

FOR LEASE

5065 - 5073 Ritter Road



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS

- Generous landscaping
- Abundant parking
- Easy access to your individual suite
- Strategically located at the convergence of PA Turnpike and PA Rte. 15 in the Rossmoyne Business Center

ANNETTE CASSEL MEANS

717.791.2064

ameans@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Suite:	103
Available SF:	15,245 SF
Warehouse Breakdown SF:	15,245 SF
Lease Rate:	\$5.50 SF/yr
CAM:	\$2.39
County:	Cumberland
Municipality:	Upper Allen

PROPERTY OVERVIEW

New high bay T-5 lighting with sensors. Ceiling height is 24' to bottom of trusses. Electric 480 volt, 3-phase, 300 amp. Insulation: roof - 3-3" polyiso (R20+); Walls-2" rigid insulation-cavity wall construction. Ceiling fans. Four dock doors with levelers.

OFFERING SUMMARY

HVAC:	Warehouse - gas unit heaters	Dock Door/Grade Doors:	Four dock doors with levelers
Sprinklers:	Yes	Lighting:	High Bay T-5 Fluorescent
Parking:	Approx. 472 spaces; 3.75/1,000 SF	Ceiling Height (ft):	24
Water:	CAM/Pennsylvania American Water Company	Column Spacing:	40'
Sewer:	CAM/Upper Allen Township Authority		
Zoning:	PO Professional Office		

