



FLEX WAREHOUSE SPACE AVAILABLE

TURNPIKE INDUSTRIAL PARK
2780 COMMERCE DR | MIDDLETOWN, PA 17057



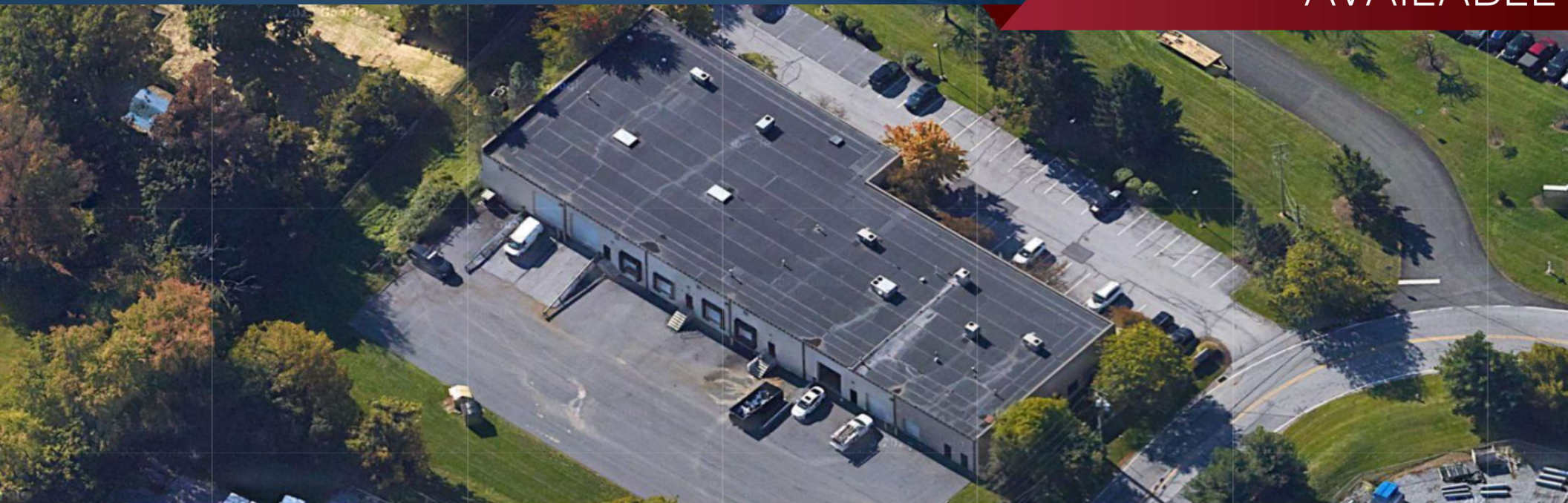
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(717) 731.1990





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OFFERING SUMMARY

Available SF	12,142 SF
Lease Rate	Subject to Guidance
OPEX	\$3.95 /SF (2026 est)
Building Size	21,600 SF
Lot Size	2.06 Acres
Building Type	Industrial Flex
Business Park	Turnpike Industrial Park
Municipality	Lower Swatara Twp
Zoning	Industrial Park
Corridor	I-283 / I-76 PA Turnpike

PROPERTY HIGHLIGHTS

- Flex warehouse available for lease in the highly desirable Turnpike Industrial Park.
- The clean, professional space offers:
 - 3 dock doors and 2 drive-in doors, and 2,356 SF office.
- Excellent location just off   with quick access to    &  intermodal.
- Well-capitalized, institutional ownership/management.
- Access to the area's abundant blue collar labor force.
- Corporate neighbors in Turnpike Industrial Park include Mack Trucks Remanufacturing, PA Turnpike Commission, Spectra Energy Corporation, OPTIMA, Allied Crawford Steel, Agco Parts Division, Pilot Freights Services, BDP International, Midwest Food Bank, and Scholastic Book Fairs Distribution.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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SPACE DETAILS

Property Type	Industrial Flex Warehouse
Building Size	21,600 SF
Lot Size	2.06 Acres
Tenancy	Multi
Available Space	12,142 SF
Office Size	2,356 SF
Dock Doors	3
Drive-in Doors	2
Ceiling Height	17'2" - 19'2"
Column Spacing	40' x 40'
Year Built/Renovated	1989
Parking	14 car spaces
Sprinkler	Yes (wet)
Climate Controlled	Yes
Power	Heavy
HVAC	Gas
Water/Sewer	Public
Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Swatara Twp
Zoning	Industrial Park
Corridor	I-283 / I-76 PA Turnpike
APN	36-007-077

