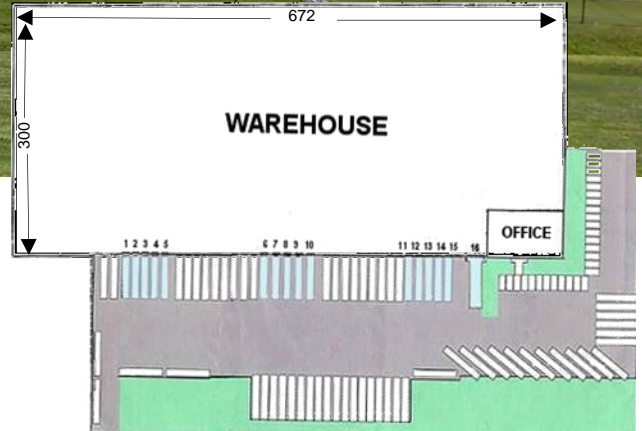


FOR LEASE 201,600 s.f. WAREHOUSE SPACE



**U.S. Route 322
6111 Grayson Road
Swatara Township, Dauphin County
Harrisburg, Pennsylvania 17111**



This facility is on 17.3 acres located in the highly visible Rutherford Industrial Center. It has 925 feet of frontage along U.S. Route 322 and Grayson Road. The industrial property is ideally suited for warehouse/distribution use; the building is expandable by 43,200 square feet.

Excellent highways include the Pennsylvania Turnpike (1-76), Interstates 81 and 83 and U.S. Routes 11, 15, 22 and 322. The Harrisburg International Airport is seven miles away, easily accessible via interstate routes.

BUILDING DETAILS

Construction: Metal clad, steel frame warehouse; carpeted and painted offices with acoustic tile ceiling
Stories: One; column spacing 48' x 50'
Floor: 6" reinforced concrete
Ceiling: 25' Clear
Condition: Excellent. Constructed in 1986

SERVICES AND FACILITIES

Heat: Warehouse heated by gas-air rotation units; offices heated by commercial electric; air pear fans to combat thermal stratification throughout warehouse
Lighting: Warehouse T5 lighting; offices drop-in fluorescent lighting
Sprinkler: Wet system throughout
Air-Conditioning: General offices only
Loading Doors: 15 tailgate docks equipped with levelers & seals; 1 drive-in loading door
Power: ppl – 1,200 Amp 277/480 Volt, 3-Phase Service; 3-400 Amp panels
Gas: UGI Corp
Water: SUEZ
Sewage: Swatara Township Sewer Authority
Zoning: Manufacturing District (M-G)

MISCELLANEOUS

Note: 48 x 50 foot bays; asphalt paved parking area with 10 exterior dusk-to-dawn lights around perimeter of building; 10 foot high chain link fence around building and parking areas;



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