

FULLY PERMITTED CROSS DOCK AVAILABLE

2281 United Drive, Shippensburg, PA



UNITED
Business Park



PROJECT HIGHLIGHTS

- **Fully Permitted, shovel ready site**
- Direct access to I-81 ramps
- 1,491,600 SF available (expandable):
 - **Up to 40' + clear height**
 - 600' deep cross dock
 - 566 trailer & 562 car stalls
 - 276 dock doors
 - Two points of access to United Drive with full site circulation
 - Multi-tenant capable with ability to secure truck courts
- Proven landlord/development team able to deliver within +/- 12 months of lease commitment
- Convenient access to FedEx, UPS and YRC hubs





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**I-81 Direct Access
& Visibility**

46,000

Cars Per Day



**Signalized Access
to United Drive**



Together with Matrix Shippensburg III, the Park offers two shovel ready sites supporting 2,631,600 SF on +/- 215 Acres.



I-81 connects United Business Park to all major highways and markets in the Mid-Atlantic region to conveniently serve the demand for distribution and e-commerce.



United Business Park is located within a 1-day drive of approximately 40% of the total U.S. population and 50% of Canadian consumers.



Other significant distribution facilities in this corridor include: Lowe's, Procter & Gamble, Georgia Pacific, Smuckers, Unilever, Office Depot and Staples.



Labor Pool

30 MILE DRIVE

Pop: 327,307

Age 18+: 253,313

30 MINUTE DRIVE

Pop: 201,612

Age 18+: 155,996



MATRIX

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