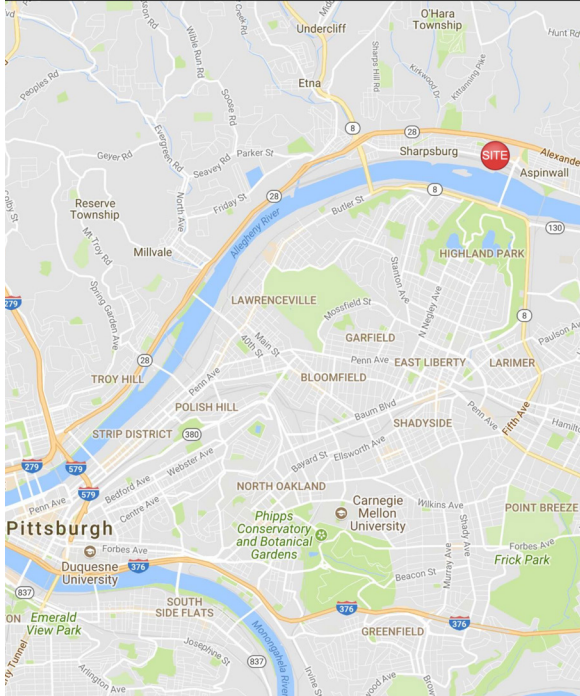


FOR LEASE > FLEX / LIGHT INDUSTRIAL

# 120 23rd Street

SHARPSBURG, PA 15215



## Improvements

- > Total Available Space: 10,900 SF
- > Warehouse: 4,400 SF (approx.)
- > 16' clear height
- > Overhead grade level doors (12'x12' / 10'x10')
- > Gas-fired heating units
- > Restroom/breakroom
- > Office: 6,500 SF (approx.)
- > Carpeted two (2) story space with numerous offices
- > Full kitchen / Conference room
- > Furniture included
- > Off street parking / 12 vehicles

## Lease Terms

- > Available immediately
- > Asking \$7.50 / SF NNN

## Other

- > One half block off Main Street; 5 minutes to main business district
- > 1000 feet to Highland Park Bridge
- > 1 ¼ miles to 62nd St. Bridge
- > Ready access to PA Routes 28, 8, 130 and 380
- > Easily accessible via public transportation

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

