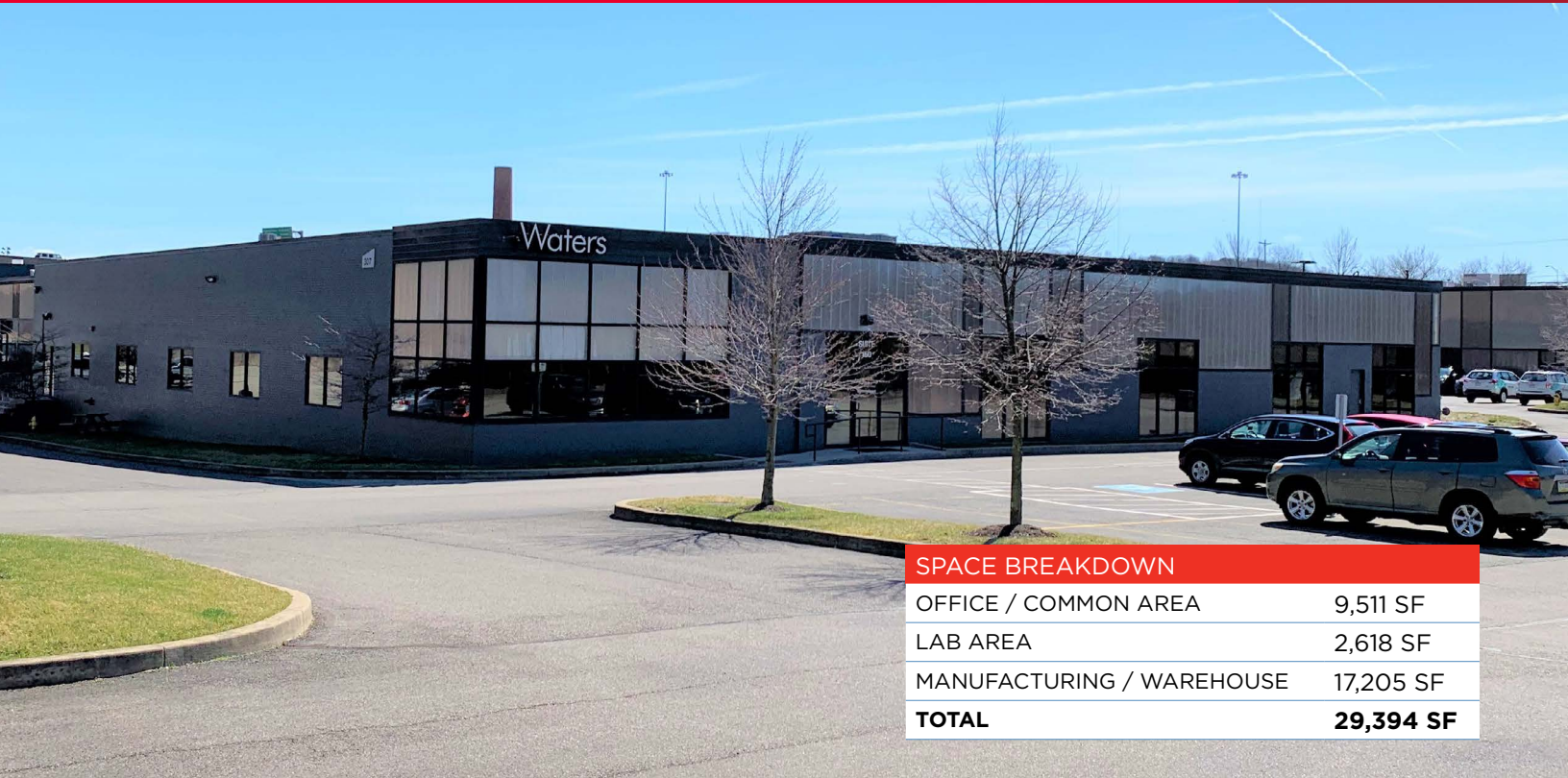




# FOR SUBLEASE 307 23RD STREET

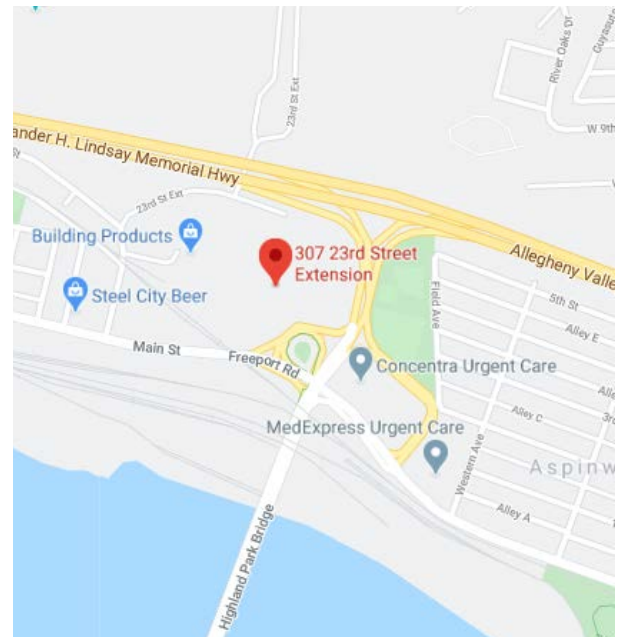
Sharpsburg, PA 15215



SPACE BREAKDOWN	
OFFICE / COMMON AREA	9,511 SF
LAB AREA	2,618 SF
MANUFACTURING / WAREHOUSE	17,205 SF
<b>TOTAL</b>	<b>29,394 SF</b>

