



# INDUSTRIAL FLEX / IOS PROPERTY AVAILABLE

2350 RIVER ROAD | MIDDLETOWN, PA



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(717) 731.1990









### OFFERING SUMMARY

Available SF	20,000 SF
Lease Rate	\$8.95 /SF (NNN)
Sale Price	Subject to Offer
Building Size	20,000 SF
Lot Size	5.3 Acres
Submarket	Harrisburg East
Municipality	Londonderry Twp
Zoning	Commercial
County	Dauphin

### PROPERTY HIGHLIGHTS

- Turn-key 20,000 SF industrial flex / IOS facility available for sale or lease in Middletown, PA
- Excellent site location along River Rd ( **441** ) just 0.5 miles from entrance to Three Mile Island Nuclear Generating Station- tapped by Microsoft to exclusively provide energy for AI data centers.
- Property features:
  - 2,500 SF finished office space and 17,500 SF warehouse
  - Large 5.3 acre lot with ample drop lot parking or opportunity for fenced outdoor storage
  - Three (3) dock doors & one (1) drive-in door
  - 16' clear ceiling height
- Quick access to    

### PROPERTY DETAILS

Property Address	2350 River Rd Middletown, PA 17057
Property Type	Industrial Flex / IOS
Property Size	20,000 SF
Office Space	2,500 SF
Warehouse Space	17,500 SF
Tenancy	Single
Lot Size	5.3 Acres
Year Built	2006
Clear Ceiling Height	16'
Drive In Doors	1
Dock Doors	5
Car Parking	16 spaces
Trailer Parking	18 stalls (expandable)
Construction	Steel
Roof	Standing Seam
Outdoor Storage	Yes
Submarket	Harrisburg East
County	Dauphin
Municipality	Londonderry Twp
Zoning	Commercial
Taxes	\$19,054 (2024)
APN	34-022-034 34-022-035 34-022-039

### PROPERTY DESCRIPTION

The property consists of a 20,000 SF industrial flex facility on 5.3 acres. The industrial space offers steel construction, standing seam roof, 2,500 SF office space and approximately 17,500 SF of warehouse space, one (1) drive in door, five (5) dock doors, 16' ceiling heights, and infrastructure for a variety of light industrial uses. The over-sized 5.3 acre site offers ample space for outdoor storage / trailer drop lot, or additional parking. The property is located along PA-441 just 0.5 miles from the entrance to Three Mile Island nuclear generation station, which plans have been announced will be reopened to provide power exclusively to Microsoft for AI data centers for decades to come.



### Microsoft data centers drive plan to restart Three Mile Island nuclear plant

More industrial property used for AI prompts added consideration of alternative energy, analysts say



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MIDDLETOWN, PA

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AERIAL



LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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PARCEL AERIAL



