

431 RAILROAD AVENUE

SHIREMANSTOWN, PA

SUITE B
54,752 SF

SUITE A
103,506 SF

54,752, 103,506, & 158,258 SF AVAILABLE FOR LEASE
IDEAL FOR WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING

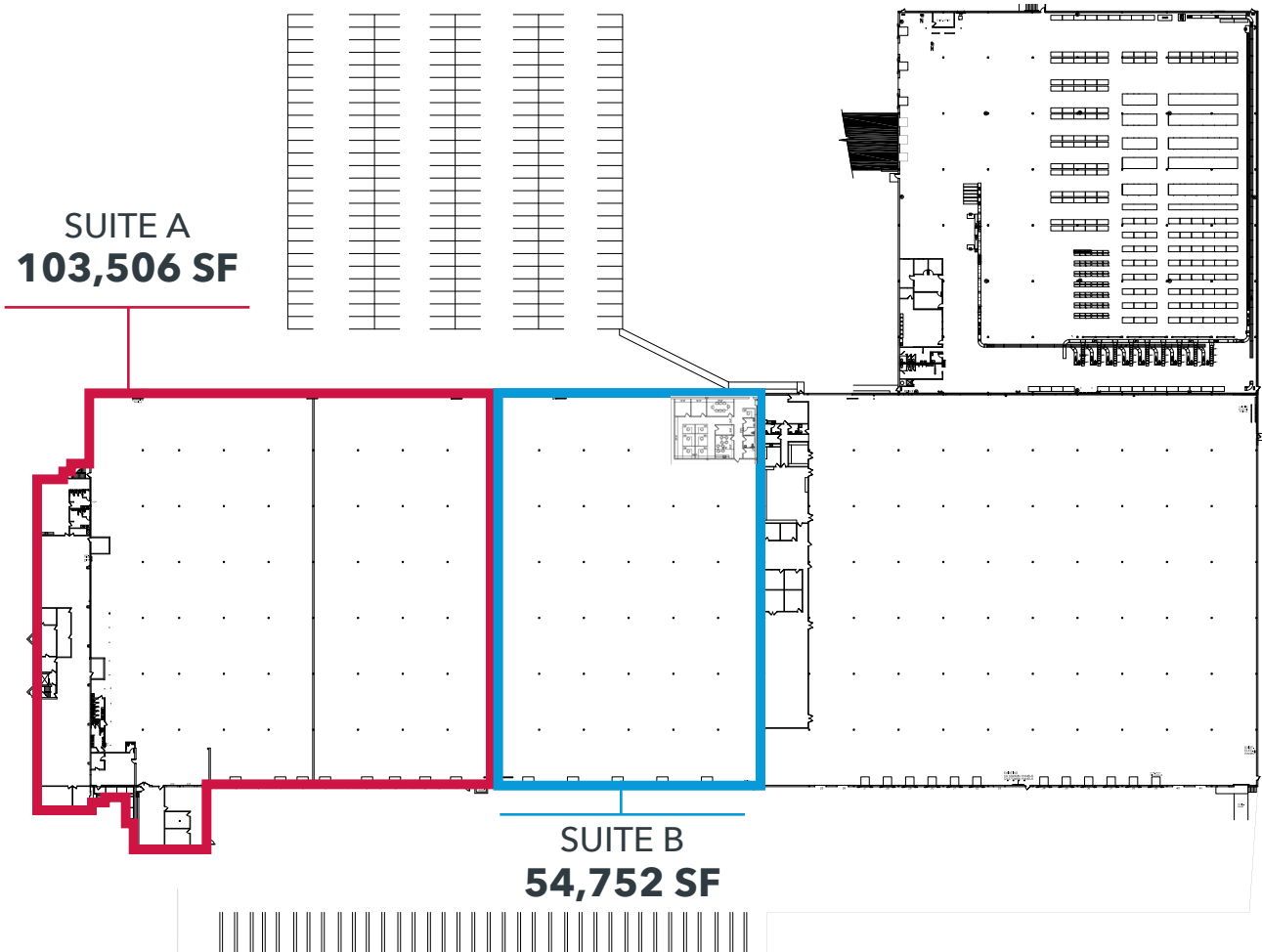
431 RAILROAD AVENUE

SHIREMANSTOWN, PA

54,752, 103,506, & 158,258 SF FOR LEASE
WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING

PROPERTY OVERVIEW

TOTAL BUILDING SIZE	328,303 SF
AVAILABLE SPACE	103,506 SF - Suite A 54,752 SF - Suite B
PROPERTY TYPE	Warehouse/Distribution/Light Manufacturing
OFFICE SIZE	19,528 SF (divisible) - Suite A 2,100 SF - Suite B
LOADING DOCKS	Eight (8) - Suite A Five (5) + 5 Knock-out Panels - Suite B
CLEAR HEIGHT	21'
CAR PARKING	200 Spaces
ZONING	Industrial General
FIRE PROTECTION	EC-25



