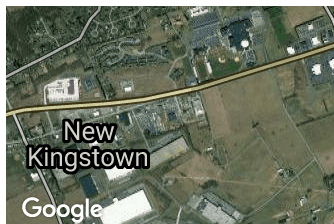


STAND ALONE INDUSTRIAL BUILDING AVAILABLE

# 1 TAYLOR BLVD

1 TAYLOR BLVD, MECHANICSBURG, PENNSYLVANIA 17050



MECHANICSBURG, PENNSYLVANIA



## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

|                        |                                  |
|------------------------|----------------------------------|
| Lease Price:           | \$9.95/PSF NNN                   |
| Operating Expenses:    | \$1.75 PSF                       |
| Ceiling Height:        | 18'                              |
| County:                | Cumberland                       |
| Township:              | Silver Spring                    |
| Tax ID:                | 38-19-1619-011B                  |
| Lot Size:              | 5.15 Acres                       |
| Building Size:         | 30,000 SF                        |
| Office Space:          | 3,000 SF                         |
| Docks/Drive-In Doors:  | Three (3) / One (1) (expandable) |
| Sprinkler:             | Yes (wet)                        |
| Route Vehicle Parking: | On Site                          |
| Signage:               | Available                        |

### PROPERTY OVERVIEW

Excellent opportunity to lease a rare 30,000 SF stand alone warehouse property situated in Mechanicsburg on approximately 5.15 acres. Three (3) docks (expandable) with deep truck court. Quick access to Rt. 11, I-76, and I-81 via Rt. 581 Capitol Beltway. Very functional facility for any rental company, contractor supplier, equipment service provider, or distribution operation. Abundant parking with designated exterior storage yard for raw materials or finished product. Heavy I-3 Industrial Zoning. Immediate central access to dense population demographic.

### PROPERTY HIGHLIGHTS

- Convenient visibility along heavily traveled commercial corridor.
- Excellent proximity to regional highway network.
- Recently relamped warehouse to T-5 fluorescent fixtures.
- Industrial Zoning provides flexibility for a variety of uses.
- Ideal facility for distributors, wholesale and supply uses.
- Employee parking: +/- 25 spaces.
- Well located along Rt. 11 Carlisle Pike for quick access to Harrisburg, PA, CBD.
- High quality dense labor pool within (3) miles of property.
- Corporate neighbors include Groff Tractor Supply, All Pro Trailer, NAPA Auto Parts, Chewy.com, Amazon, Valk Manufacturing, and Keen Transport

