



24,000 SF PROPOSED FLEX WAREHOUSE FACILITY

STONERIDGE, LOT #1, MIDDLETOWN, PA 17057 PROFILE #3737 COSTAR #14318359



OFFERING SUMMARY

Available SF:	24,000
Lease Rate (Shell):	\$6.95 SF/yr (NNN)
Lot Size:	3.25 Acres
Building Size:	24,000
Zoning:	Industrial Park Limited
County:	Dauphin
Township:	Swatara
Tax ID:	36-006-019
Grade Level Doors:	1
Dock High Doors:	3
Year Built:	2019
Cross Streets:	AIP Drive / Kreider Drive
Utilities:	Public
Class:	A

PROPERTY OVERVIEW

Build to Suit flex warehouse project with established & well capitalized developer. Fully entitled site with ability to deliver building in 7-9 month time frame. Rare infill location within Stoneridge Business Park.

PROPERTY HIGHLIGHTS

- Property offers convenient location near Harrisburg International Airport (MDT) with immediate access to PA Turnpike (I-76) interchange with connection to nationally recognized I-81, I-83 and I-78 transportation corridors.
- Located in close proximity to multiple LTL/Truckload providers which offers excellent access to next day ship/return parcel service via regional UPS and FedEx (Ground and Freight) hubs within (1) miles of property.
- Geographic location offers easy access to Lancaster, York and Hershey submarkets.
- Corporate neighbors include: FedEx, Sears Logistics, Schneider Electric, Phoenix Contact, TE Connectivity, Mack Trucks, Lennox and Hershey.
- Ownership will consider BTS lease + sale scenarios.

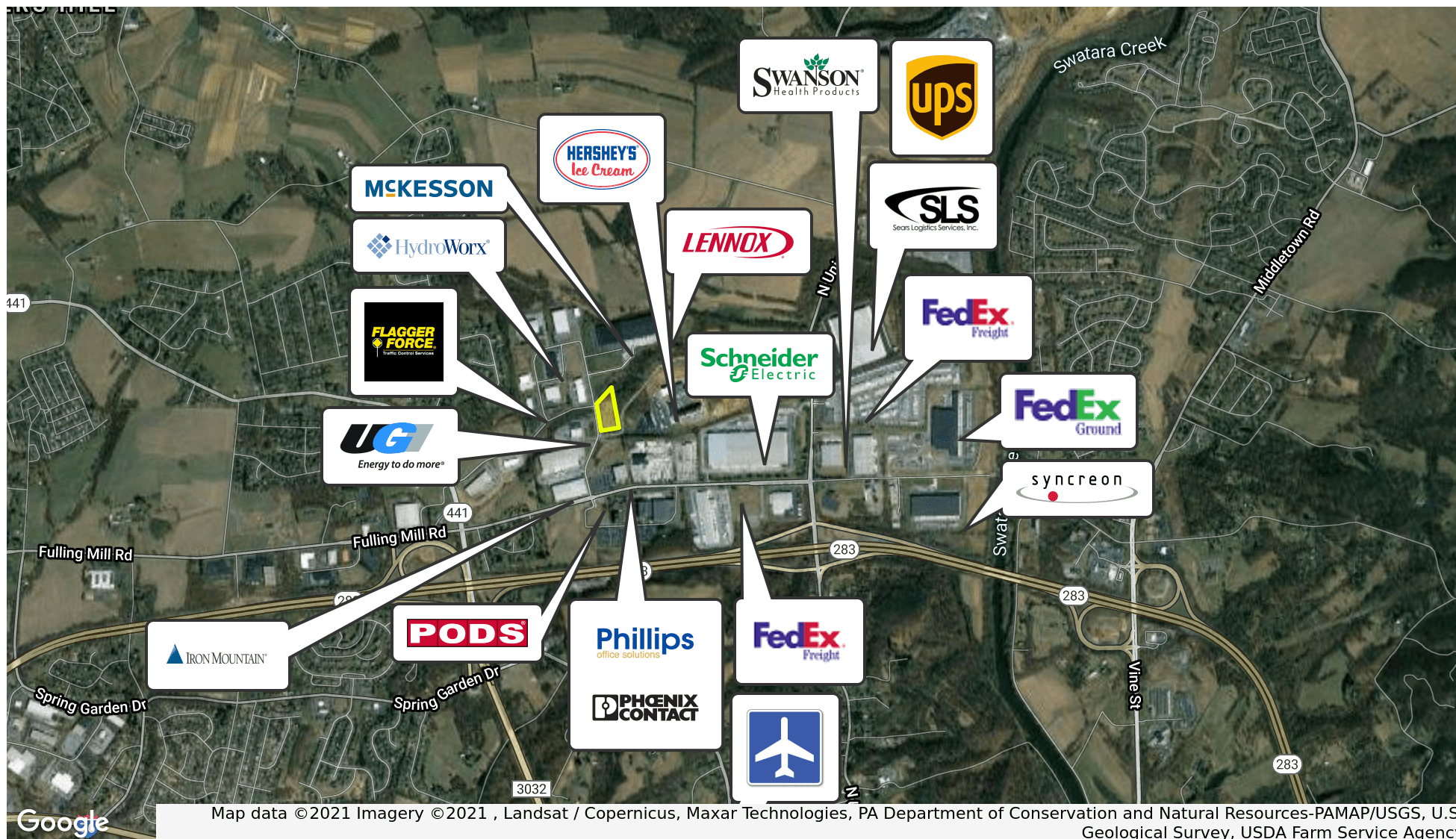
JASON GRACE, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com