ADDITIONAL COMMENTS

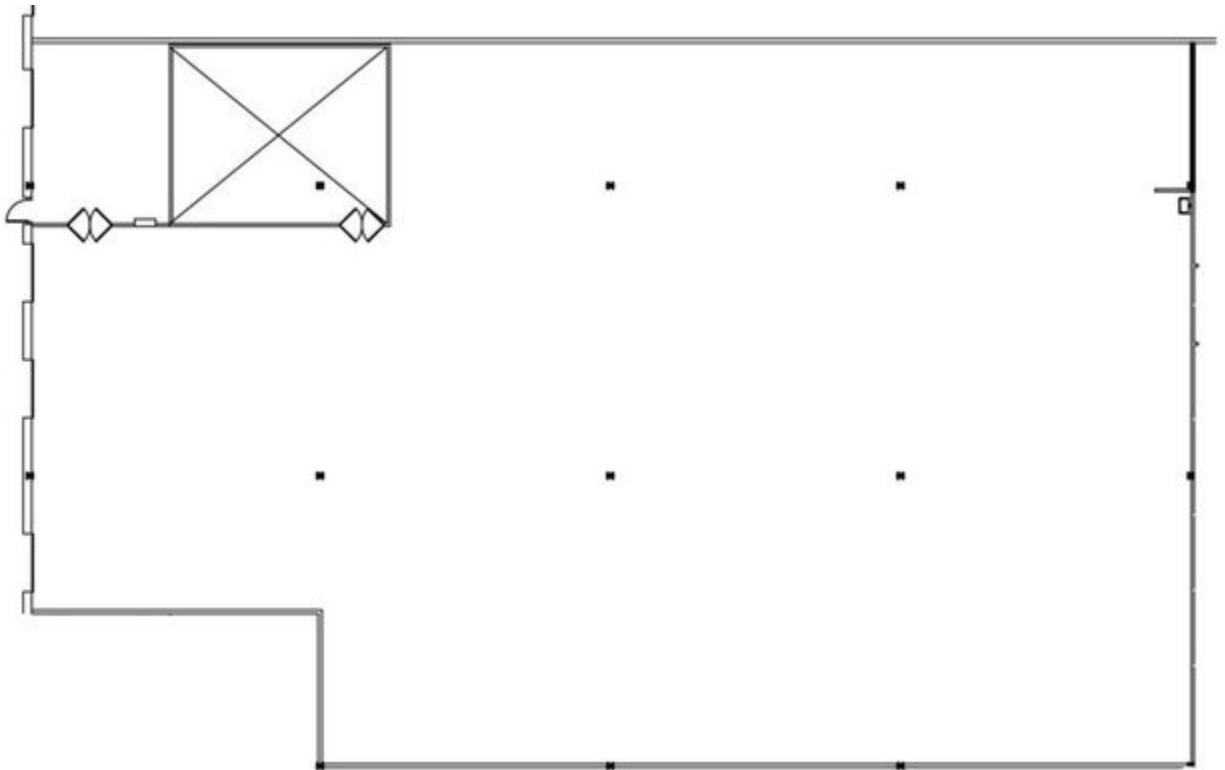
Strategically located at the PA Turnpike and PA Route 15 in the Rossmoyne Business Center in Cumberland County. Neighboring companies include Siemens, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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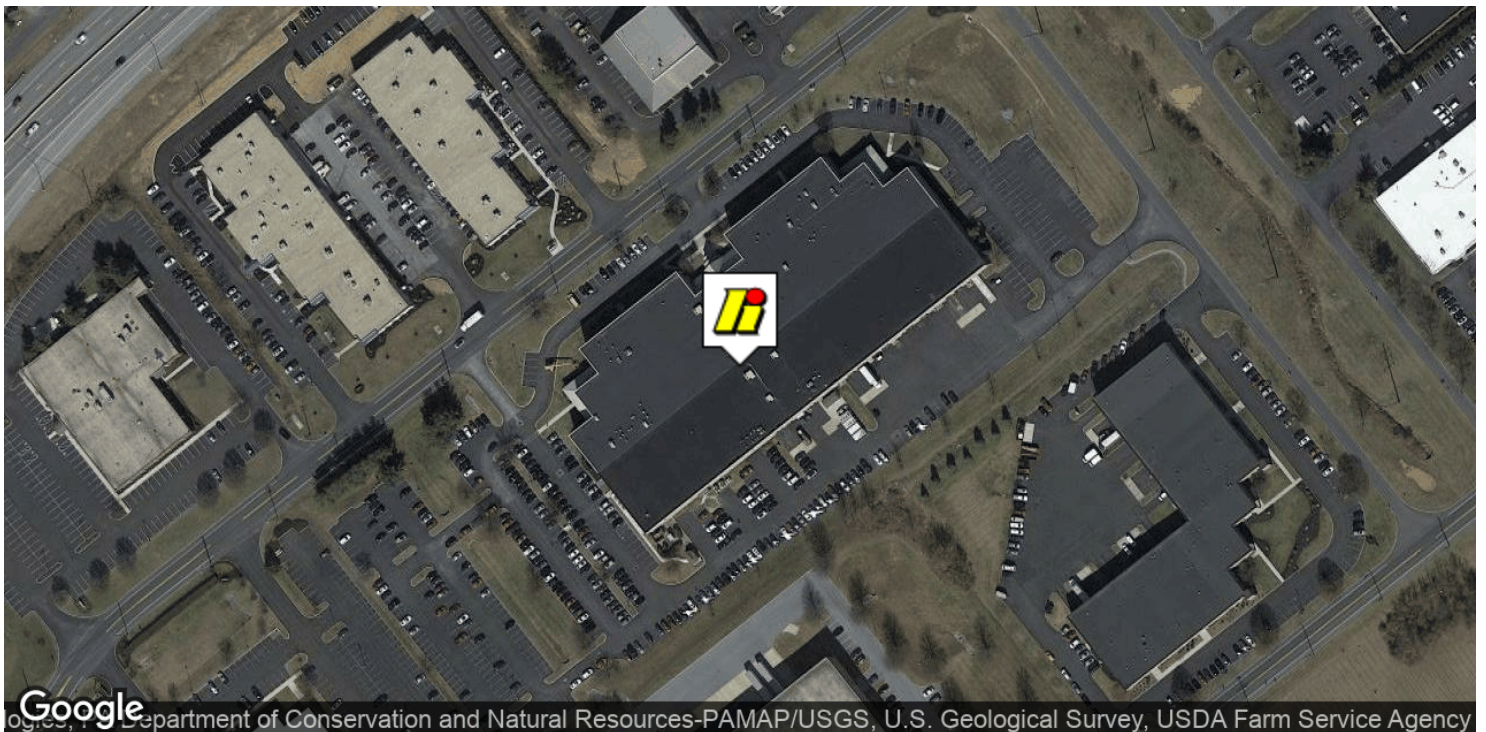
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An Affiliate of High Real Estate Group LLC



Rossmoyne Business Center features office, light industrial, hospitality and retail facilities for lease in the Greater Harrisburg, PA, market. This master-planned corporate center is located in Mechanicsburg, PA, in the heart of Pennsylvania's Capital Region.