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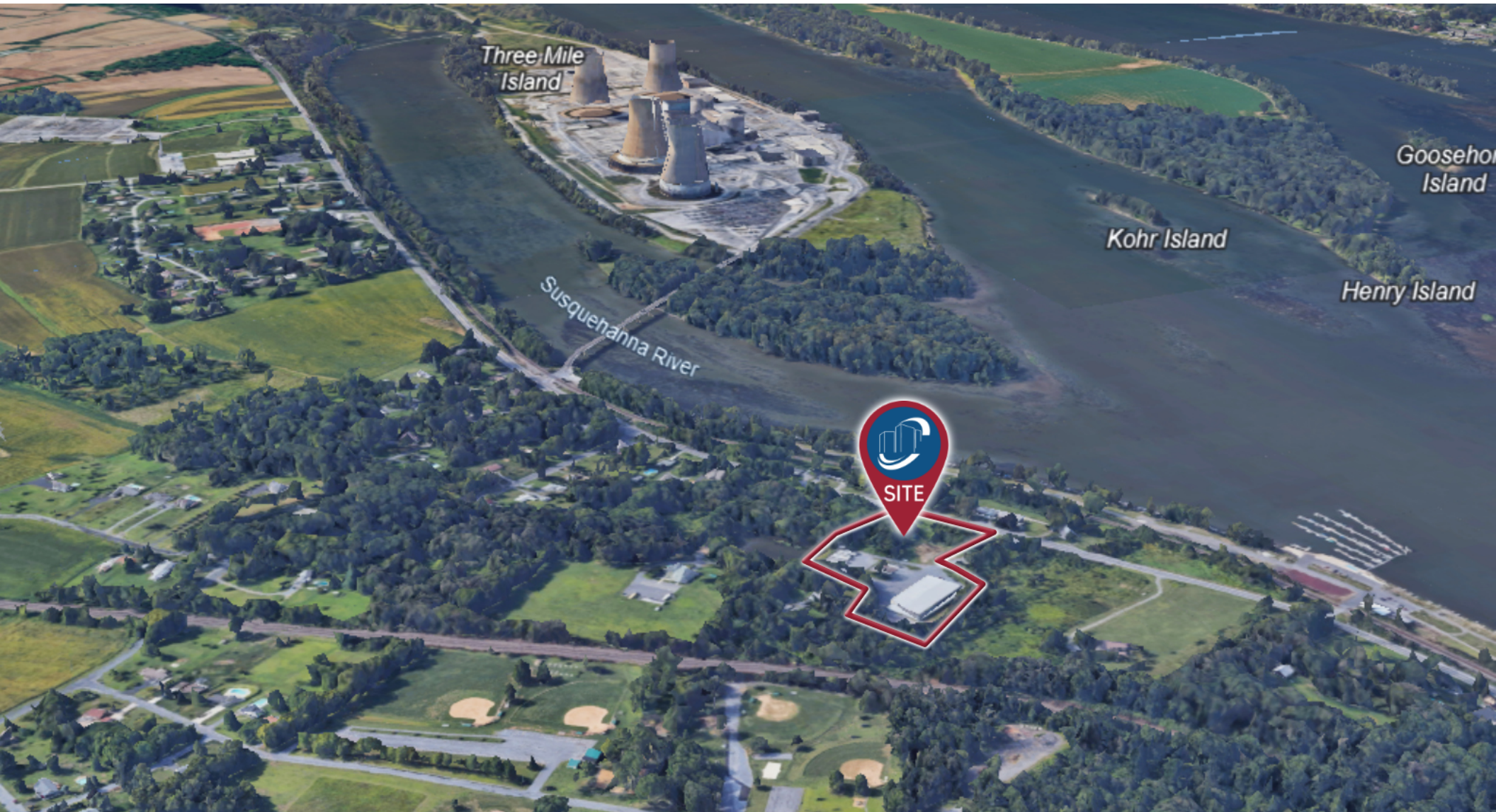
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### LOCATION MAP





