FOR LEASE > CLASS A OFFICE / FLEX SPACE

Sharpsburg Business Park

307 23RD STREET EXTENSION, SHARPSBURG, PA 15215

SAMPSON·MORRIS GROUP

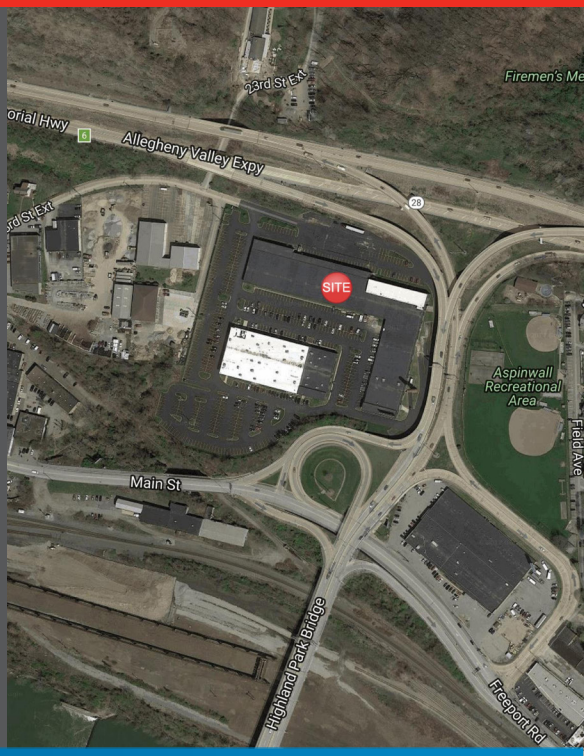


TWO NEWLY RENOVATED BUILDINGS NEAR ROUTE 28 & THE HIGHLAND PARK BRIDGE

BUILDING A: 100,669 SF TOTAL | 41,550 SF AVAILABLE
SUBDIVIDABLE BY 10,000 SF

- First floor: 33,750 SF
- Second floor: 7,800 SF
- Asking lease rate: $16.50/SF Industrial Gross
- 5 to 1 parking ratio
- Building shell renovations complete