431 RAILROAD AVENUE

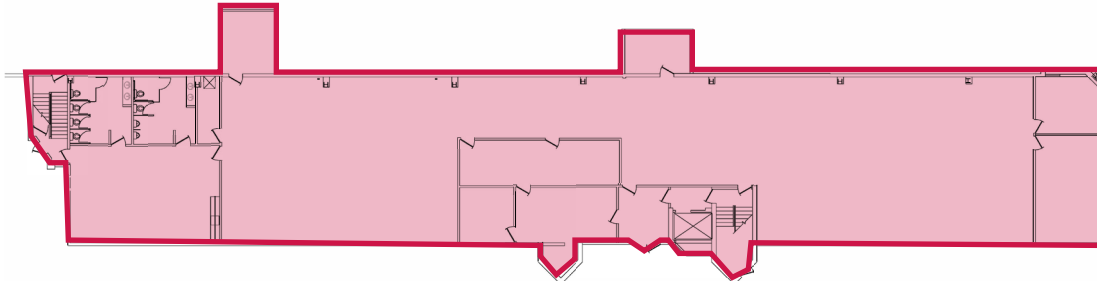
SHIREMANSTOWN, PA

54,752, 103,506, & 158,258 SF FOR LEASE
WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING

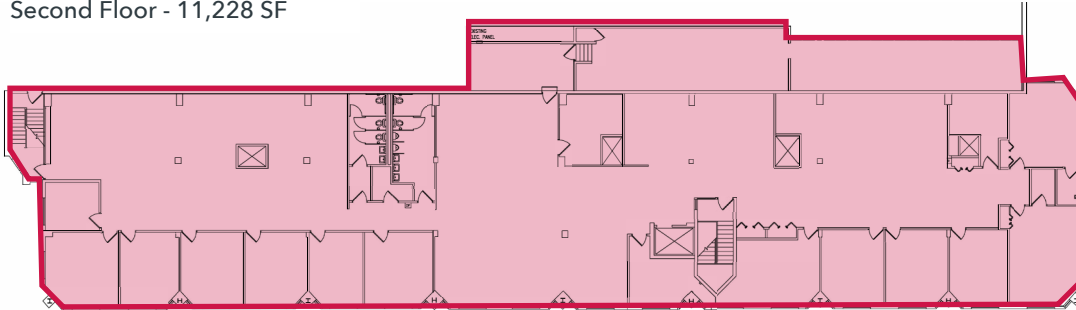
OFFICE PLANS

SUITE A - OFFICE **19,528 SF (divisible)**

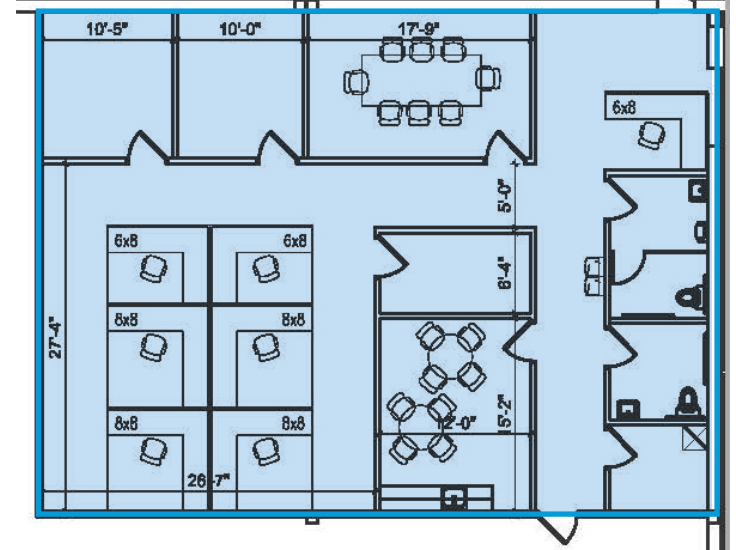
First Floor - 8,300 SF



Second Floor - 11,228 SF



SUITE B - OFFICE **2,100 SF**



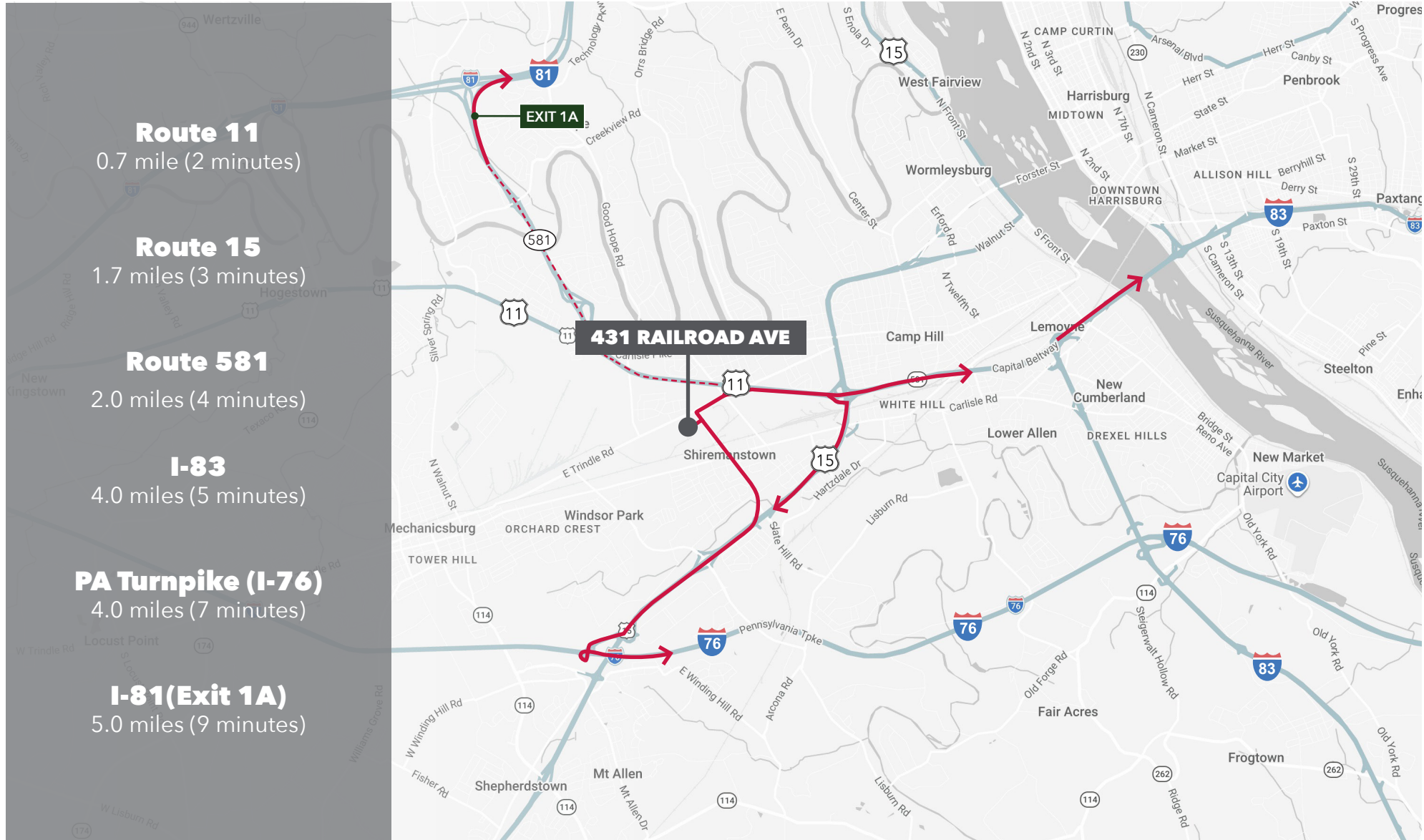
431 RAILROAD AVENUE

SHIREMANSTOWN, PA

54,752, 103,506, & 158,258 SF FOR LEASE

WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING

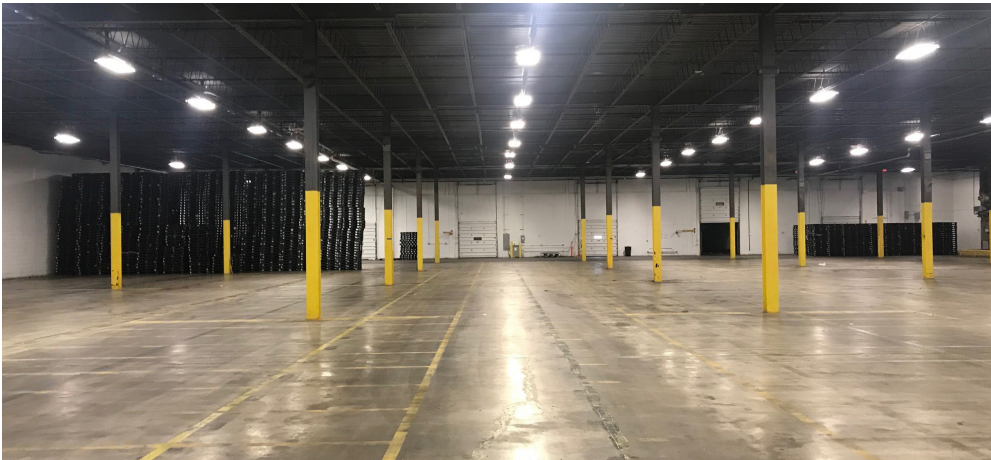
LOCATION ACCESS



431 RAILROAD AVENUE

SHIREMANSTOWN, PA

54,752, 103,506, & 158,258 SF FOR LEASE
WAREHOUSE/DISTRIBUTION/LIGHT MANUFACTURING



ED SKONECKI
eskonecki@lee-associates.com
717.562.0901

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

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FIRST
INDUSTRIAL
REALTY TRUST

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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