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OUTDOOR STORAGE



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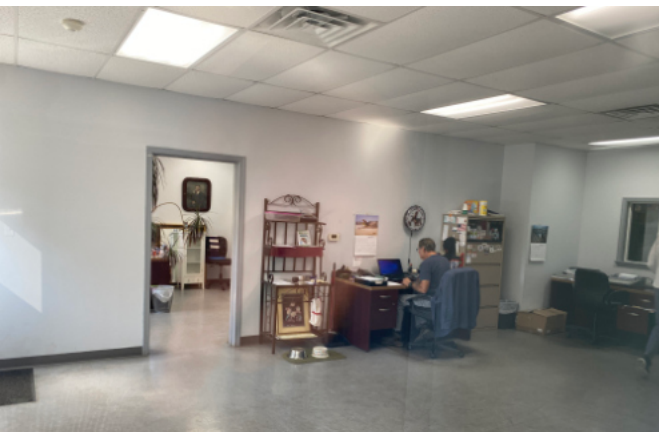
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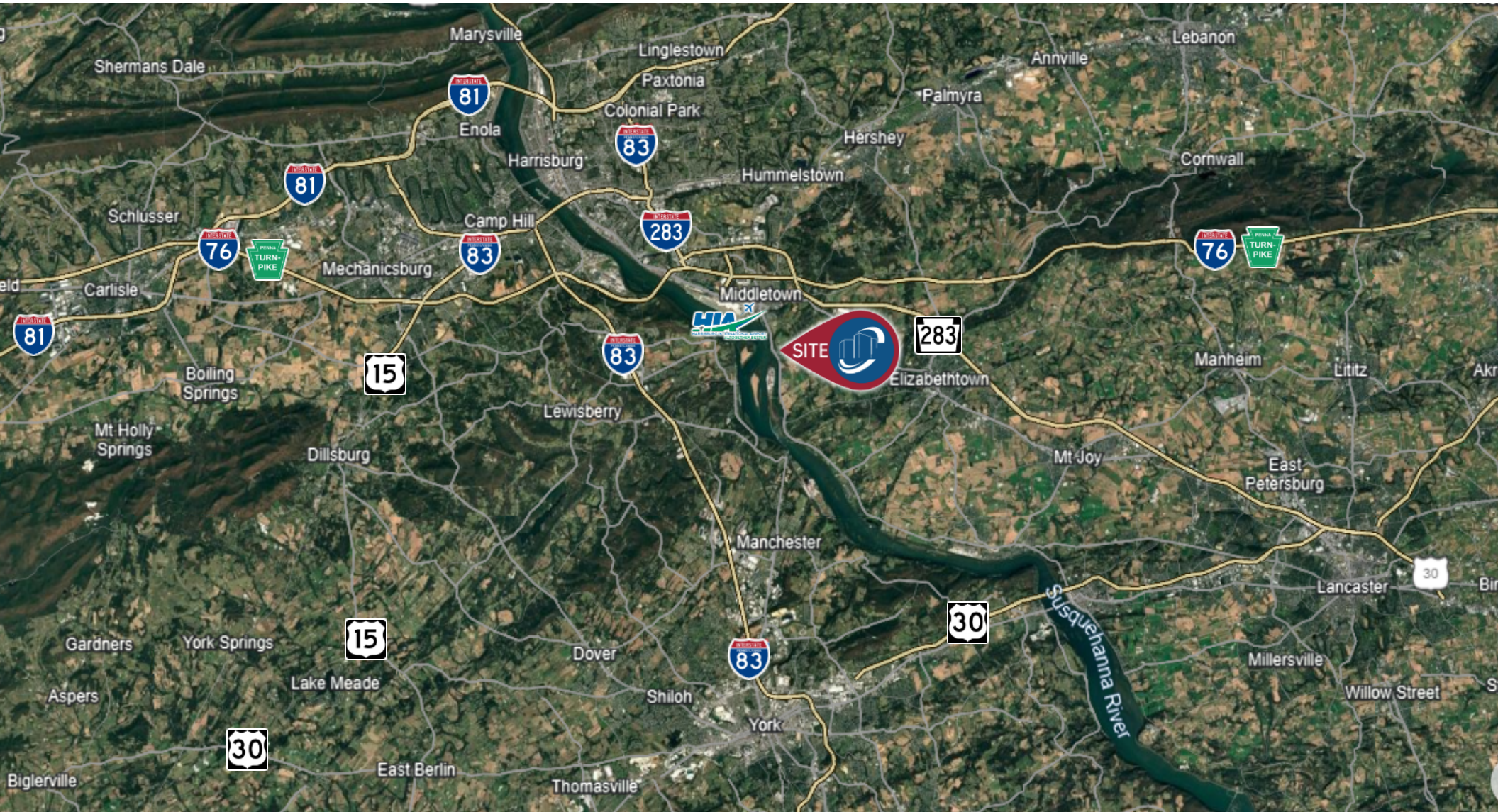
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**INTERIOR PHOTOS**