BUILDING B: 45,947 SF - FULLY LEASED

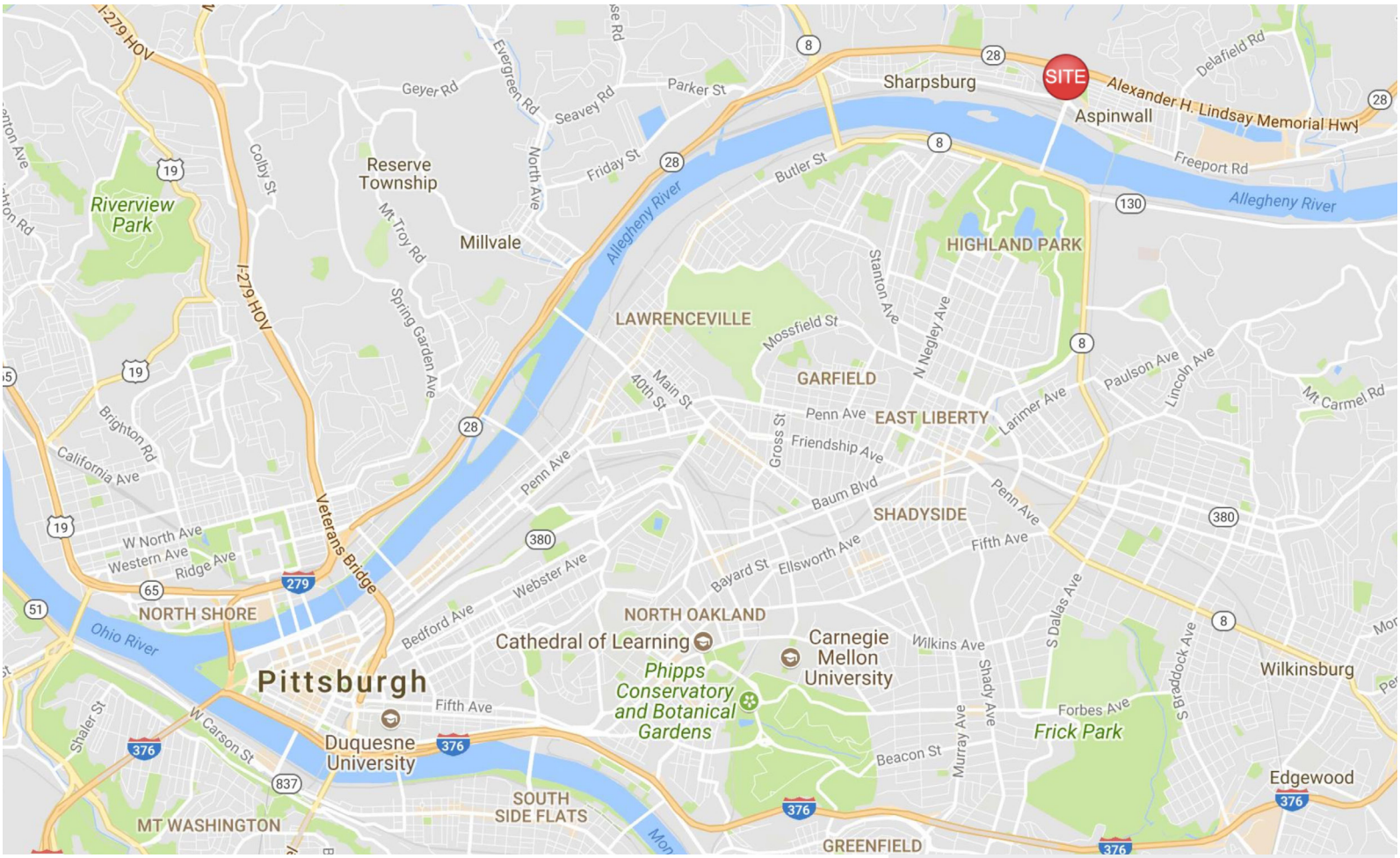


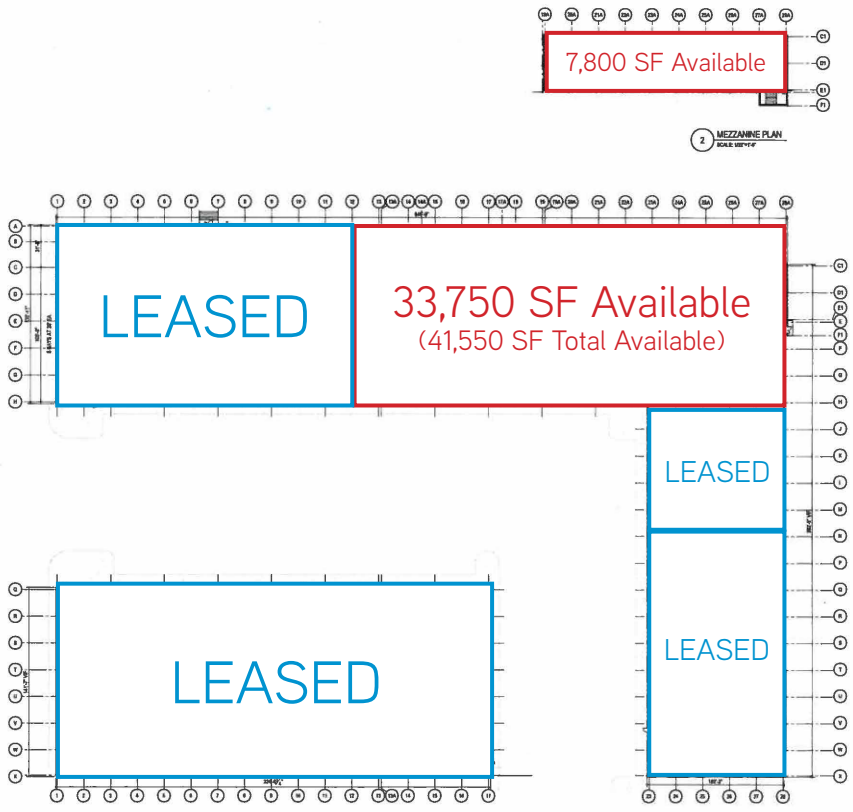
Site Information

- Up to 14' 6" clear ceiling height
- Dock and drive in access
- Usable SF = Rentable SF
- No common area factor
- Modern efficient design
- Fiber optics provided by Verizon
- Large dedicated parking lot
- 7 Miles from downtown

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Contact Us

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