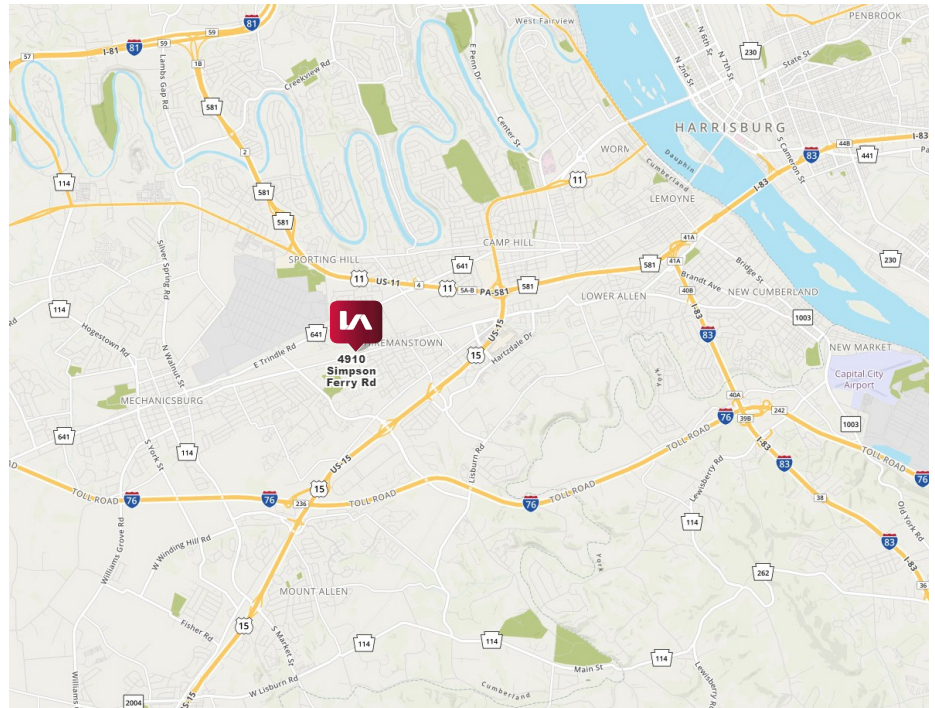




## AVAILABILITIES:

- 7,500 SF +/- available
- 22' clear height @ peak
- 1+ acre of outdoor storage
- 1 grade level door (14' x 14')
- 2 drive thru doors (14' x 14')
- Great contractor space
- Excellent access to the area's major transportation arteries including; Routes 11, 15 & 581, Interstates 81, 83 & 76 (PA Tpke.)



Ed Skonecki  
eskonecki@lee-associates.com  
D 717.562.0901

Joel Kreider, SIOR  
jkreider@lee-associates.com  
D 717.208.8647

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 some is submitted subject 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.

**CONTRACTOR OPPORTUNITY**  
**4910 SIMPSON FERRY ROAD**  
MECHANICSBURG, PA 17050

**LEE & ASSOCIATES**  
OF EASTERN PENNSYLVANIA LLC  
COMMERCIAL REAL ESTATE SERVICES



**EXCELLENT LOCATION AND  
PROXIMITY TO THE AREA'S  
MAJOR TRANSPORTATION  
ARTERIES.**

Ed Skonecki  
eskonecki@lee-associates.com  
D 717.562.0901

Joel Kreider, SIOR  
jkreider@lee-associates.com  
D 717.208.8647

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 subject 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.