### REGIONAL AERIAL

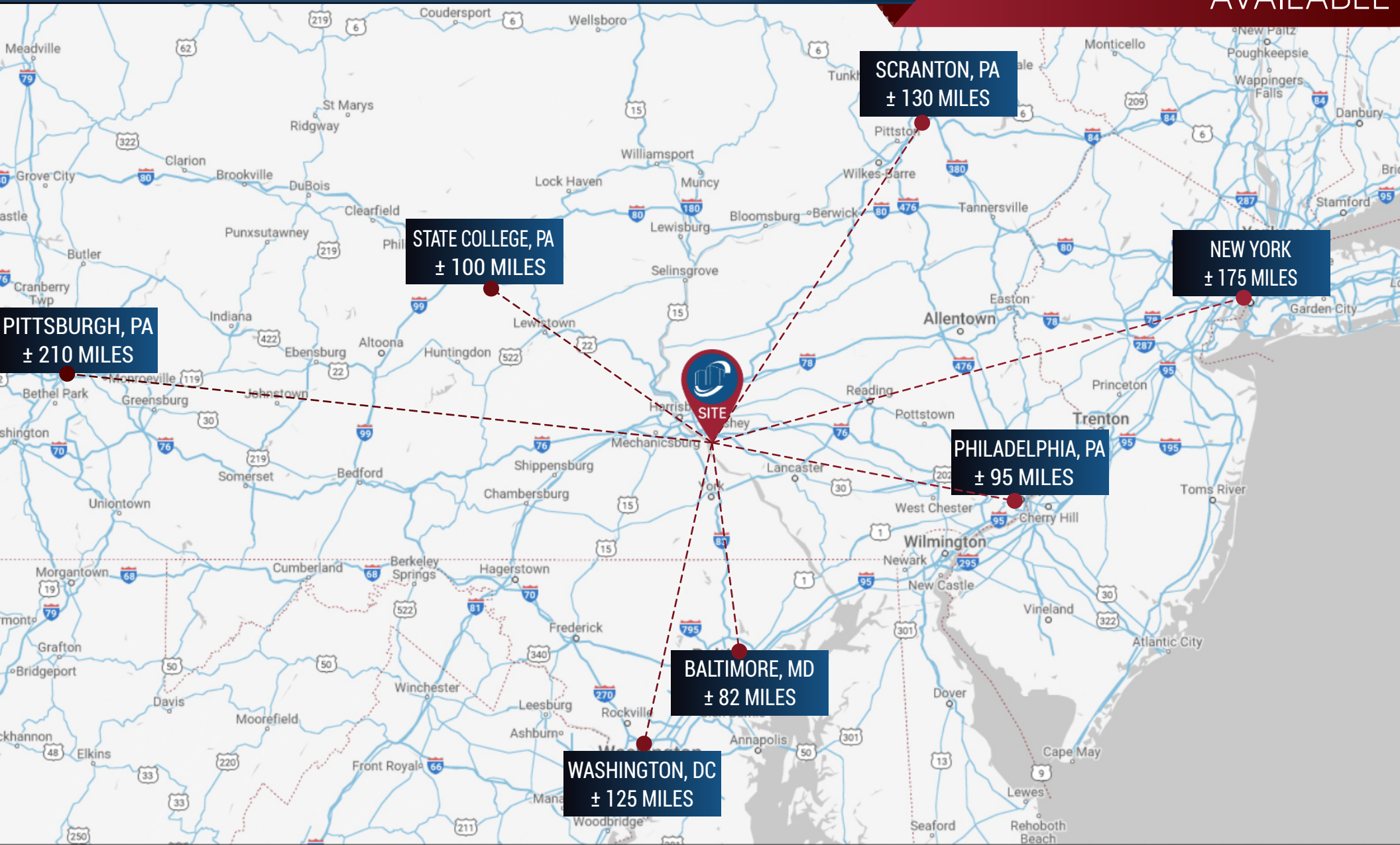


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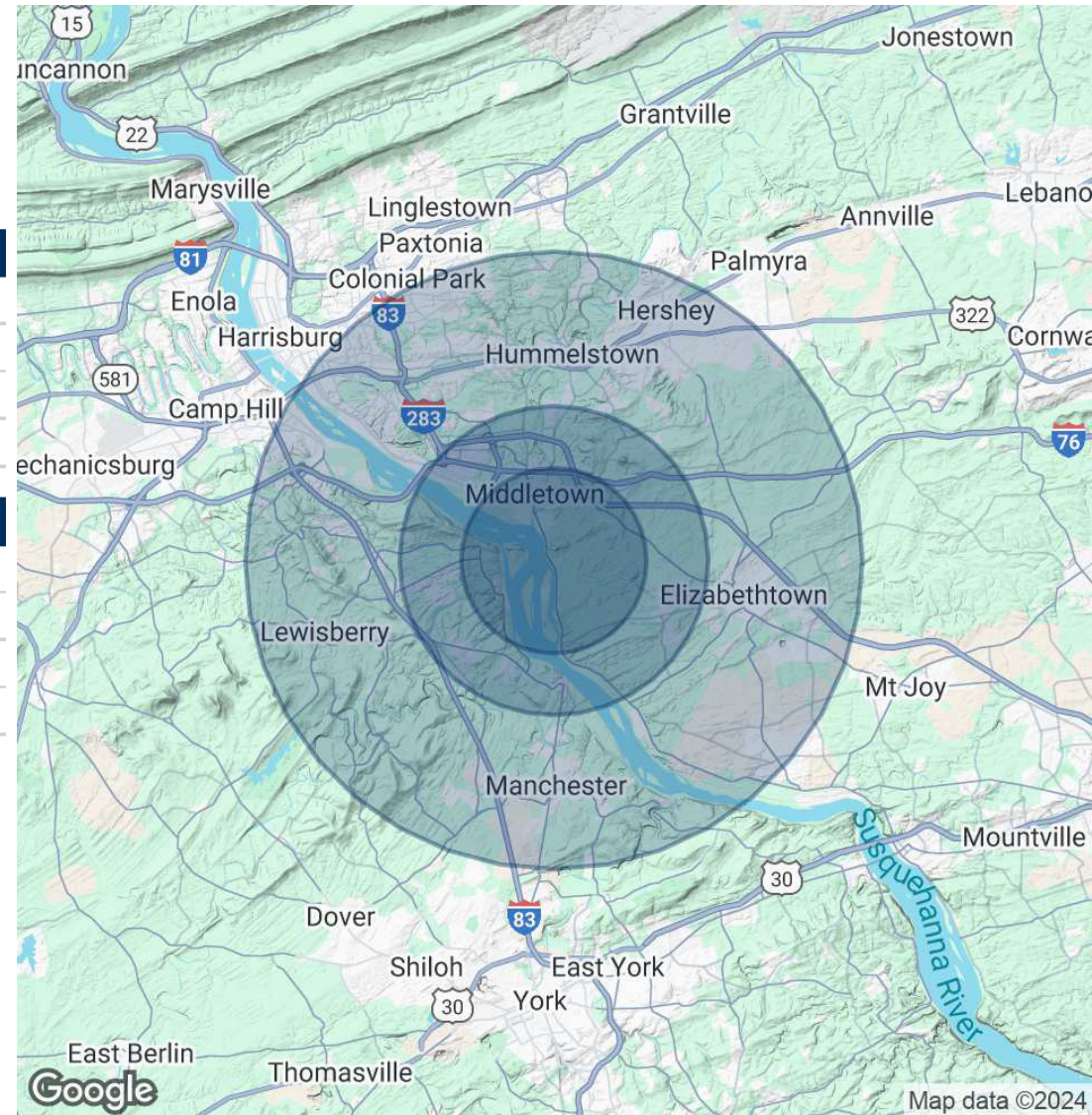
**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



### DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,562	46,864	279,871
Average age	40	41	41
Average age (Male)	39	40	40
Average age (Female)	41	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	6,763	18,554	110,438
# of persons per HH	2.4	2.5	2.5
Average HH income	\$83,782	\$96,396	\$102,978
Average house value	\$208,226	\$234,191	\$278,829





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