



444 RAILROAD AVENUE

SHIREMANSTOWN, PA 17011

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	26,820 SF
Available SF:	
Lot Size:	7.38 Acres
Year Built:	1970
Zoning:	Industrial General
APN:	10-22-0529-007
County:	Cumberland

PROPERTY OVERVIEW

10,500 SF industrial space available for lease. Space includes 1,454 SF office space, second level storage and clear ceiling height [12-24’]. Available warehouse is located minutes from Route 11 offering quick access to the Capital Beltway and I-76 (PA Turnpike).

PROPERTY HIGHLIGHTS

Property Details



LOCATION INFORMATION

Street Address	444 Railroad Avenue
City, State, Zip	Shiremanstown, PA 17011
County	Cumberland

BUILDING INFORMATION

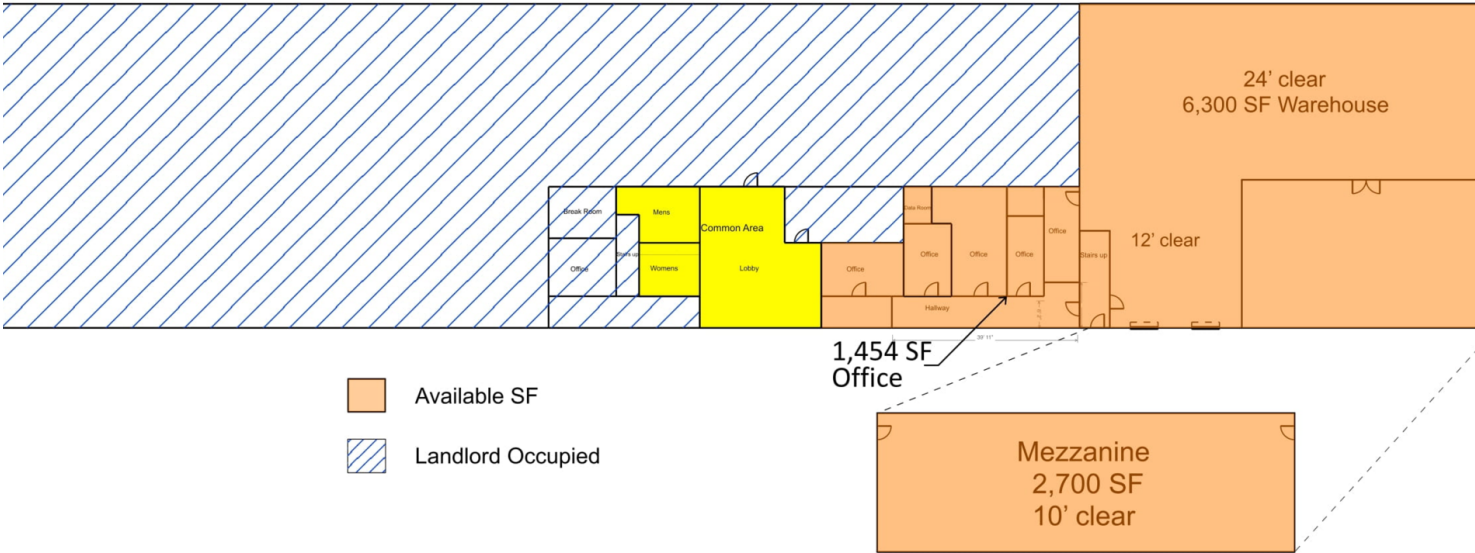
Building Size	26,820 SF
Tenancy	Multiple
Office Space	1,454 SF
Warehouse space	6,300 SF
Mezzanine	2,700 SF
Number of Floors	2
Year Built	1970
Column Spacing	25'
Roof	Metal
Walls	Drywall & exposed
Ceiling Height	12' - 24'
Ceilings	Exposed
Lighting	Fluorescent & halogen
Floor Coverings	Concrete
Docks	2 - 8' x 8'
Drive-Ins	can be added
Outside storage	Yes

PROPERTY INFORMATION

Property Type	Industrial
Zoning	Industrial General
Lot Size	7.38 Acres
APN #	10-22-0529-007
Rail Access	Property adjacent to rail

