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

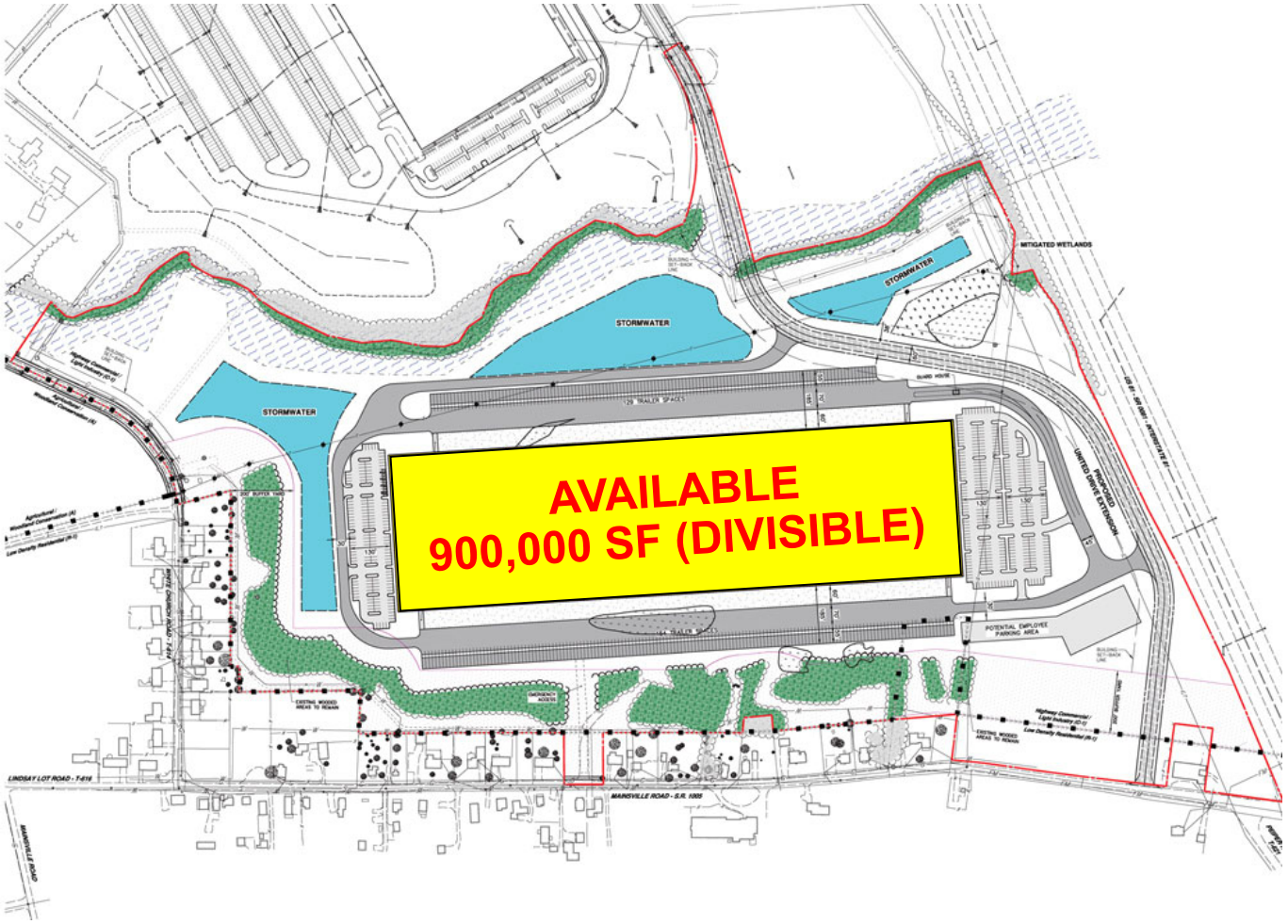
AVAILABLE FOR LEASE
900,000 SF SPEC BUILDING (DIVISIBLE)

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:

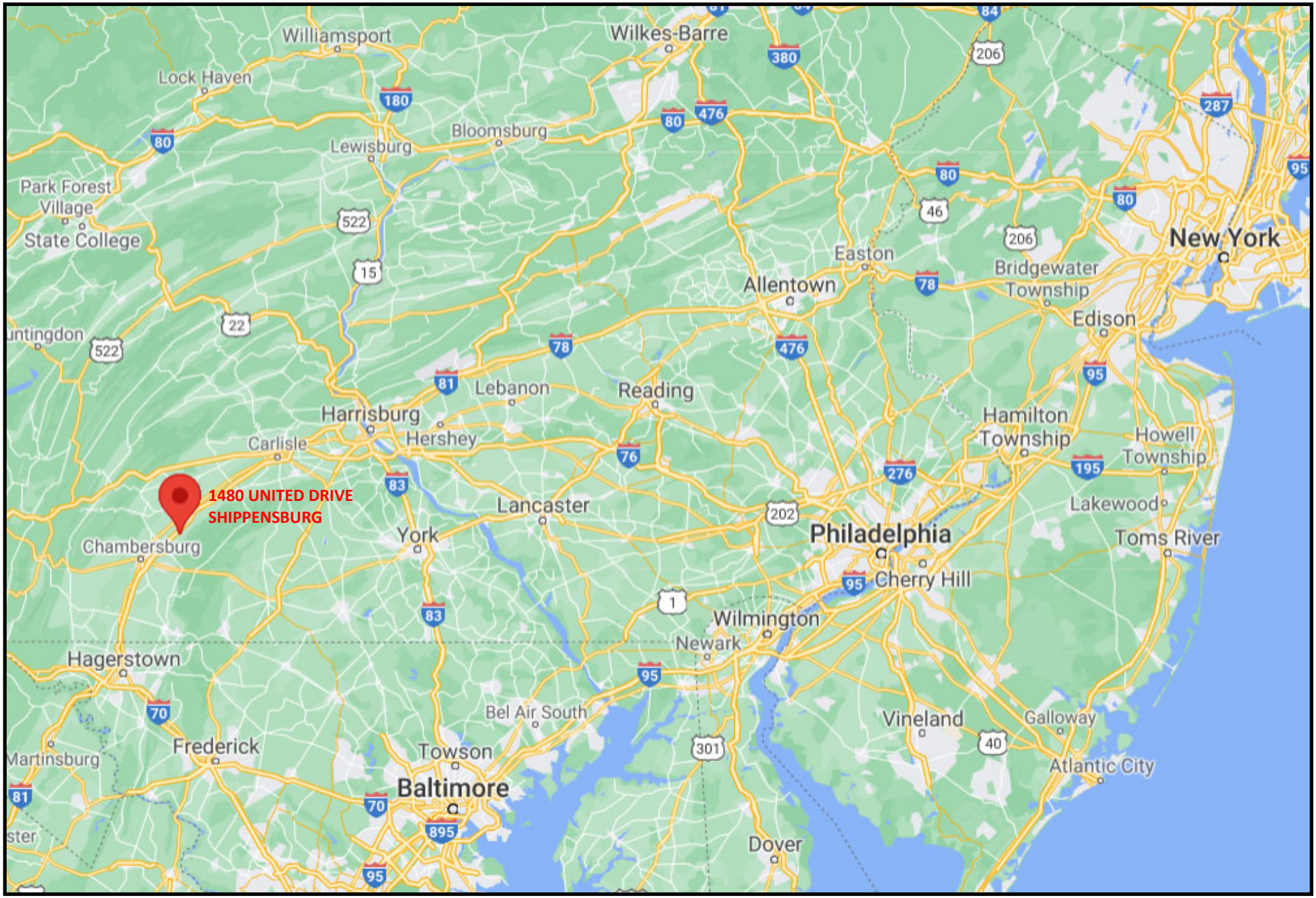
For over thirty-five years, Fortune 500 companies have recognized Matrix as a full-service investment developer of planned business parks.

