

AVAILABLE | 392,040 SF

156 W. Harrisburg Avenue

ELIZABETHTOWN, PA

Ownership Group:



Listing Team:



*Centralized Location
on Rt-283 Corridor*



*Abundant
Labor Access*

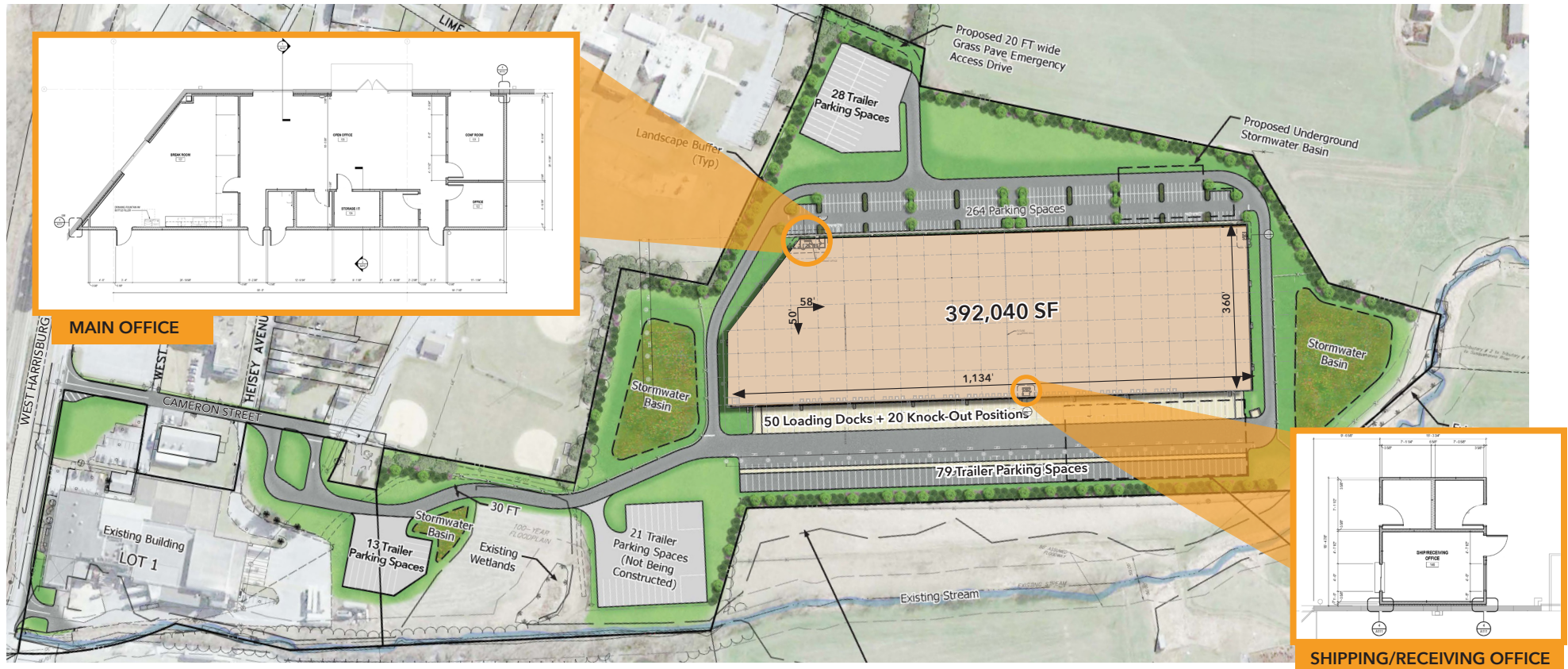


*Unparalleled Access
to Parcel Hubs*



*Outside Storage
Available*

156 W. HARRISBURG AVENUE | ELIZABETHTOWN, PA



Building Specifications

Building Size	392,040 SF	Lighting	LED with motion sensors
Dimensions	1,134' X 360'	Sprinkler System	ESFR
Clear Height	36' clear	HVAC	Roof mounted gas fired Cambridge heating units
Column Spacing	58'w x 50'd with 60' speed bay	Power	6,000 amps
Dock Doors	50 total docks (26 equipped with levelers, seals, lights and guards); 20 additional KO panels for future positions	Car Parking Spaces	264
Drive-in Doors	2	Trailer Parking Spaces	79 trailer parking spaces, expandable to 141
Truck Court	185' depth with 60' concrete apron	Outside Storage	Up to 3.5 acres (does not include opposable trailer parking)
Office	2,000 SF +/- main office plus Shipping/Receiving Office		

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PROPERTY & LOCATION HIGHLIGHTS

- Close proximity to the region's most extensive parcel hub and intermodal facility network
- Route 283 and Interstates 83, 81, 78, and 76 provide easy access to the entire Mid-Atlantic region
- Abundant labor pool from multiple population centers

± 392,040 SF DISTRIBUTION / WAREHOUSE | FOR LEASE

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MARKET ACCESS AND INFRASTRUCTURE