UTILITIES & AMENITIES

HVAC	Warehouse: Modine heaters - oil fired, Office: heat pump & central AC
Restrooms	2 [shared in common area]
Utilities	Water: Public Sewer: Public Gas: Available Electric: 400 amps, 3 Phase
Parking	Ample
CAM	\$1.38 SF/yr



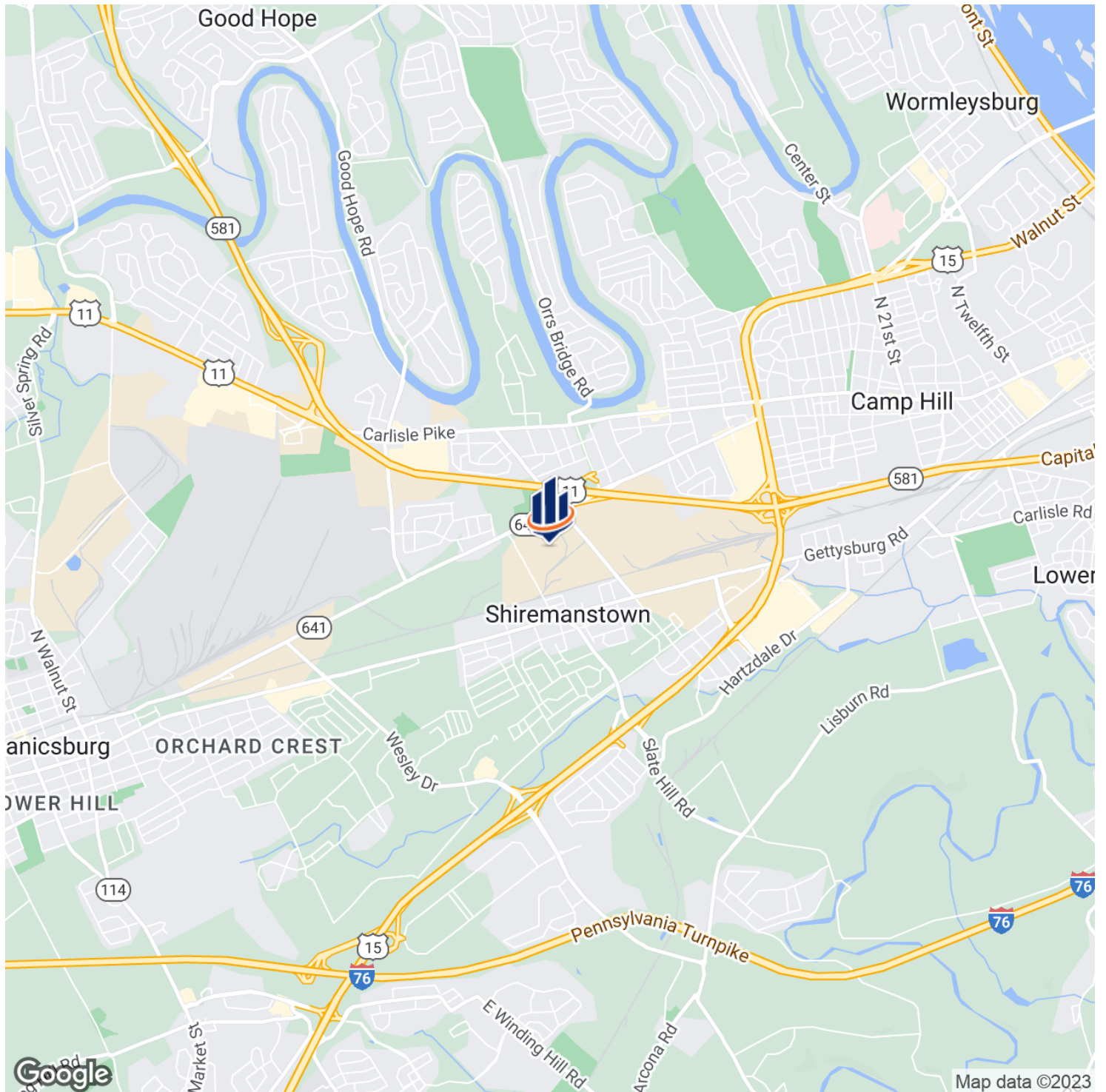
Additional Photos



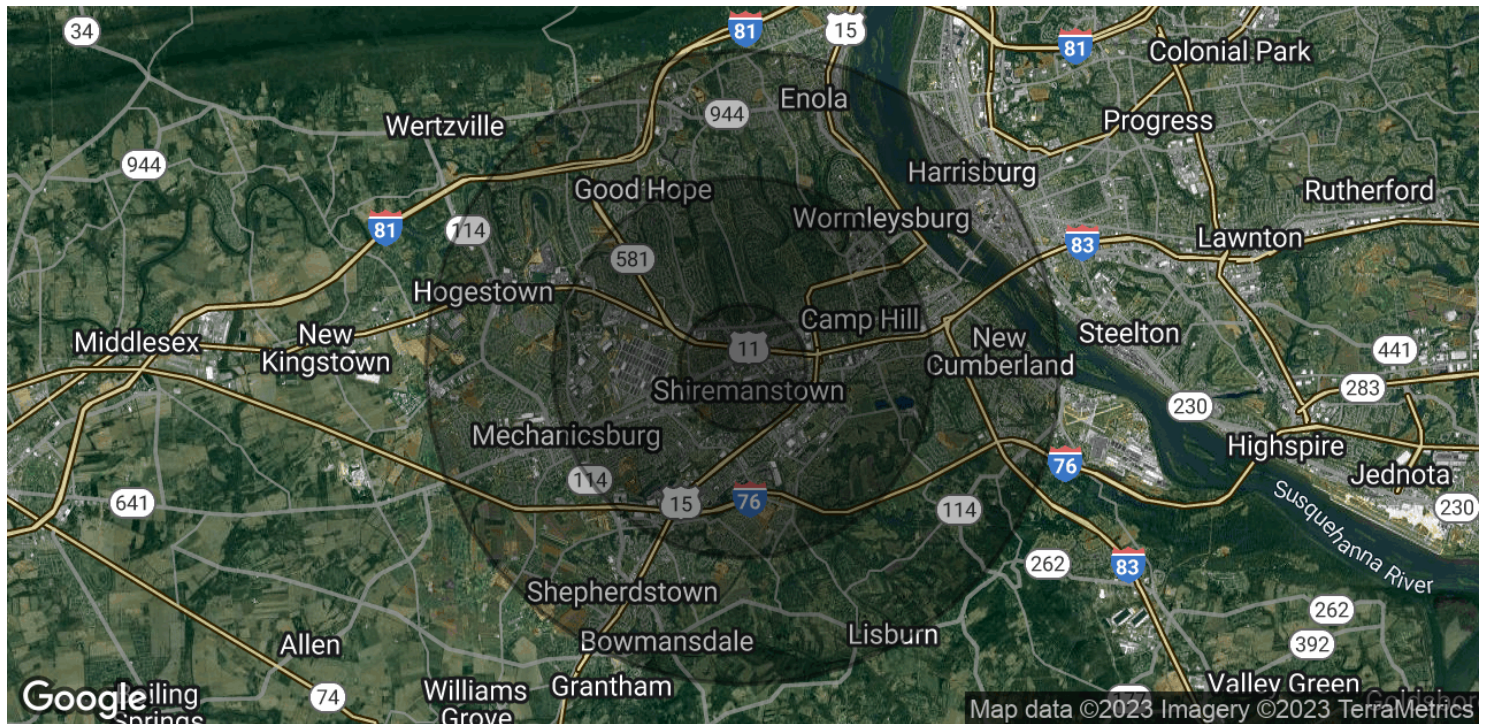
Additional Photos



Location Map



Demographics Map & Report



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	8,957	65,181	149,503
Average Age	40.4	40.7	41.1
Average Age [Male]	39.2	38.9	39.9
Average Age [Female]	38.9	40.1	41.5
HOUSEHOLDS & INCOME			
Total Households	4,186	27,019	67,747
# of Persons per HH	2.1	2.4	2.2
Average HH Income	\$66,795	\$92,214	\$87,198
Average House Value	\$183,881	\$222,646	\$208,588

* Demographic data derived from 2020 ACS - US Census