

### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Available SF:	23,571 SF
Lease Rate:	\$4.75 SF/Yr (NNN)
Lot Size:	18.49 Acres
Building Size:	285,496 SF
Municipality:	Lower Swatara
County:	Dauphin
Zoning:	Industrial Park Limited
Cross Streets:	N. Union Street

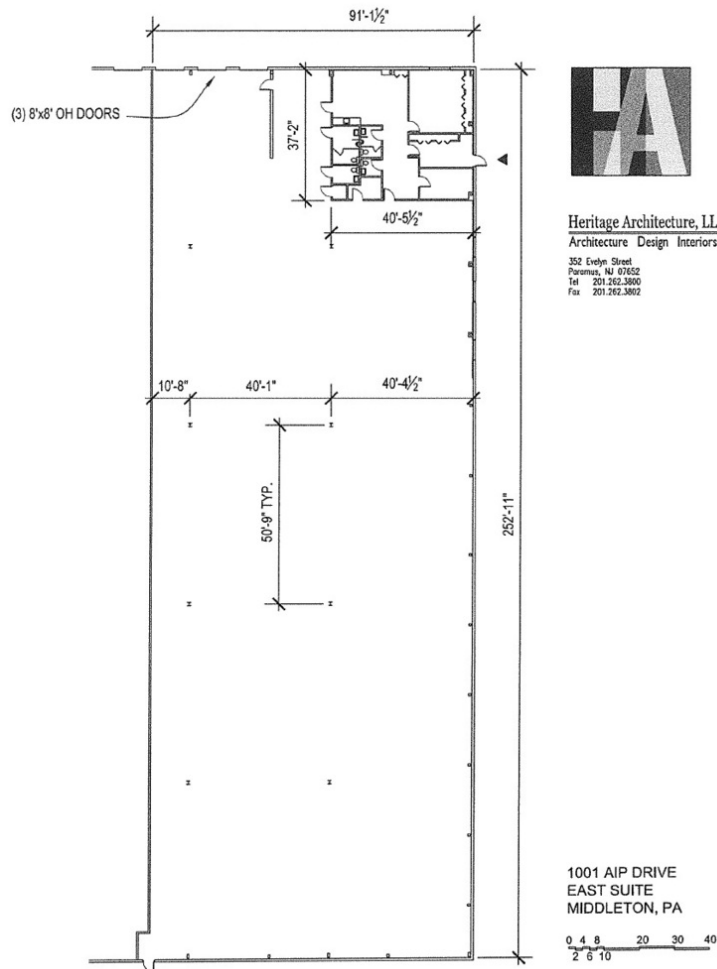
#### PROPERTY OVERVIEW

Multi tenant high bay industrial complex with flexible design and abundant dock loading designed for distribution, manufacturing, light assembly and flex users. Quality construction with steel frame structure, split face masonry block and metal panel exterior. Maximize storage utilization with 30' clear ceiling heights. 130' truck court with 60' concrete apron and ample trailer and employee parking. Existing climate controlled space with ownership willing to turn key to tenant specifications and fund improvements.