PROPERTY HIGHLIGHTS

Located within the highly desirable Turnpike Industrial Park, this 12,142-square-foot flex warehouse offers a clean, professional setting well suited for distribution, light manufacturing, service, or other industrial users. The available space includes approximately 2,356 square feet of finished office area, three dock-high doors, two drive-in doors, climate-controlled warehouse space, heavy power, wet sprinkler coverage, and clear heights ranging from 17'2" to 19'2". Efficient 40' x 40' column spacing further supports a variety of operational layouts and storage configurations. The property also benefits from well-capitalized institutional ownership and professional management, Industrial Park zoning, and access to the region's abundant blue-collar labor force. Strategically located just off I-283 and the Pennsylvania Turnpike, the property provides quick connections to I-83, I-81, Harrisburg International Airport, and the Norfolk Southern intermodal yard. Its location among numerous established industrial and distribution companies further reinforces Turnpike Industrial Park as one of the Harrisburg East submarket's premier business locations.

AVAILABLE SPACE

LEASE INFORMATION			
Suite	Available SF	Lease Rate	OPEX
300	12,142 SF	Subject to Guidance	\$3.95 PSF (2026 est)

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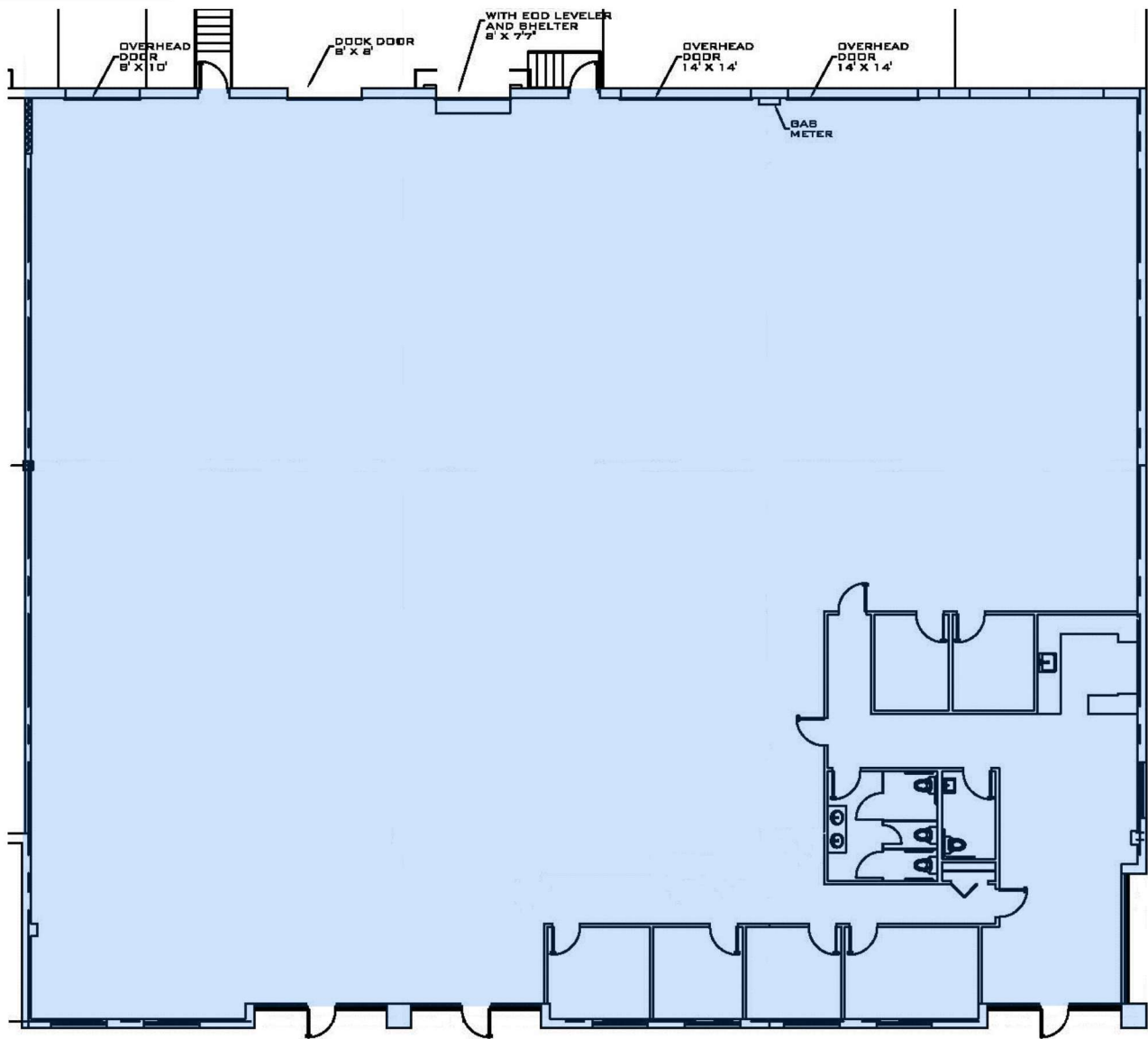
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FLOORPLAN



