

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF (Divisible):	41,602 SF
Lease Rate:	\$6.95 SF/YR (NNN)
Lot Size:	10.43 Acres
OPEX (2021):	\$1.45/PSF
Building Size:	115,590 SF
Grade Level Doors:	(4) 12' x 14'
Dock Doors (Expandable):	8
Ceiling Height:	21' - 28'
Renovated:	2016
Zoning:	Industrial
Township:	Swatara
Sprinkler	Yes
Floor:	6" reinforced concrete
Column Spacing:	Typical

PROPERTY OVERVIEW

Highly functional design with ample loading docks and 110' truck court. New T-5 fluorescent light fixtures with professional office core. Steel frame construction w/masonry block metal panel exterior. Large parking & staging drop lot for route or service delivery fleet, trailers or outside material storage. Low operating expenses.

PROPERTY HIGHLIGHTS

- Well located warehouse space available for last mile delivery needs situated adjacent to Regional UPS Hub.
- In-fill location in Swatara Township PA provides opportunity to maximize parcel service (UPS/FedEx) pick up times, allowing late afternoon order sales cut off.
- Quick access to PA Turnpike (I-76), I-81/78 & I-83 nationally recognized transportation corridors.
- Greater Harrisburg/Central PA sub-market location offers significant U.S. and Canadian next day ship/return service coverage.
- Entire warehouse and office area is climate controlled with rooftop AC units. Excellent opportunity for PPE inventory storage and production.
- Hard to find trailer parking (+/- 20-25 trailers).
- +/- 75 employee parking spaces.
- Site is fully fenced and secured.



Jason Grace, CCIM, SIOR
 CEO & Managing Principal
 717.731.1990
 jgrace@landmarkcr.com