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### COMPLETE HIGHLIGHTS



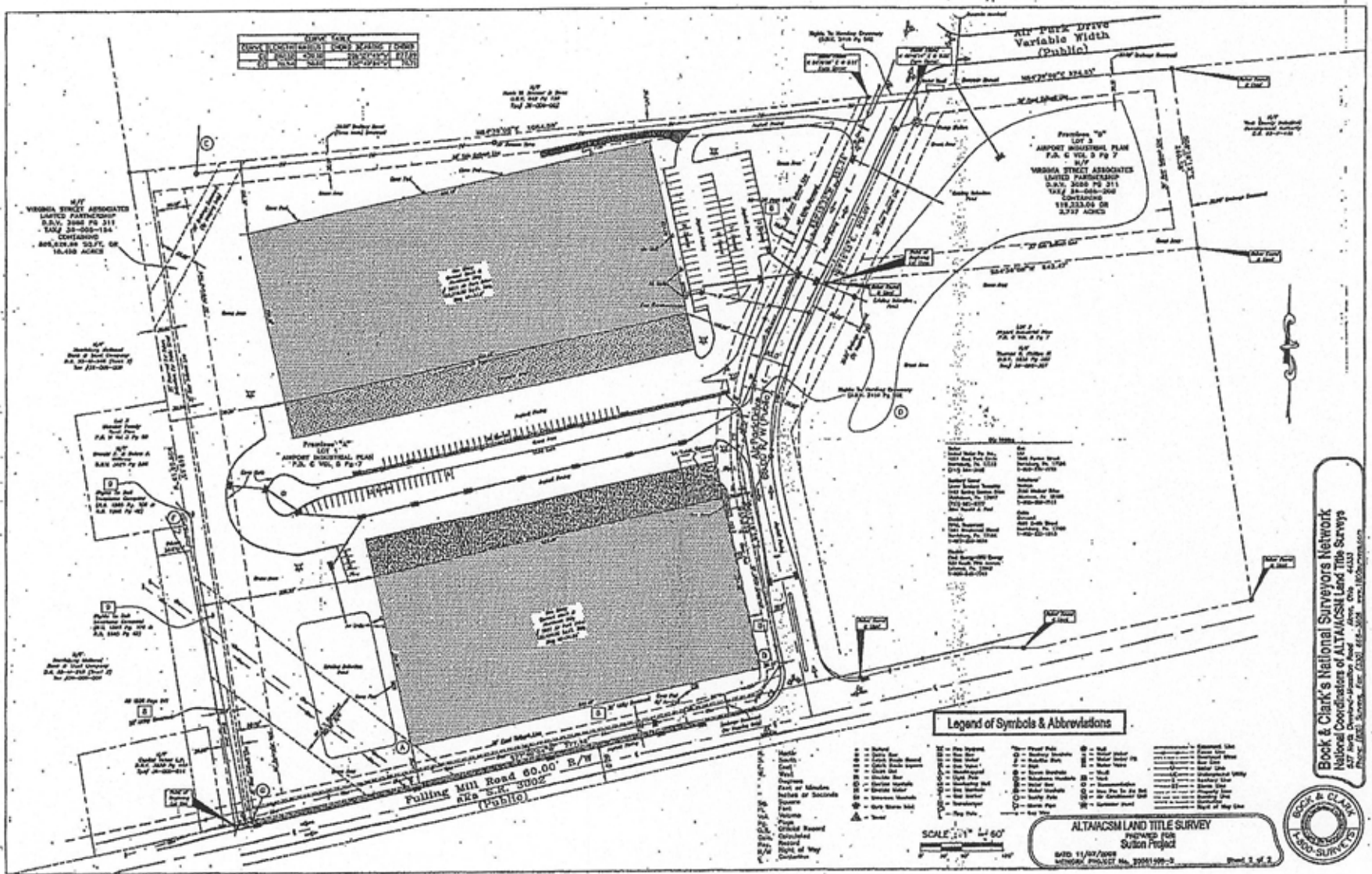
#### BUILDING INFORMATION

Ceiling Height	30 ft
Year Built	1992
Year Last Renovated	2012

#### PROPERTY HIGHLIGHTS

- Property offers convenient location near Harrisburg International Airport with immediate access to PA Turnpike (I-76) interchange and connection to nationally recognized I-81, I-83 and I-78 transportation corridors.
- Located in close proximity to multiple LTL/Truckload providers and complex offers excellent access to next day ship/return parcel service via regional UPS and FedEx (Ground and Freight) hubs within (3) 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.
- Ample, in common parking.