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TRADE AERIAL

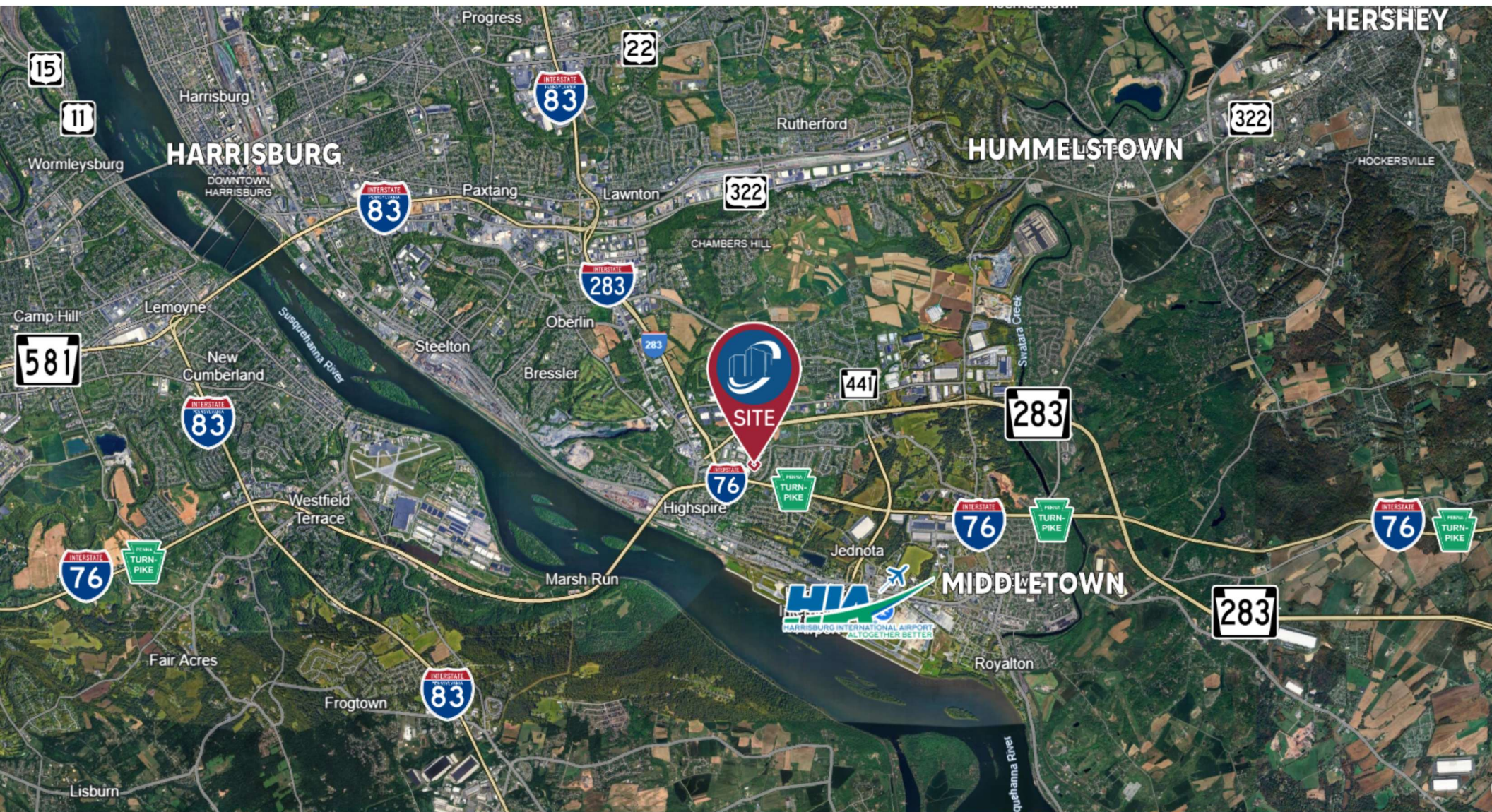




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**FLEX WAREHOUSE SPACE
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LOCATION MAP



