

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Lease Price:	\$5.95/PSF/NNN
County:	Cumberland
Township:	Camp Hill Borough
Access:	Spangler Road
Lot Size:	2.5 Acres
Building Size:	25,600 SF
Office Space:	2,000 SF
Grade Level Doors:	2
Dock High Doors:	4
Ceiling:	25' - 27'
Zoning:	Industrial
Sprinkler:	Yes (wet)
Year Built:	2010

PROPERTY OVERVIEW

Rare opportunity to lease 25,600 SF of warehouse space in a stand alone industrial flex property located directly off of Route 581 on approximately 2.5 acres. Gated security with on site parking, (2) oversized drive-in doors and (4) dock doors providing ample loading and possible multi-tenant flexibility. Unparalleled signage potential with visibility to over 100,000 VPD on Rt. 581 Capitol Beltway with connector route to I-83, I-76, and I-81/78 transportation corridor.

PROPERTY HIGHLIGHTS

- Upgraded T-5 lighting throughout
- Industrial zoning provides for a variety of uses
- Ideal facility for distributor, wholesaler, warehouse, manufacturer, or assembly uses
- Employee parking: 20+ spaces.
- Well located along Rt. 581 with signature visibility and access to Harrisburg, Lancaster, and York PA submarkets. Quick connection to nationally recognized I-81/78, I-83, I-76 (PA Turnpike), and Rt. 11/15.
- High quality dense labor pool within (3) miles of property.
- Clearspan
- Corporate neighbors include Atlas Roofing, ADM Milling Company, Scott Electric, Genco ATC, Veritiv, Coca-Cola Enterprises, and XPO Logistics.



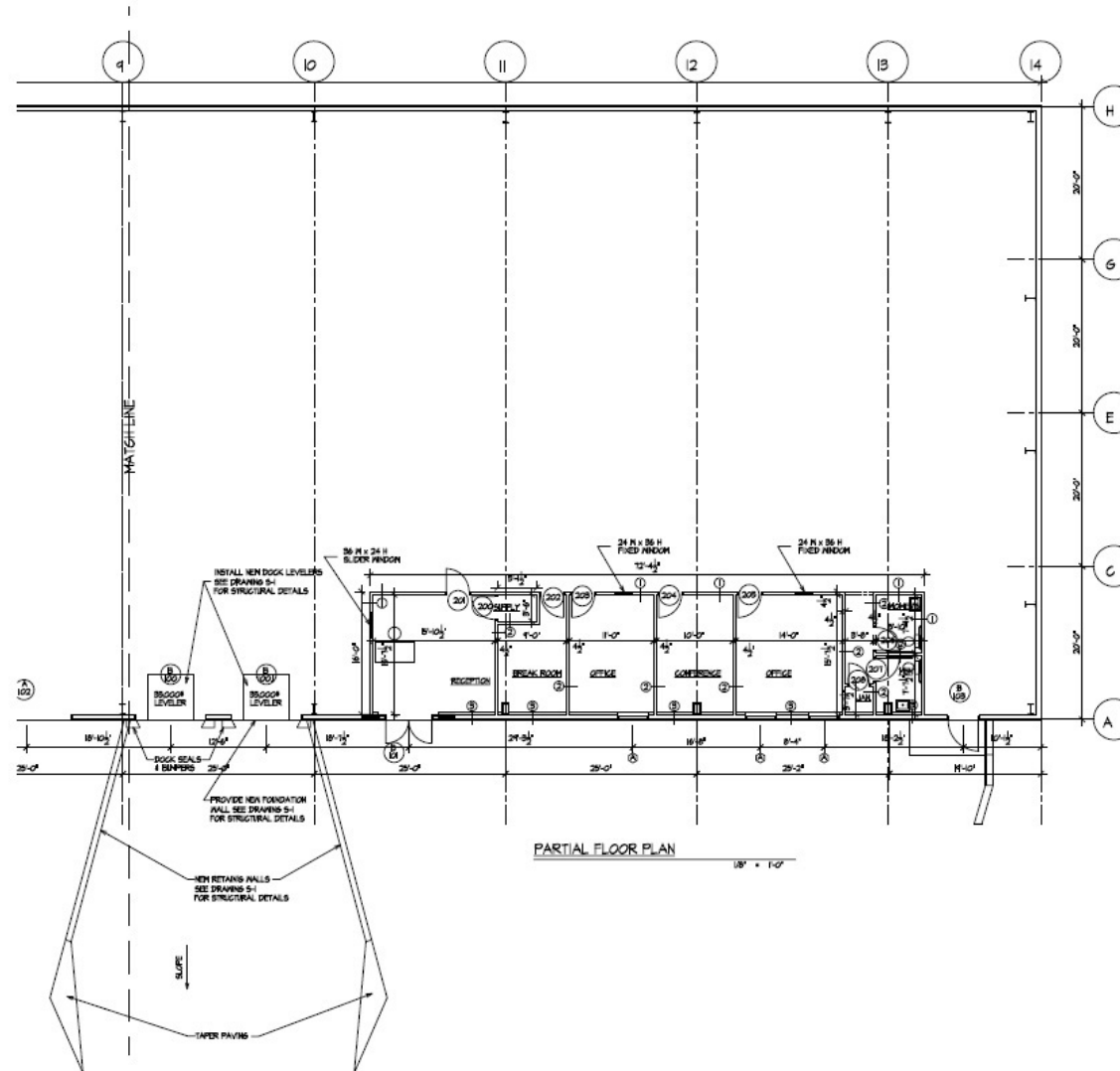
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ADDITIONAL PHOTOS



