

FOR LEASE

245 SALEM CHURCH ROAD

MECHANICSBURG

PENNSYLVANIA

17050



PROPERTY FEATURES

- + 252,000 SF (700' x 360')
- + Front Trailer Loading, Rear Rail Loading
- + 23'6" to 26' Clear Height
- + 40' x 40' Column Spacing
- + 150' Truck Court with 50' concrete apron
- + 36 (8' x 10') Dock Doors equipped with seals and 40,000 lb levelers
- + 1 (10' x 10') Drive-In Door
- + 2 (16' x 17') Rail Dock Doors (Norfolk Southern)



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SITE PLAN



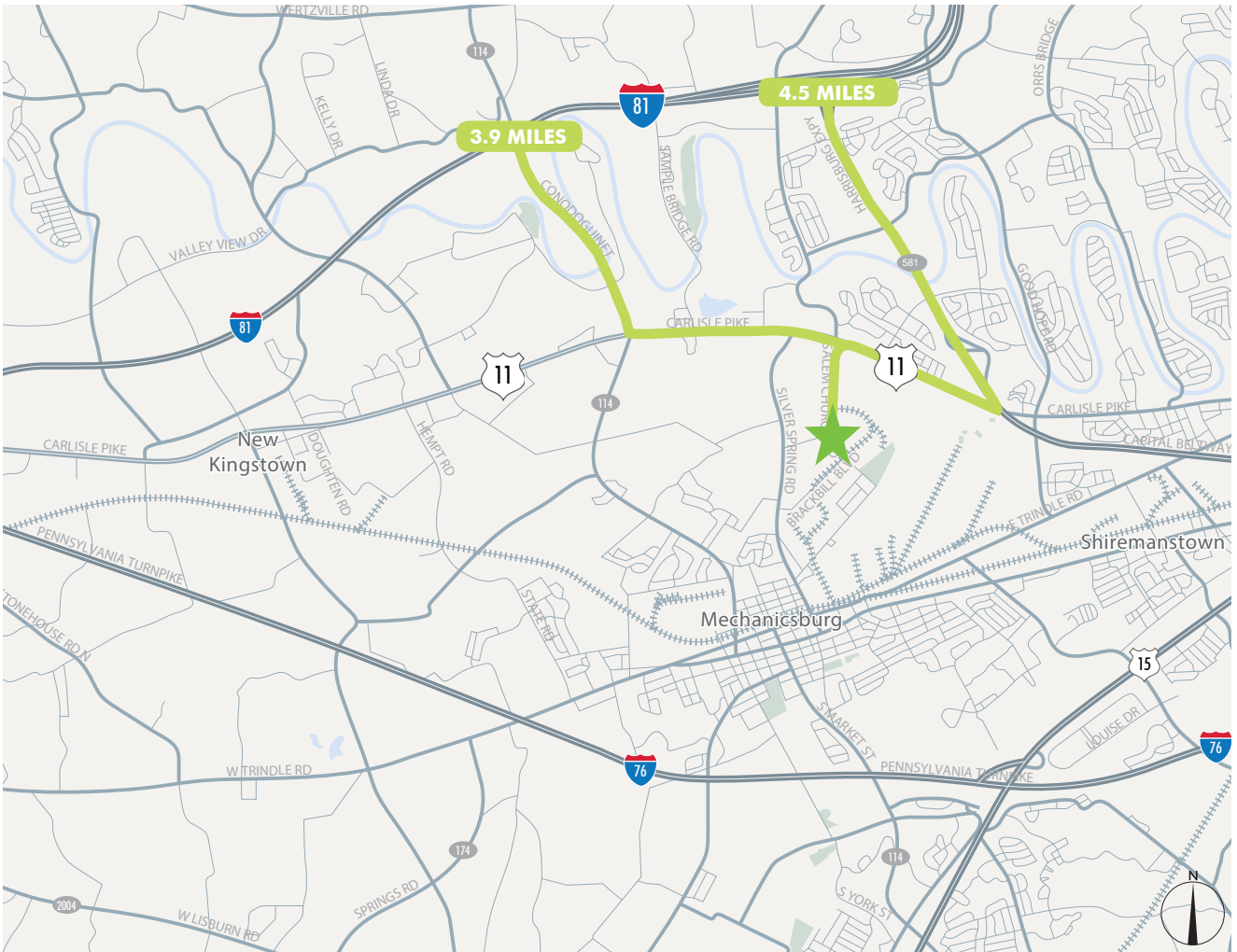
PROPERTY DETAILS

LAND AREA	12.93 acres
OFFICE FINISH	6,500 SF (2.6%) with mezzanine
FLOOR STRUCTURE	Slab-on-grade 6"-thick, mildly-reinforced concrete set on a 6-mil vapor barrier over 4" of crushed stone
EXTERIOR WALLS	26-gauge, formed-metal panels and painted CMU foundation walls
ROOF TYPE	Single-ply, ballasted EPDM, rubber roof system with isocyanurate insulation installed over the steel deck (2003)
DOCK PACKAGES	(36) 8' x 10' dock high doors with 40,000 lb manual levelers and seals
AUTOMOBILE PARKING	44 spaces
ZONING	I-G, Industrial General District ESFR Sprinkler with K 14 pendent heads.
FIRE PROTECTION	Design Basis: 12 @ 50 psi Diesel fire pump – 1500 GPM at 80PSI.
POWER	1200 amps (800 and 400)amps, 480/277-volt, 3-phase, 4-wire
LIGHTING	Warehouse: T-8 Fixtures controlled by motion sensors Office: Recessed Fluorescent
HVAC WAREHOUSE	±20,000 SF temperature controlled section. Four Jackson Church gas-fired air turnover furnace units
COLD STORAGE AREA	±6,000 SF cold storage area. Two Kraemer commercial grade 15-ton split air-conditioning systems, pad-mounted behind building; Temperature controlled to 40-45 degrees Fahrenheit
HVAC OFFICE	Split air-conditioning systems
GAS	UGI
ELECTRIC	PPL
WATER	United Water
SEWER	Hampden Township
OPEX	Taxes: \$0.33/SF
	Insurance: \$0.07/SF (estimate)
	CAM: \$0.25/SF (estimate)
	Total: \$0.65/SF + 3% of gross rents



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