Same Day Delivery

	Miles	Minutes
Harrisburg, PA	24	31
Baltimore, MD	74	83
Wilmington, DE	85	90
Allentown, PA	87	95
Philadelphia, PA	93	99
New York City, NY	176	173



Ports

Port of Baltimore	74	85
Port of Wilmington	85	102
Port of Philadelphia	98	105
Port of Newark / Elizabeth	177	161



Airports

Harrisburg Intl.	18	19
Newark Liberty Intl.	99	96
Philadelphia Intl.	106	97
Baltimore Washington Intl.	194	182



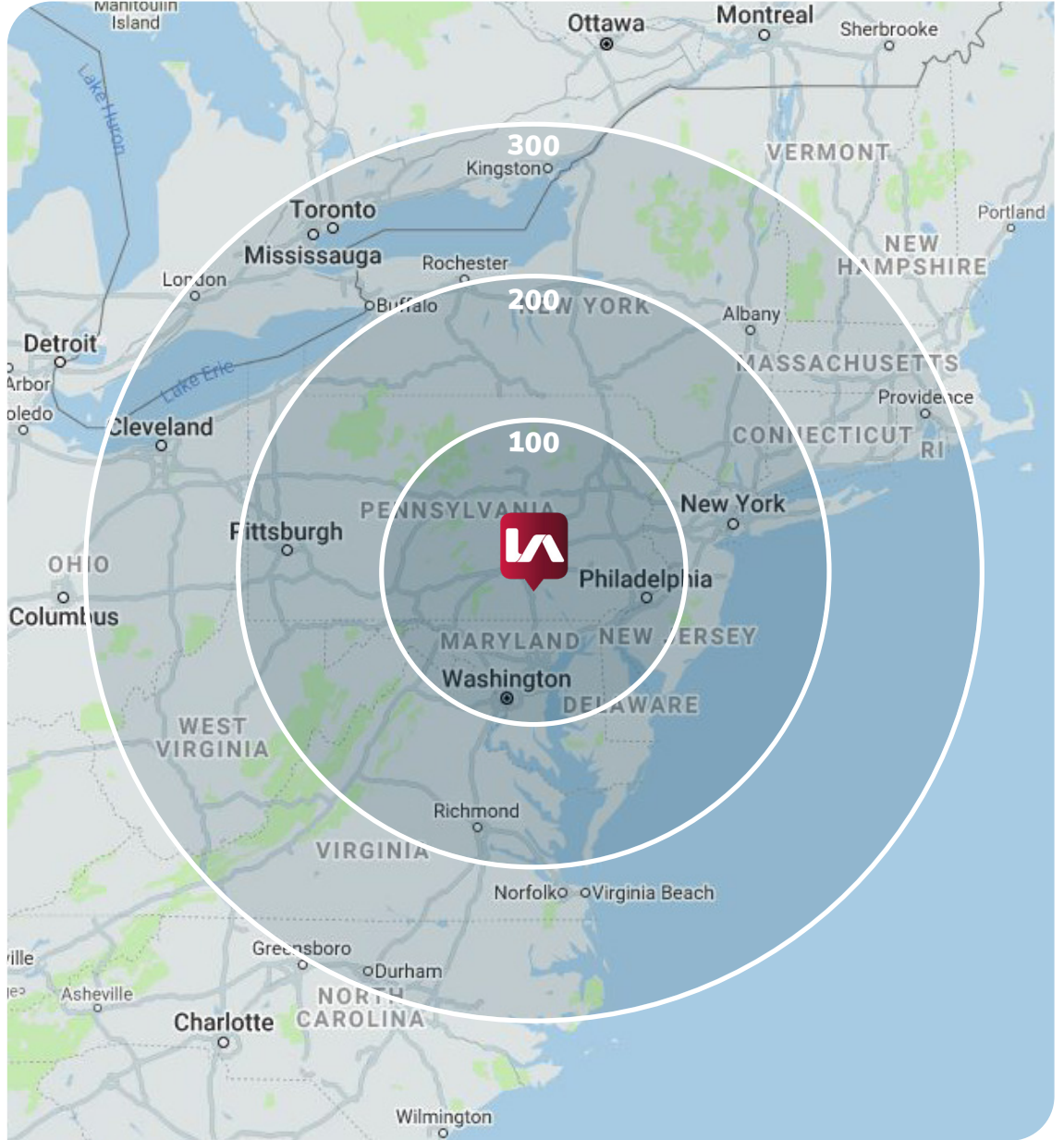
Parcel Facilities

UPS Middletown, PA	14	21
FedEx Middletown, PA	15	20
USPS Lancaster, PA	17	21
FedEx Lewisberry, PA	28	34



Intermodal Yards

Norfolk Southern - Rutherford Harrisburg, PA	21	28
Norfolk Southern - Lucknow Harrisburg, PA	28	32
Norfolk Southern Reading, PA	49	52
CSX Intermodal Chambersburg, PA	78	89



Ownership Group:



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