## SUBLEASE FEATURES:

- 29,394 SF of laboratory, manufacturing and office
- Sublease through 11/30/23
- Lab space with compressed air and CO2
- Recently renovated in 2017
- Facility includes dedicated ventilation for use with CO2
- 2 Exterior loading docks (8' x 10')
- CTPAT compliant
- Exterior dock height is 4' with levelers
- 2 fume hoods
- Multiple Eye Wash Stations
- Large Conference room & Training/Classroom space



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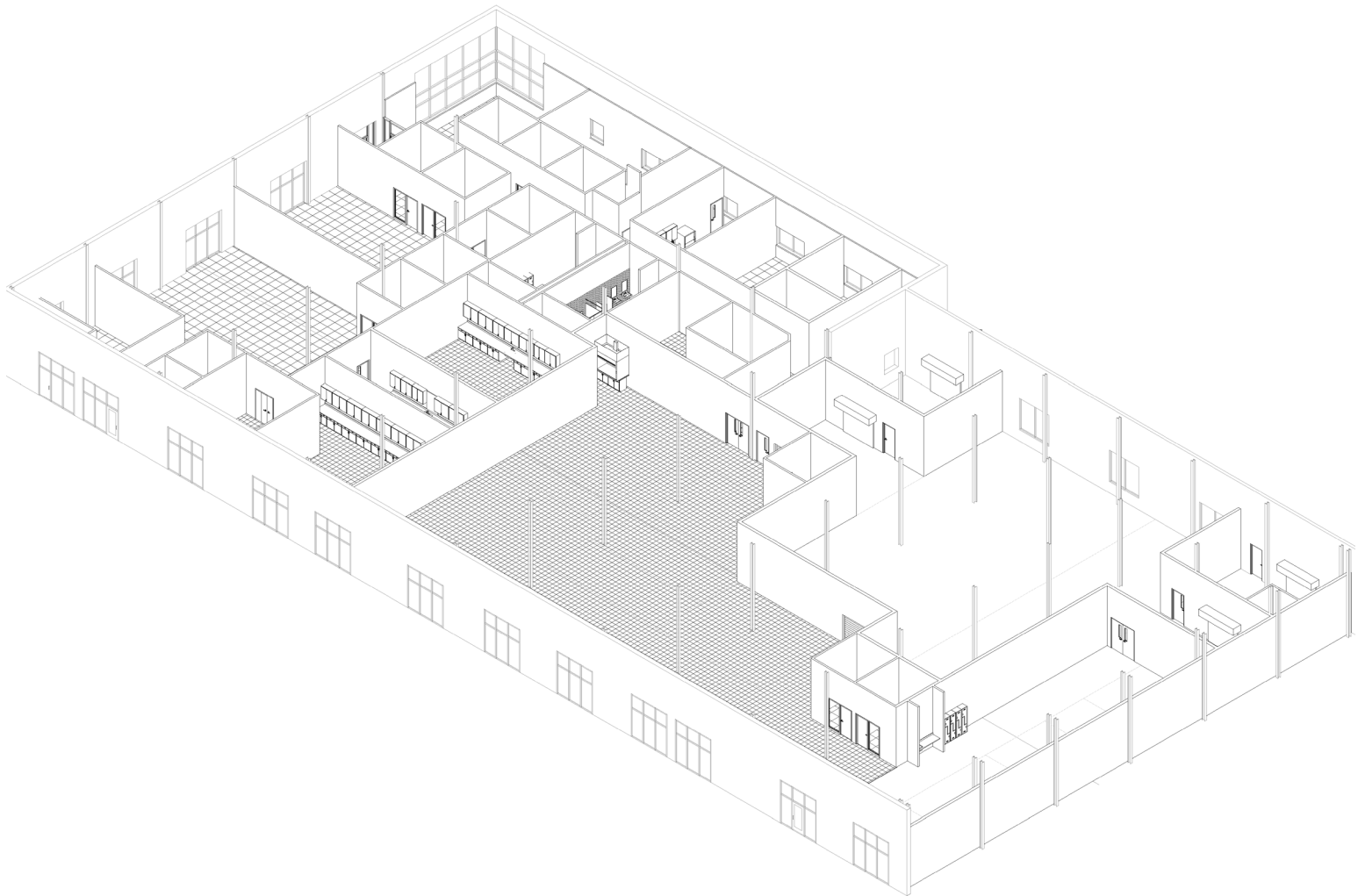
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