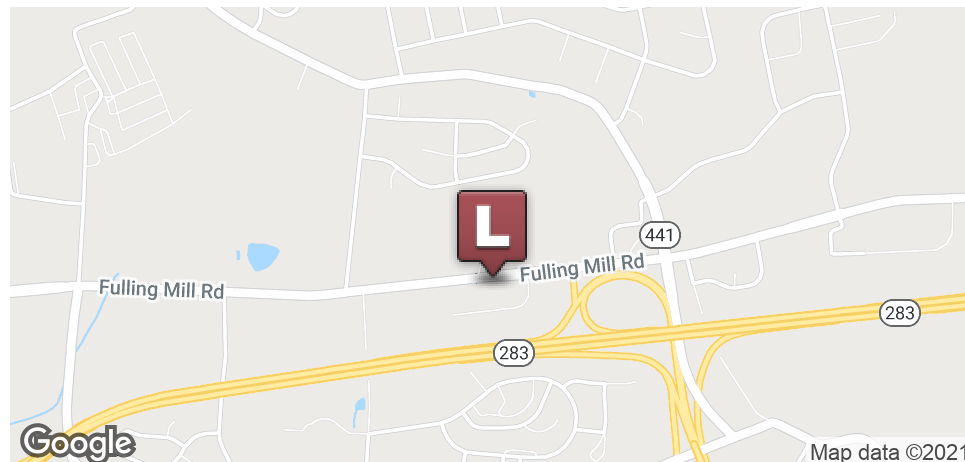




# CLIMATE CONTROLLED WAREHOUSE FOR LEASE

1501 FULLING MILL ROAD, MIDDLETOWN, PA 17057



## OFFERING SUMMARY

Available SF:	29,700 SF
Lease Rate:	\$8.95 SF/yr (NNN)
OPEX (2021 Estimate):	\$2.30/PFS
Lot Size:	3.0 Acres
Year Built:	1996
Building Size:	29,700
Renovated:	2007
Zoning:	Industrial Park-Limited
Drive In Doors:	1 - 10' X 10'
Dock Doors:	3, with levelers (expandable)
Township:	Lower Swatara
County:	Dauphin

## PROPERTY OVERVIEW

Rare stand alone flex-warehouse property located near regional FedEx and UPS hubs. Building is engineered for second story office expansion.

## PROPERTY HIGHLIGHTS

- Well situated facility with immediate access to PA Turnpike (I-76), I-83, and I-81 transportation corridors.
- Hard to find climate controlled building with great ceiling heights (24' - 28') and regional access to Lancaster, PA and York, PA submarkets.
- Abundant dock loading and on site parking. Property is a "must see" for any pharmaceutical, manufacturing or packaged food related processing/distribution requirements.
- Loading doors are expandable.
- Abundant on site employee/other vehicle parking.
- Corporate neighbors include FedEx, Lenox, Swanson, Hilti, and Iron Mountain.
- Incoming power is 120/208 volts, 3 phase, 4 wire service - total 1600 amps.

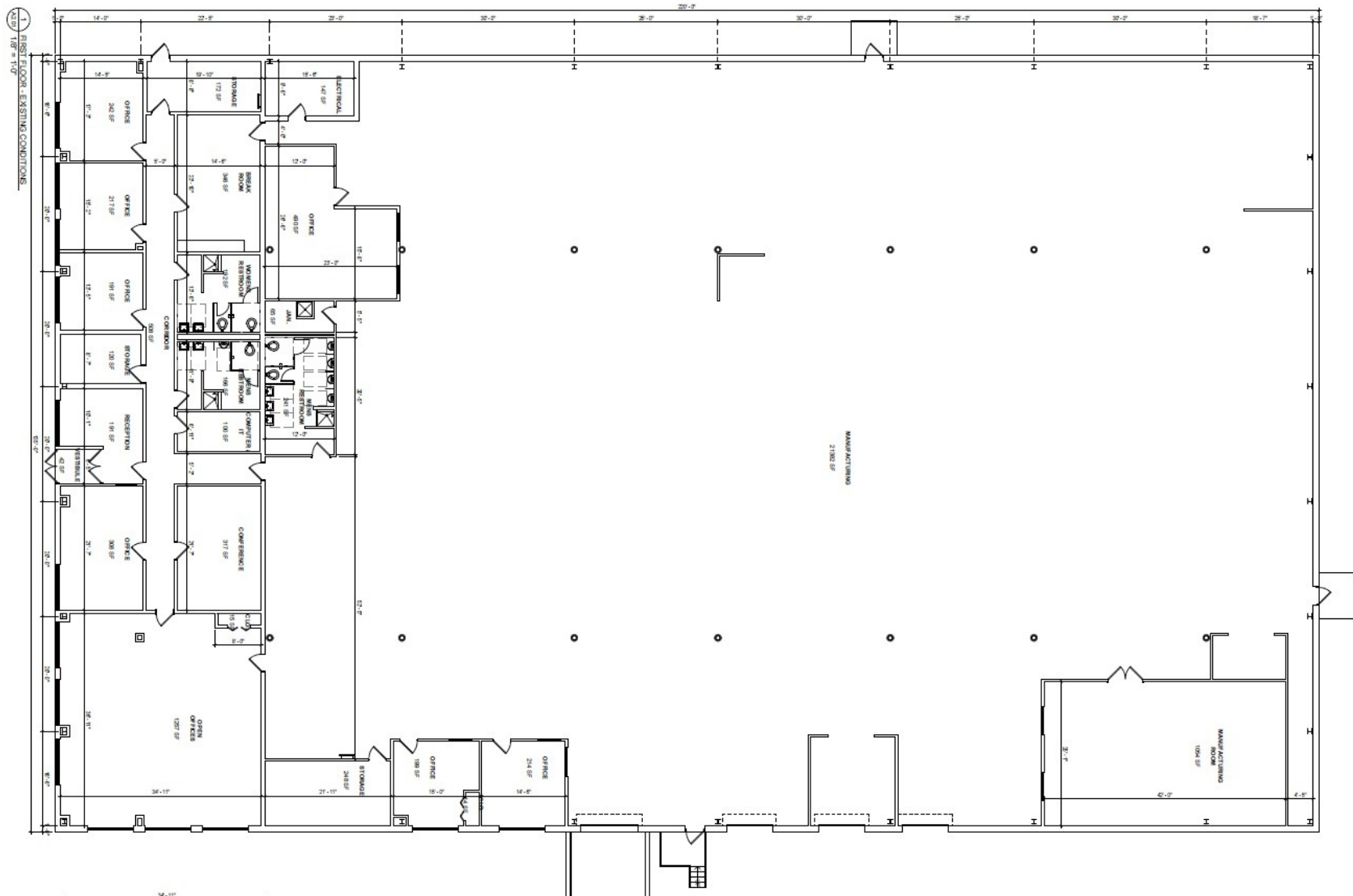
JASON GRACE, CCIM, SIOR  
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