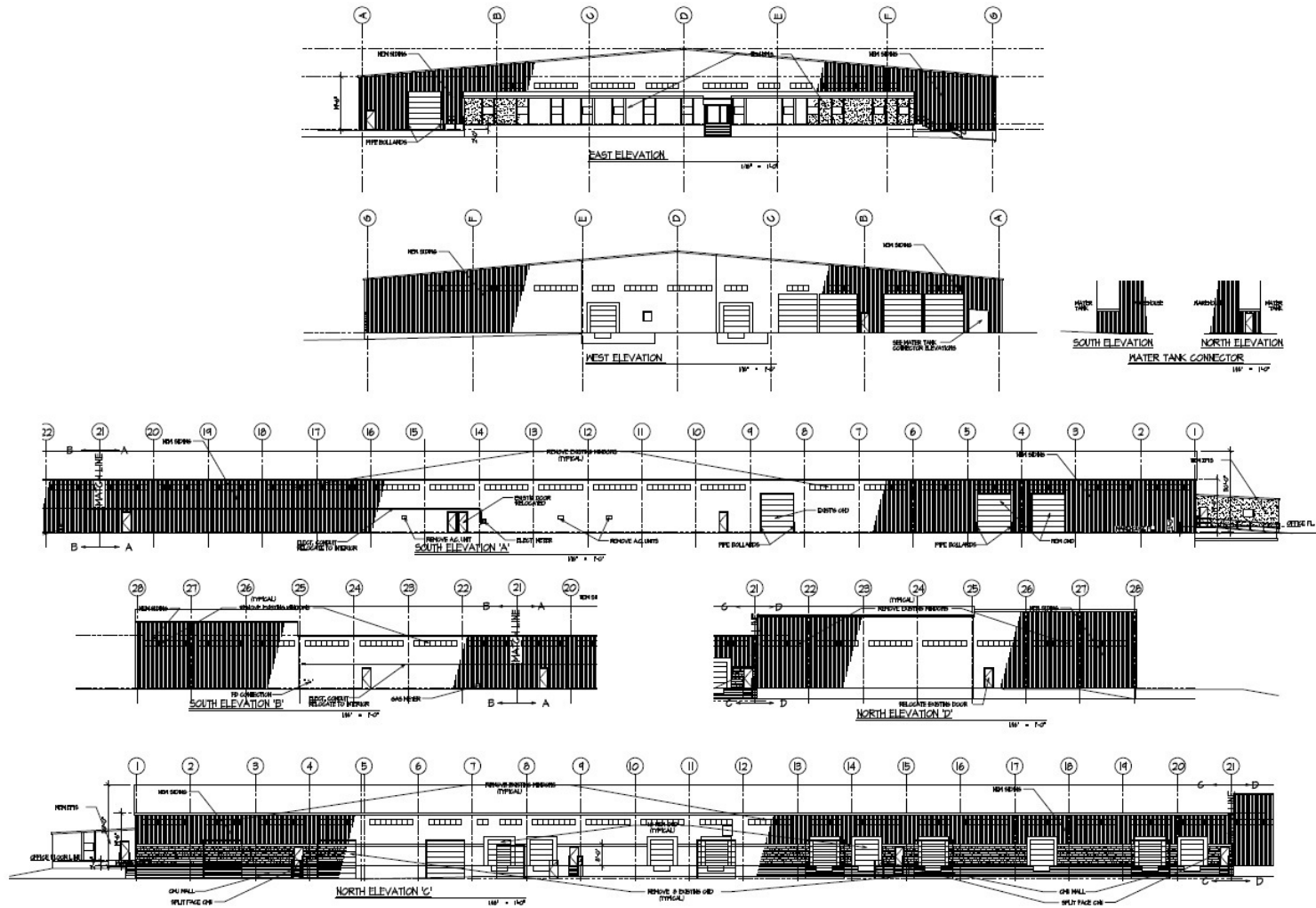
ADDITIONAL PHOTOS



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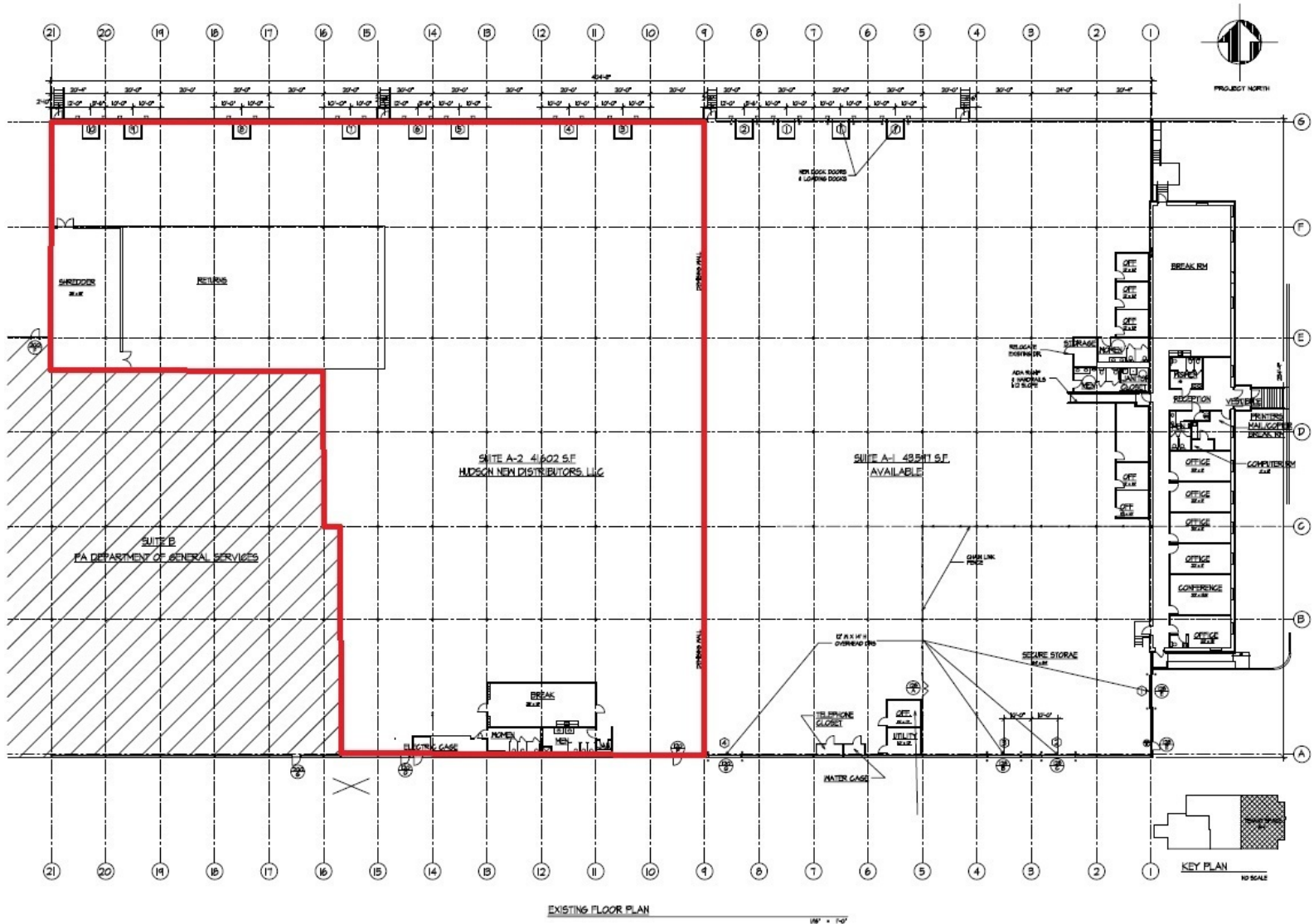