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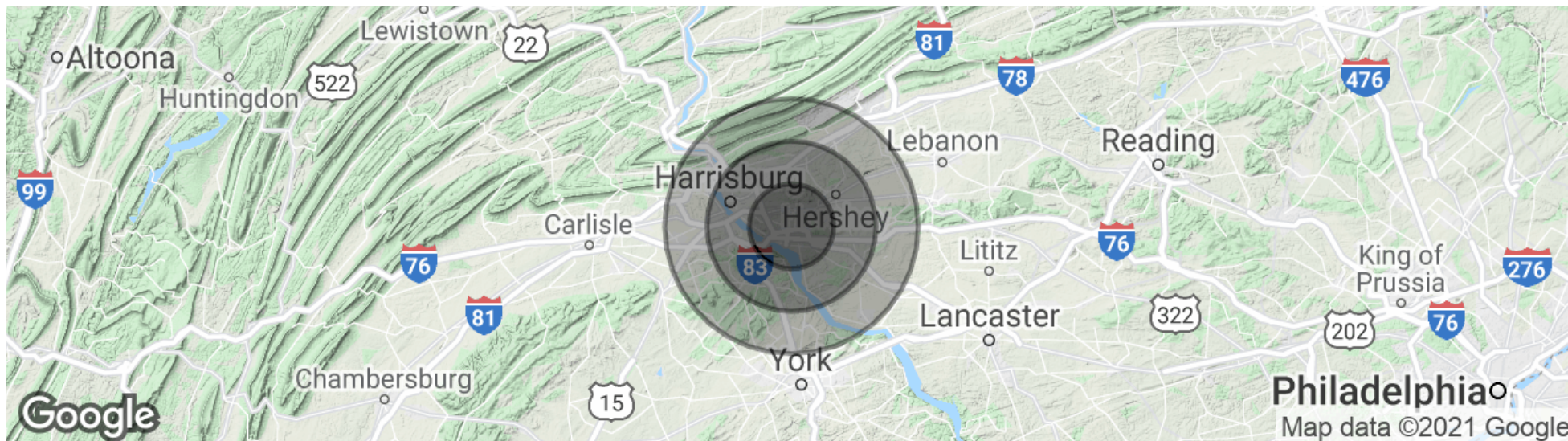


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POPULATION

	5 MILES	10 MILES	15 MILES
Total population	85,366	310,495	540,170
Median age	38.3	38.7	39.2
Median age (Male)	37.4	37.2	37.8
Median age (Female)	39.6	39.9	40.2

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	34,269	126,552	219,279
# of persons per HH	2.5	2.5	2.5
Average HH income	\$72,218	\$67,601	\$69,034
Average house value	\$170,405	\$181,163	\$187,542

* Demographic data derived from 2010 US Census

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