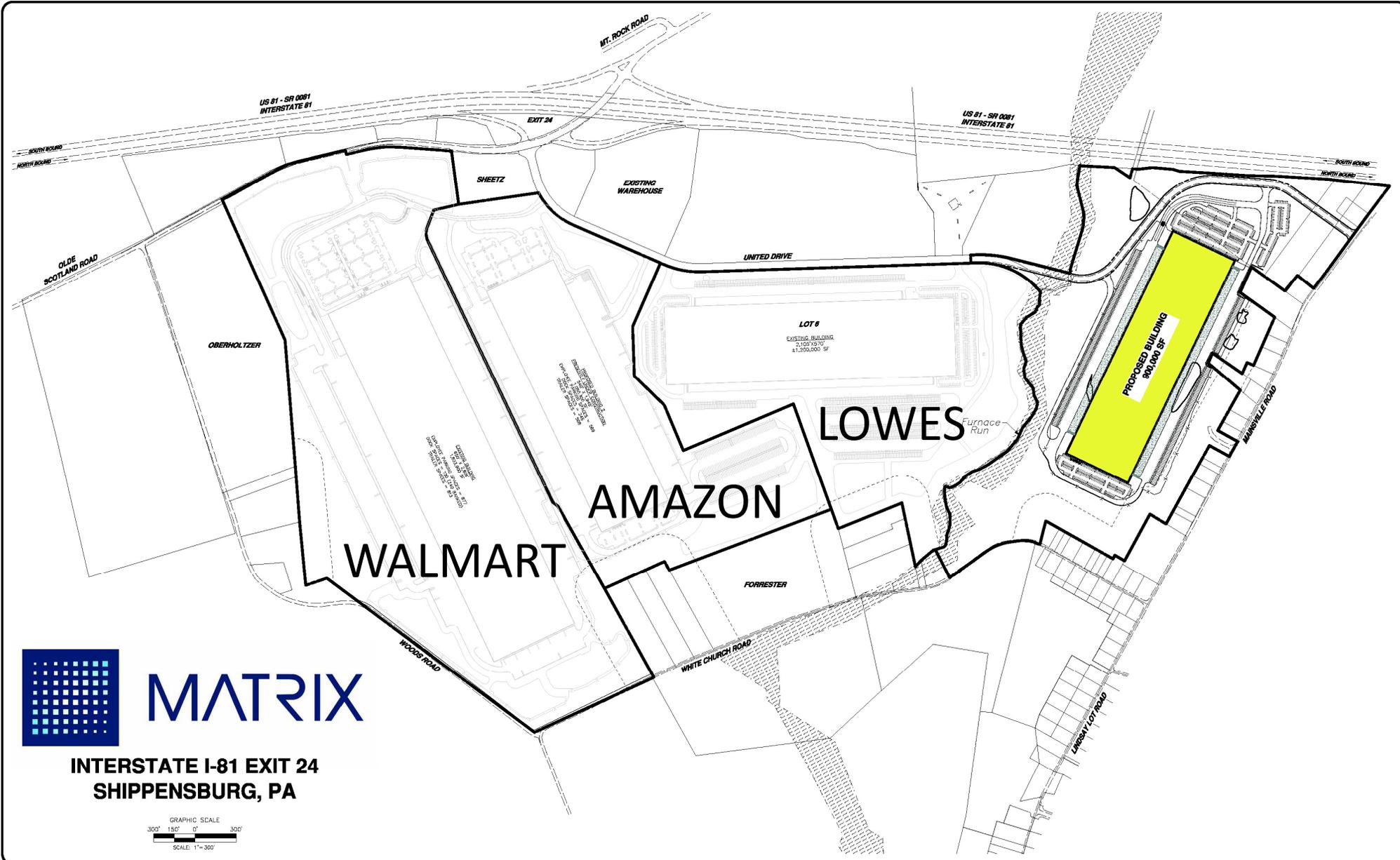


**MATRIX**

For leasing information, contact:  
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Forsgate Drive, CN4000, Cranbury, NJ 08512  
732-521-2900 [www.matrixcompanies.com](http://www.matrixcompanies.com)