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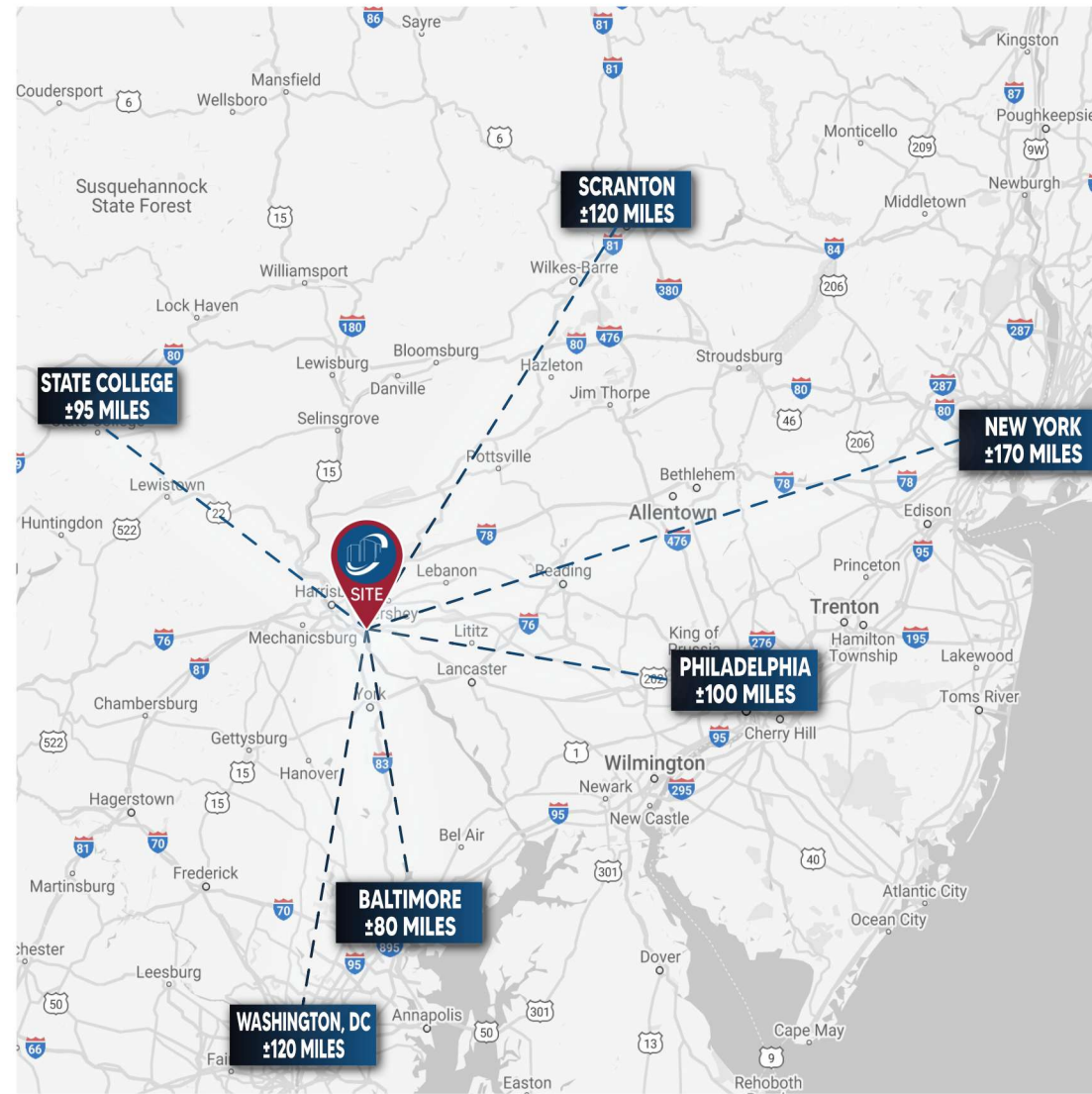
AREA OVERVIEW

DAUPHIN COUNTY is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of TE Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.