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:
Matrix Development Group
Forsgate Drive, CN4000, Cranbury, NJ 08512
732-521-2900 www.matrixcompanies.com

2023-0302



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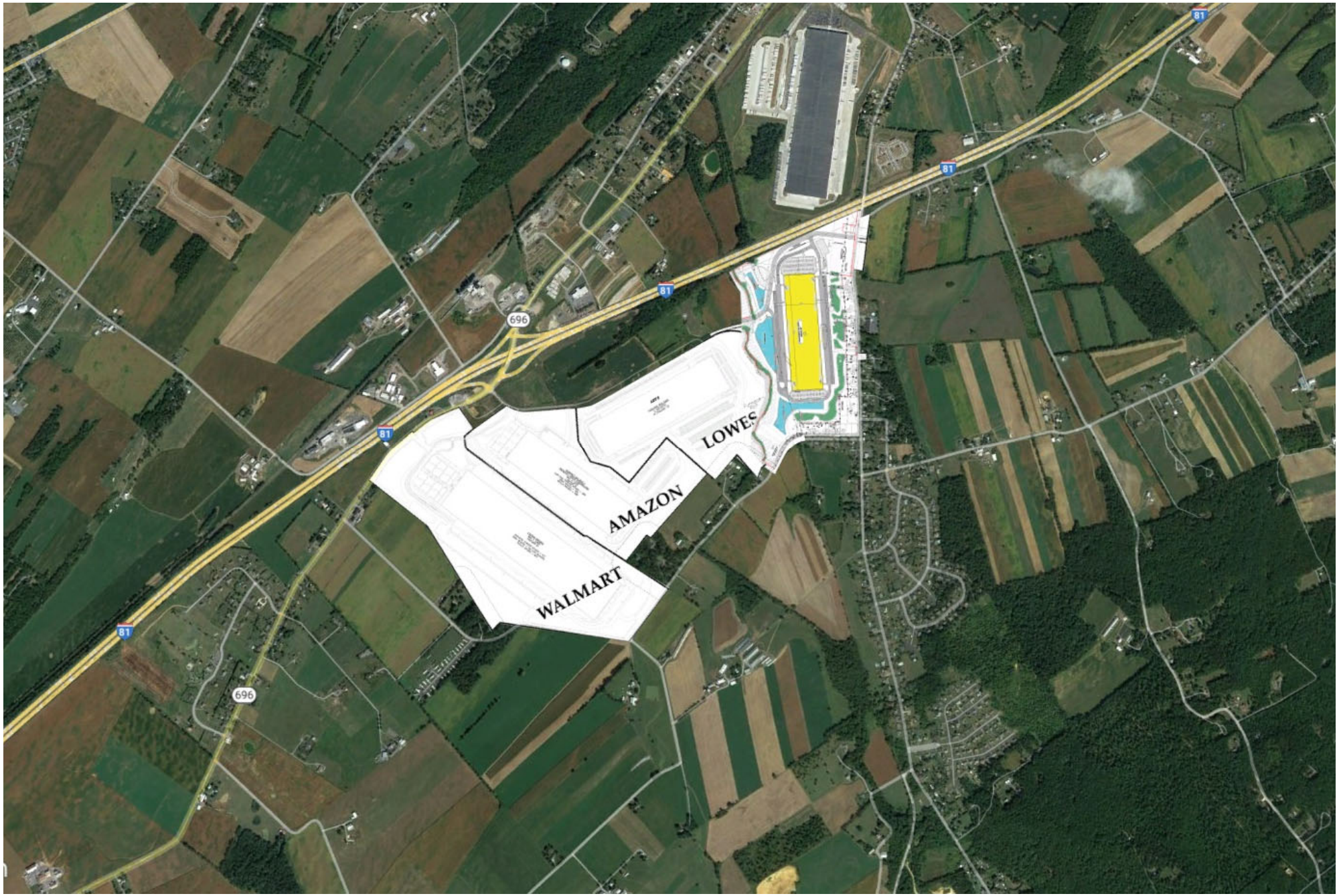
United Business Park
Shippensburg, PA