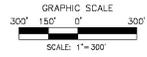


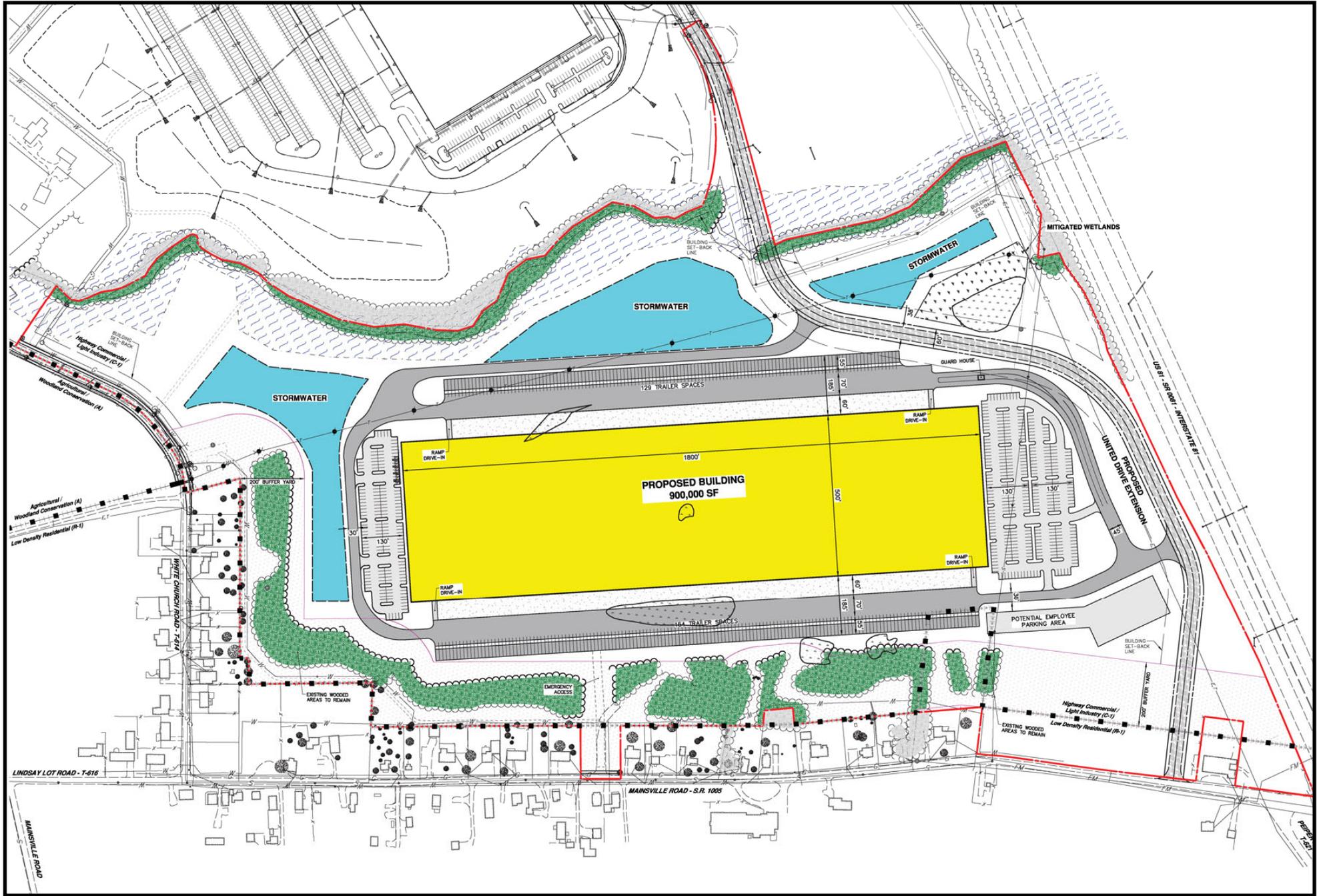




**MATRIX**

**INTERSTATE I-81 EXIT 24  
SHIPPENSBURG, PA**







*United Business Park  
Shippensburg, PA*