Directly accessible from the Pennsylvania Turnpike and convenient to other major transportation corridors, Rossmoyne's location is ideal for the more than 125 businesses located here as well as those who service them. Rossmoyne features attractive facilities, on-site amenities:

- The Shoppes at Rossmoyne: Italian Delight, Asian Express, Subway, and other retailers
- Marzoni's Brick Oven
- Isaac's Restaurant & Deli
- Homewood Suites by Hilton
- The Hampton Inn by Hilton
- TownePlace Suites by Marriott
- Member's First Credit Union
- Children's Family Center
- The Goddard School
- Life Storage
- McDonalds
- Gulf
- Exxon

Rossmoyne
BUSINESS CENTER
Capital Region's Signature Location

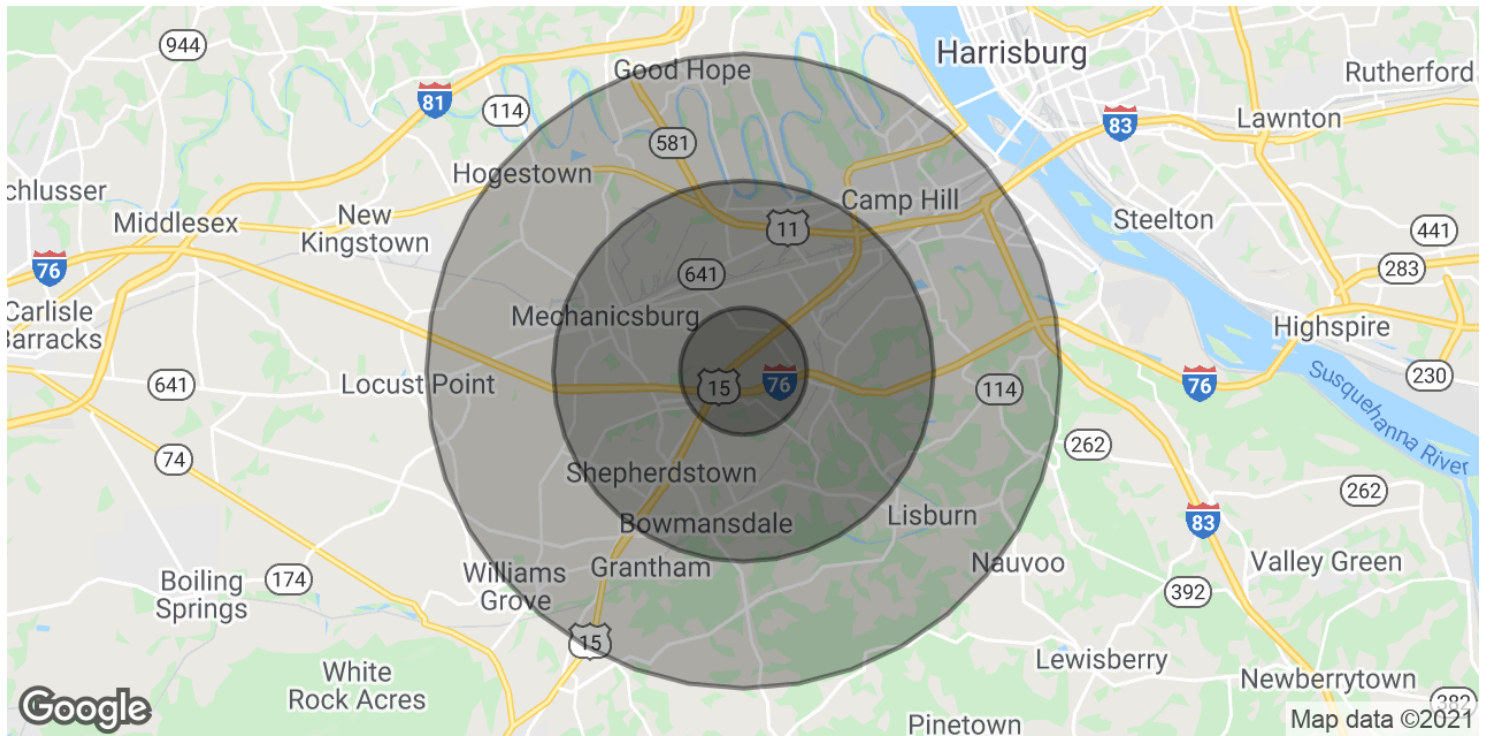
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,216	42,223	105,199
Average age	46.7	43.3	41.6
Average age (Male)	42.9	40.9	39.3
Average age (Female)	50.6	45.3	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,518	18,805	42,935
# of persons per HH	2.1	2.2	2.5
Average HH income	\$60,760	\$70,348	\$79,733
Average house value	\$161,543	\$203,707	\$216,997

* Demographic data derived from 2010 US Census

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
P.O. Box 1367
Mechanicsburg, PA 17055