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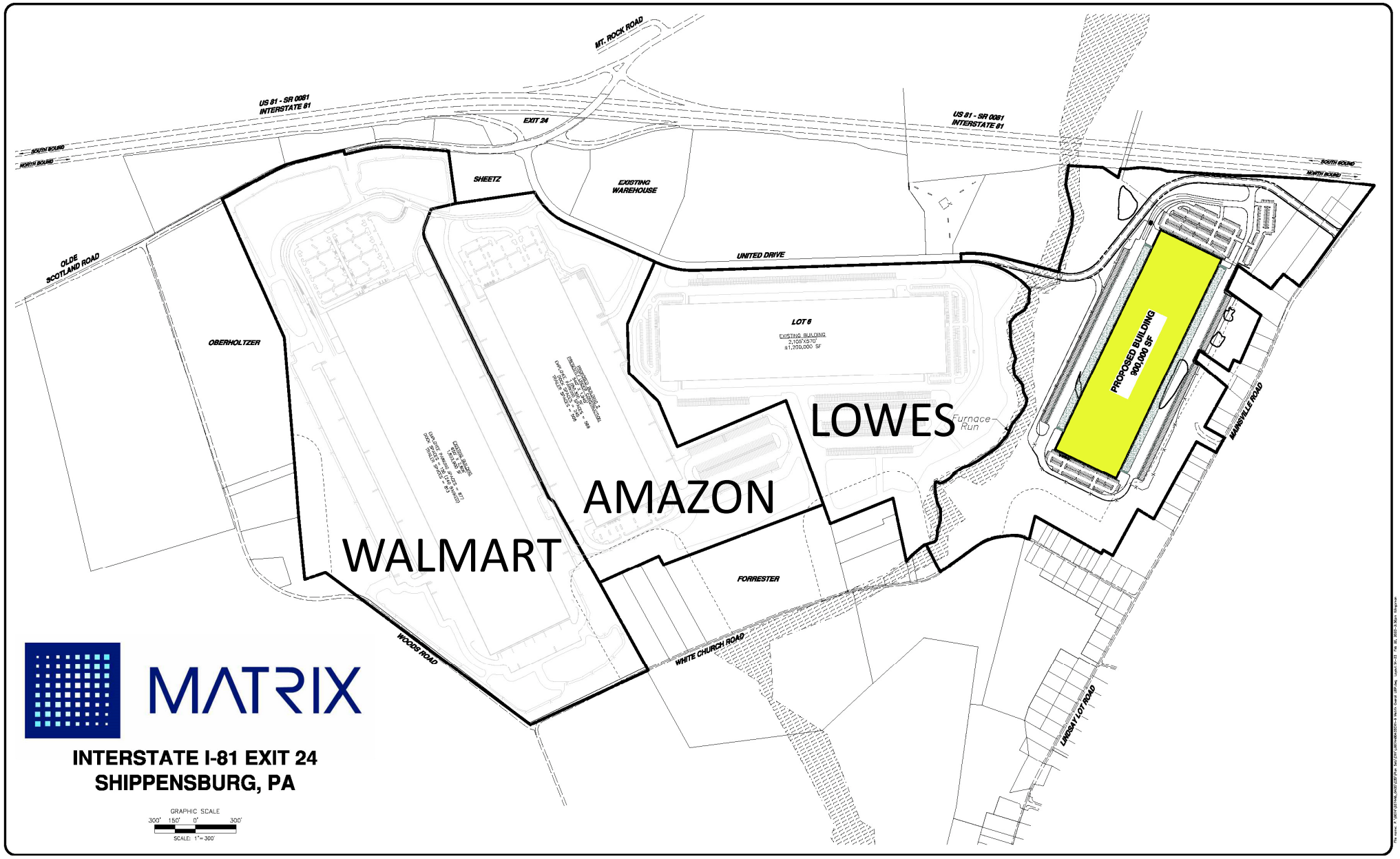
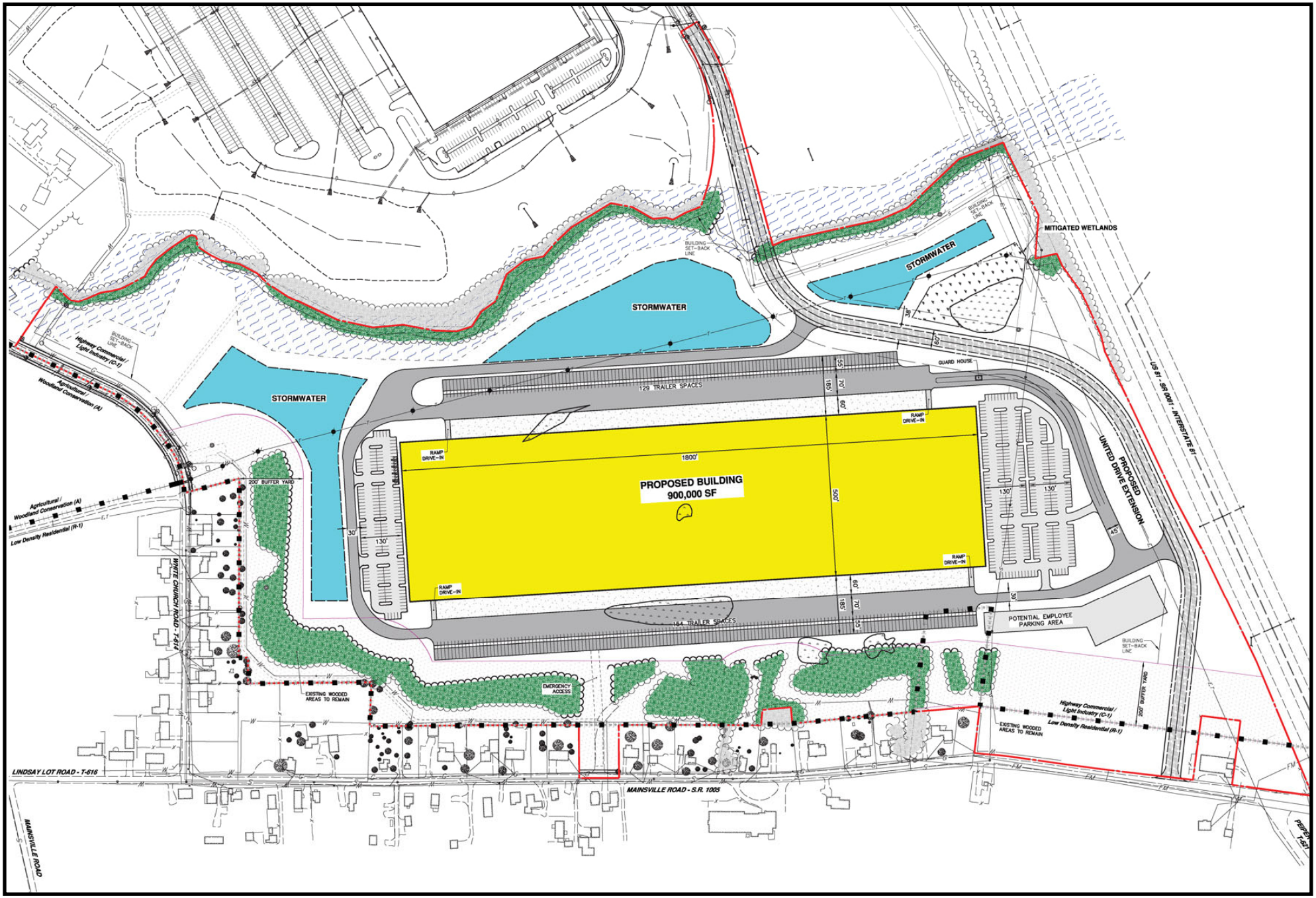
Shippensburg, PA


MT. ROCK ROAD
US 81 - SR 0081
INTERSTATE 81
EXIT 24
US 81 - SR 0081
INTERSTATE 81
SOUTH BOUND
NORTH BOUND
SOUTH BOUND
NORTH BOUND
SHEETZ
EXISTING WAREHOUSE
UNITED DRIVE
OLDE SCOTLAND ROAD
OBERHOLTZER
LOT 6
EXISTING BUILDING
2,106'X576'
±1,200,000 SF
PROPOSED BUILDING
900,000 SF
LOWES
Furnace Run
AMAZON
WALMART
FORRESTER
MANSVILLE ROAD
WOODS ROAD
WHITE CHURCH ROAD
LARSAY LOT ROAD
MATRIX
INTERSTATE I-81 EXIT 24
SHIPPENSBURG, PA
GRAPHIC SCALE
300' 150' 0' 300'
SCALE: 1" = 300'



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Shippensburg, PA



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