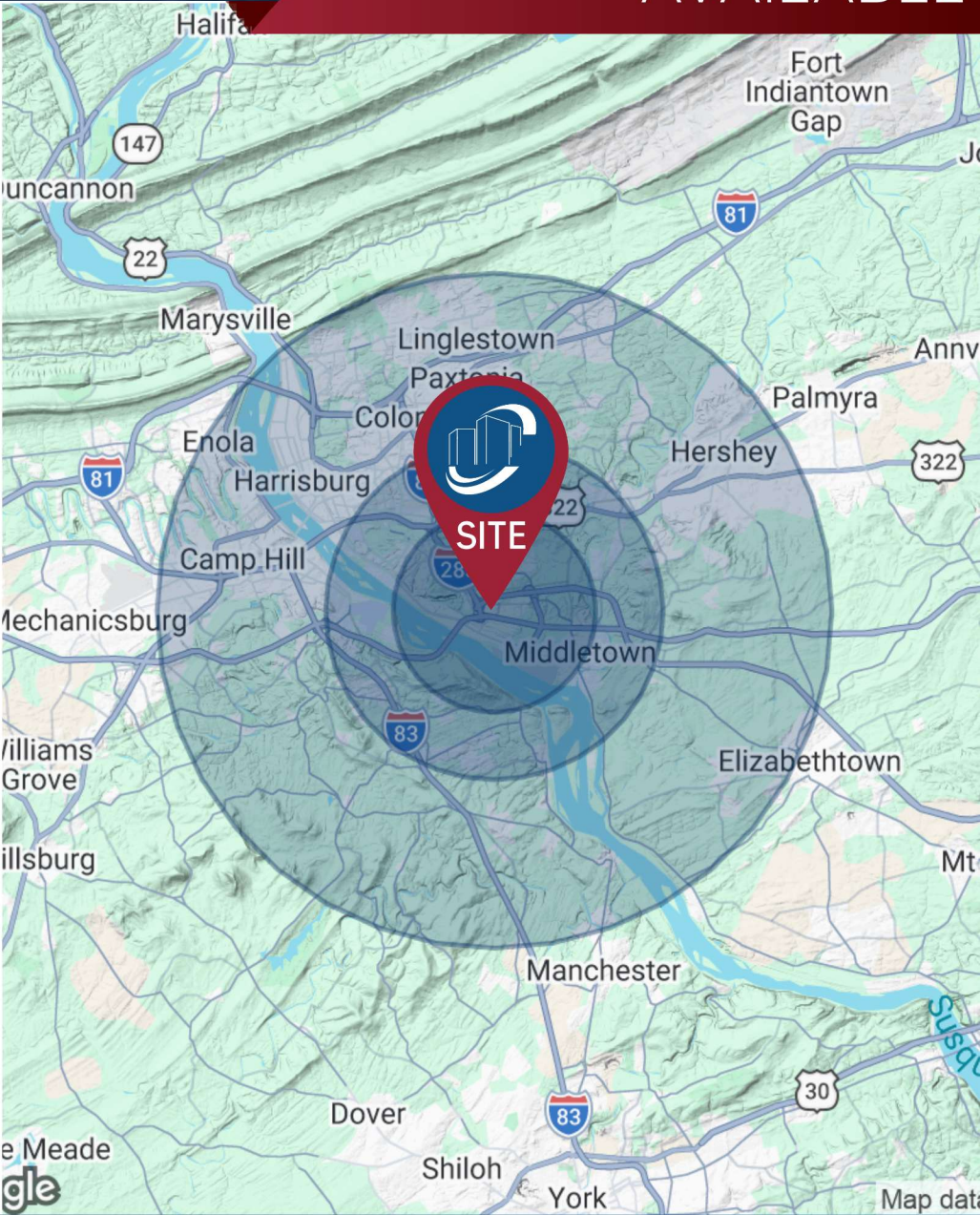
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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,321	106,549	361,237
Average Age	41.3	39.8	40.0
Average Age (Male)	40.8	38.2	38.5
Average Age (Female)	40.9	41.2	41.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,836	44,443	149,758
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$94,151	\$95,577	\$102,030
Average House Value	\$203,756	\$227,460	\$258,534



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



INDUSTRIAL FLEX SPACE AVAILABLE

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