ELEVATION PLAN



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FLOOR PLAN

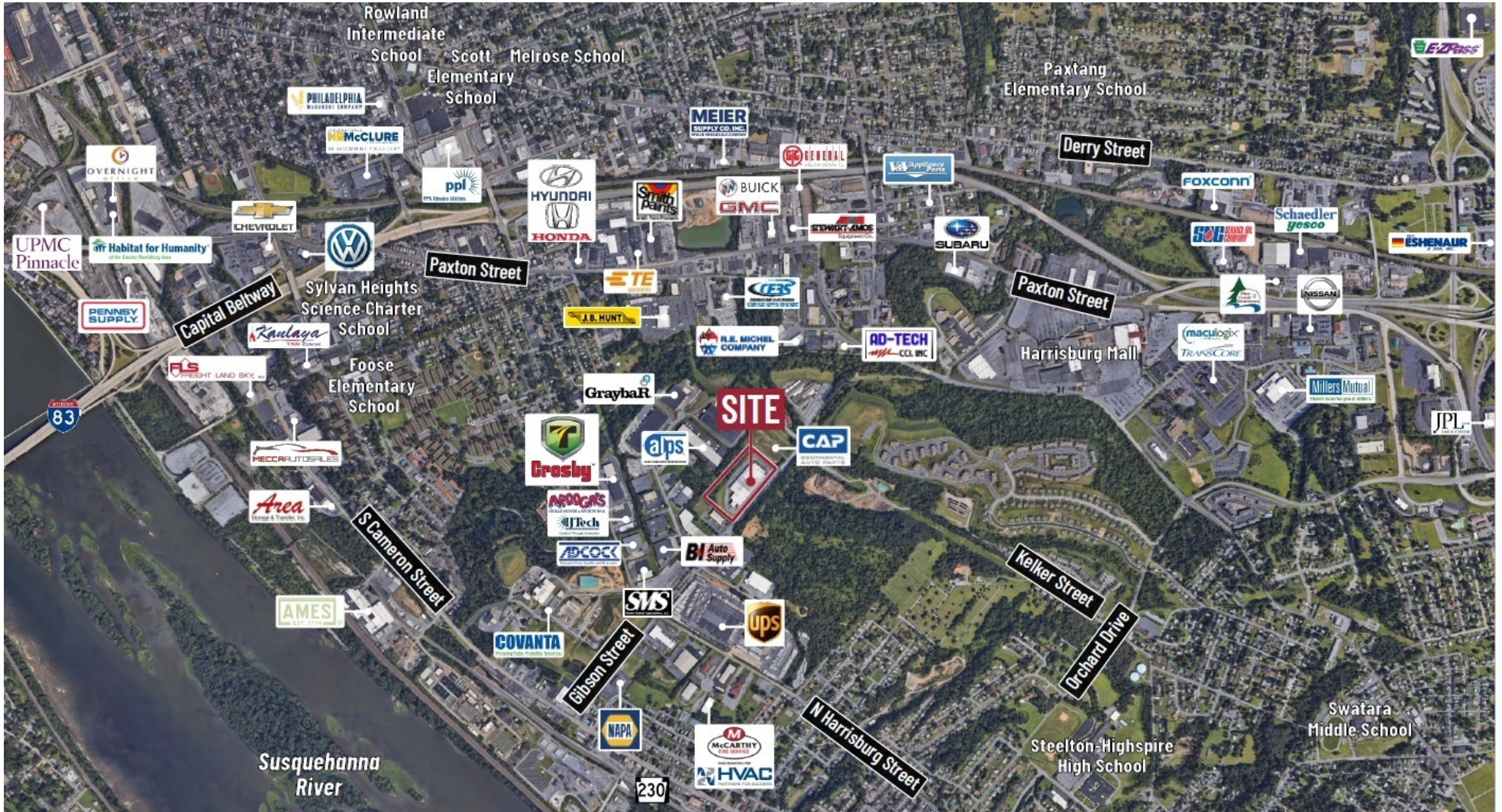


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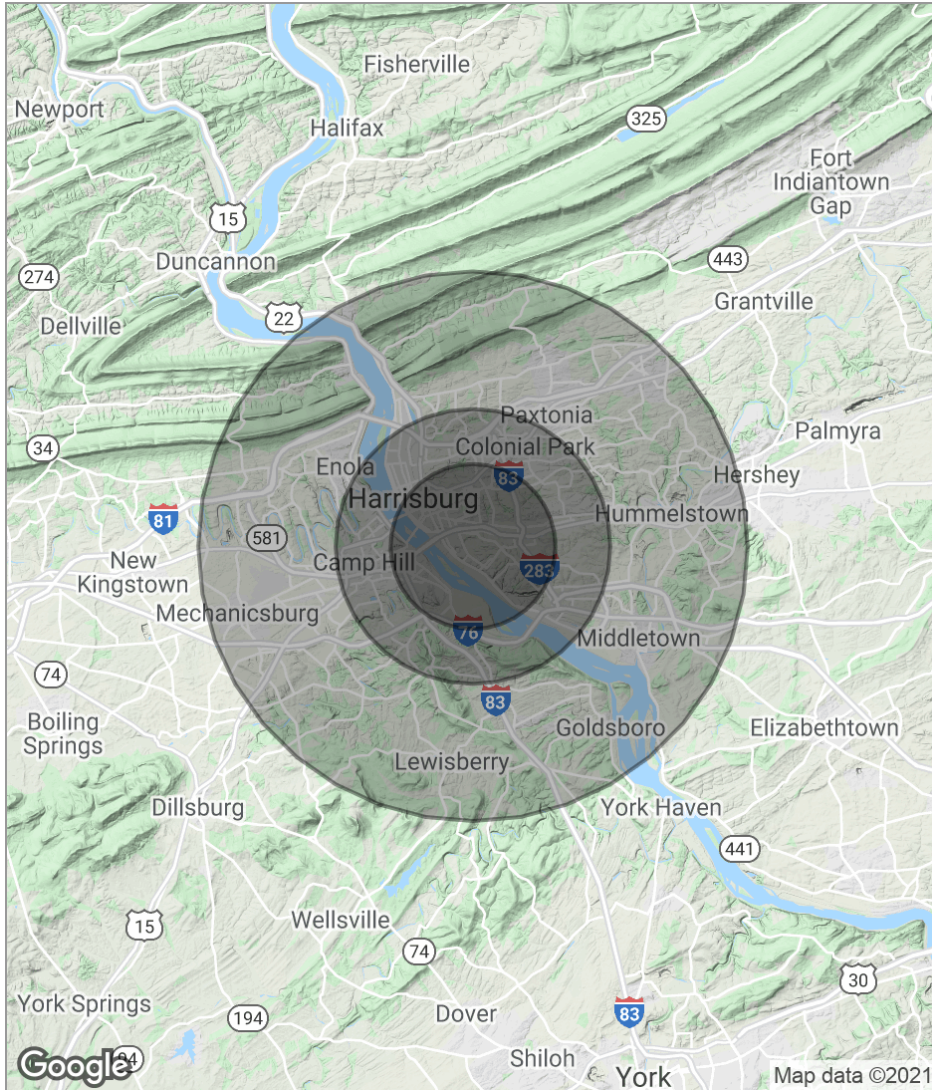
Jason Grace, CCIM, SIOR
CEO & Managing Principal
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jgrace@landmarkcr.com

REGIONAL MAP



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DEMOGRAPHICS MAP



	3 Miles	5 Miles	10 Miles
Total Population	86,663	176,228	401,140
Population Density	3,065	2,244	1,277
Median Age	35.6	37.3	39.2
Median Age (Male)	33.4	35.4	37.5
Median Age (Female)	37.3	38.8	40.3
Total Households	35,305	74,909	165,681
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$49,263	\$55,593	\$68,257
Average House Value	\$130,646	\$153,700	\$181,552



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