# 1001 & 1011 AIP Drive Middletown, PA #2819



Bock & Clark's National Surveyors Network  
 National Coordinators of ALTA/GCSM Land Title Surveys  
 517 North Development Road, Akron, OH 44311  
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**ALTA/GCSM LAND TITLE SURVEY**  
 Prepared for  
 Sutton Project  
 6/10/2009  
 PROJECT No. 20081599-2  
 Sheet 2 of 2

### ADDITIONAL PHOTOS



### LOCATION MAP



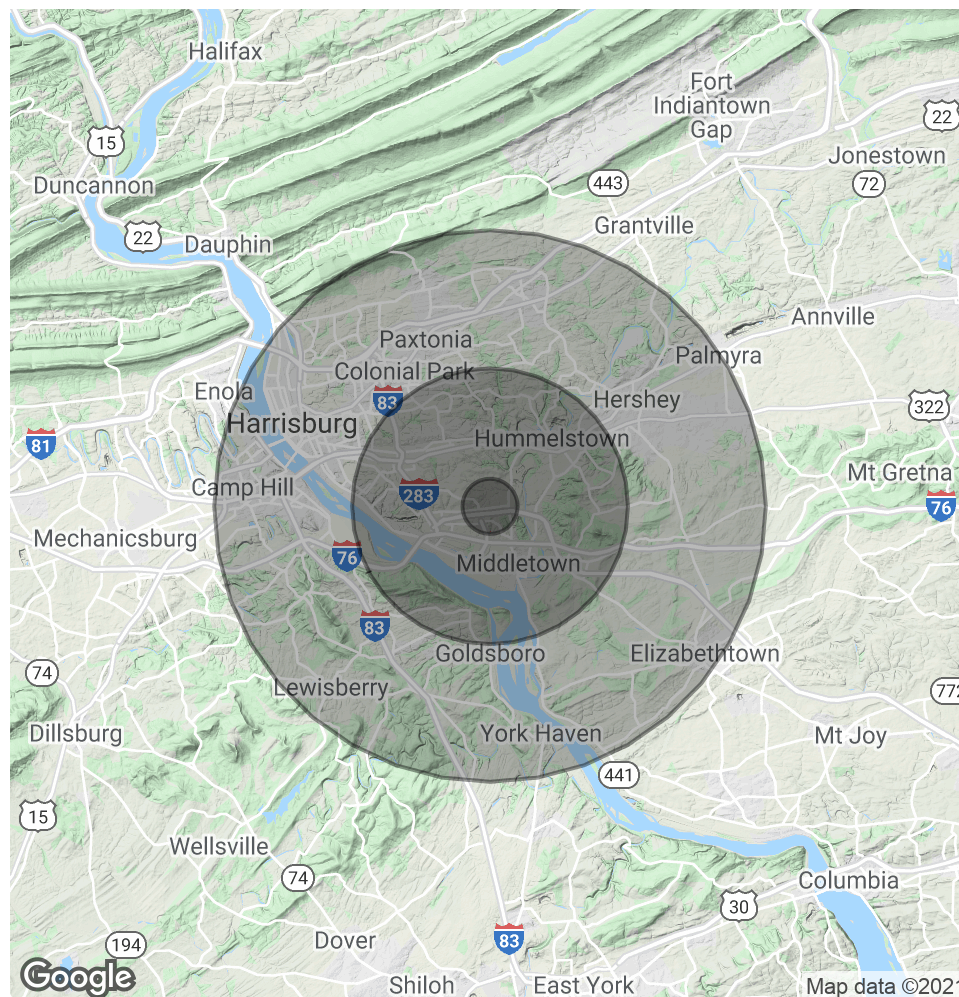
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### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,572	84,242	310,221
Average age	41.7	38.3	38.8
Average age (Male)	41.5	37.4	37.3
Average age (Female)	41.8	39.7	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	599	33,760	126,416
# of persons per HH	2.6	2.5	2.5
Average HH income	\$77,355	\$71,827	\$67,526
Average house value		\$169,648	\$181,334

\* Demographic data derived from 2010 US Census



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