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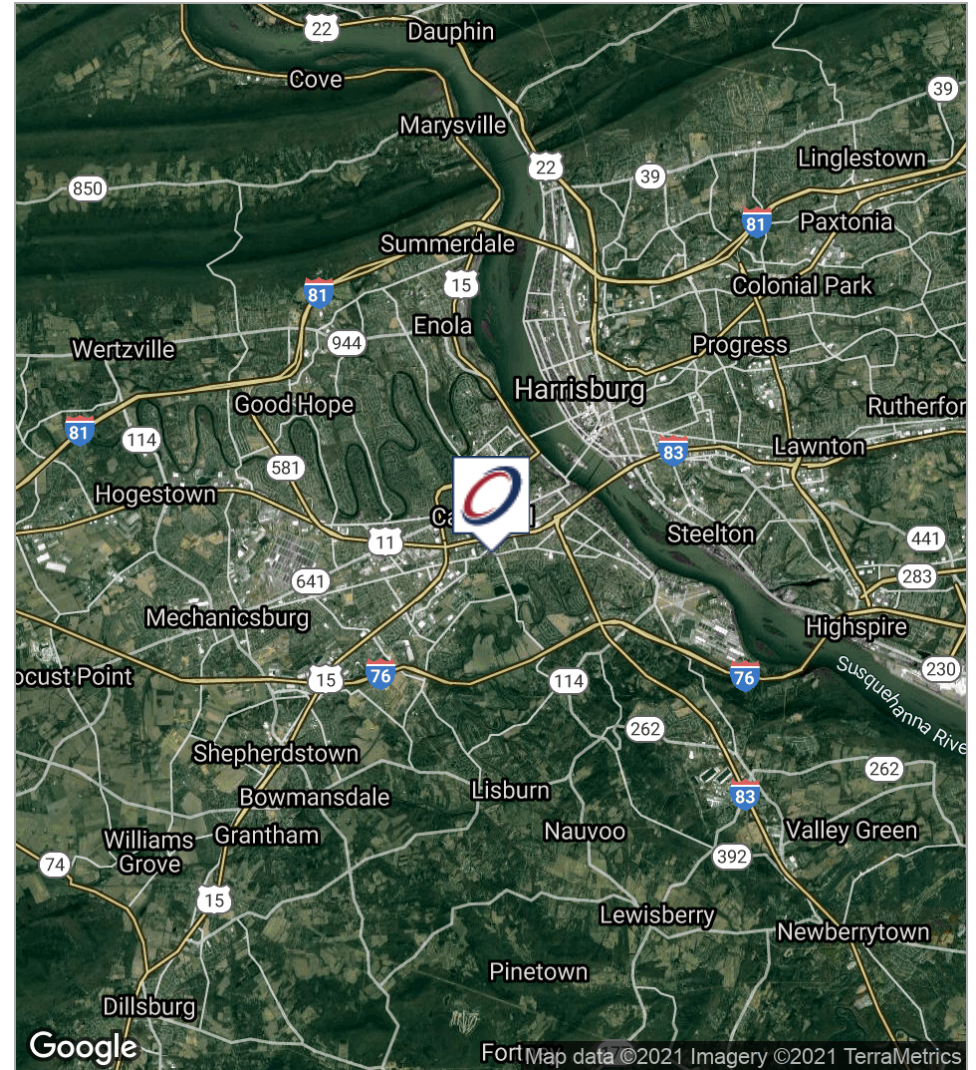


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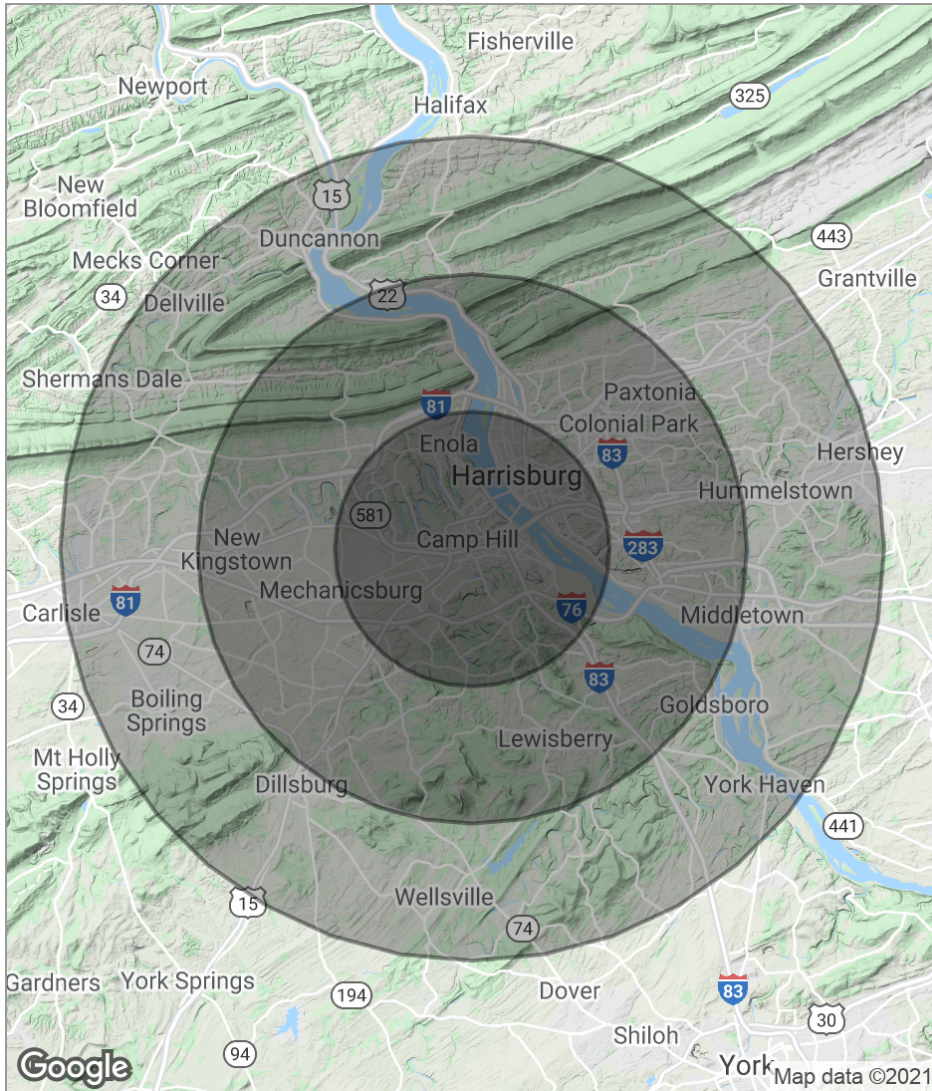


LOCATION MAPS



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DEMOGRAPHICS MAP



	5 Miles	10 Miles	15 Miles
Total Population	170,874	370,322	523,786
Population Density	2,176	1,179	741
Median Age	38.4	39.3	39.7
Median Age (Male)	36.0	37.6	38.1
Median Age (Female)	39.4	40.4	40.8
Total Households	72,435	153,912	214,009
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$63,118	\$68,825	\$70,917
Average House Value	\$167,591	\$182,541	\$184,335



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