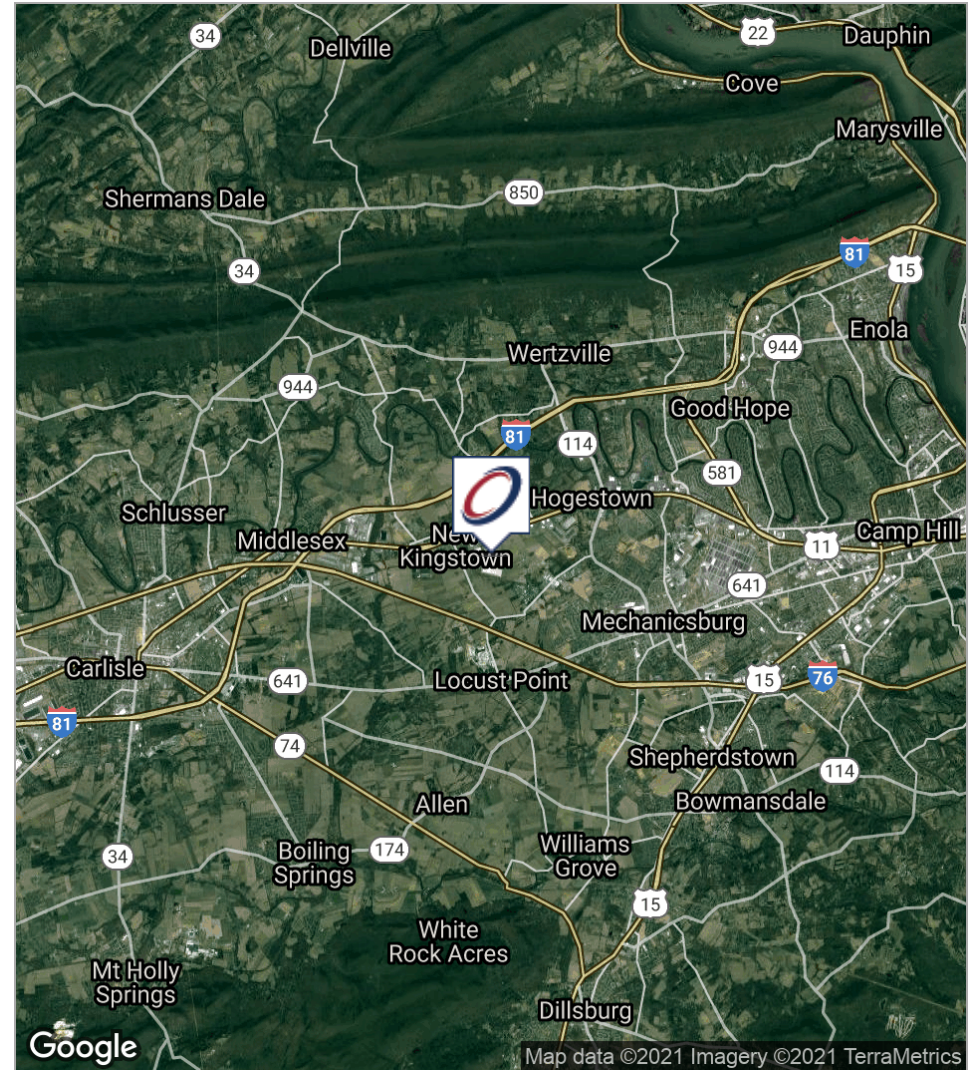
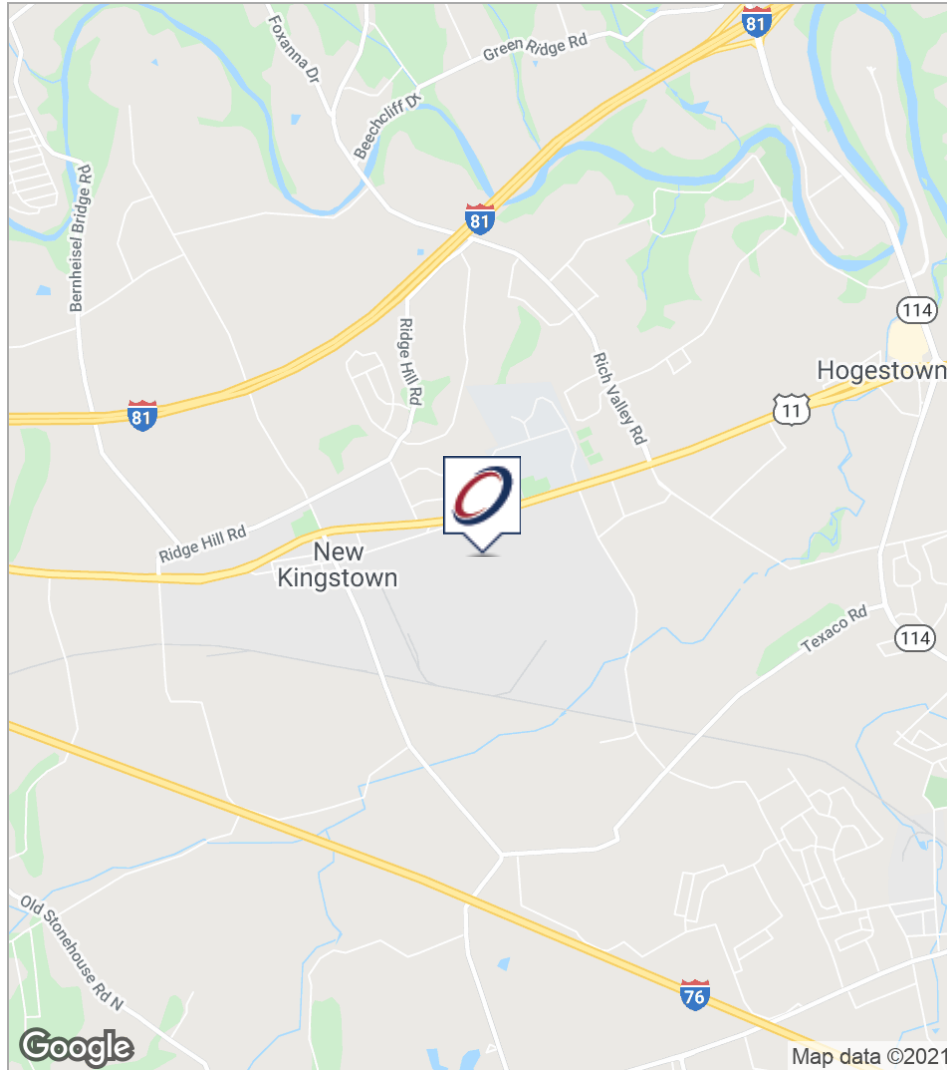


Jason Grace, CCIM, SIOR  
CEO & Managing Principal  
717.731.1990  
jgrace@landmarkcr.com

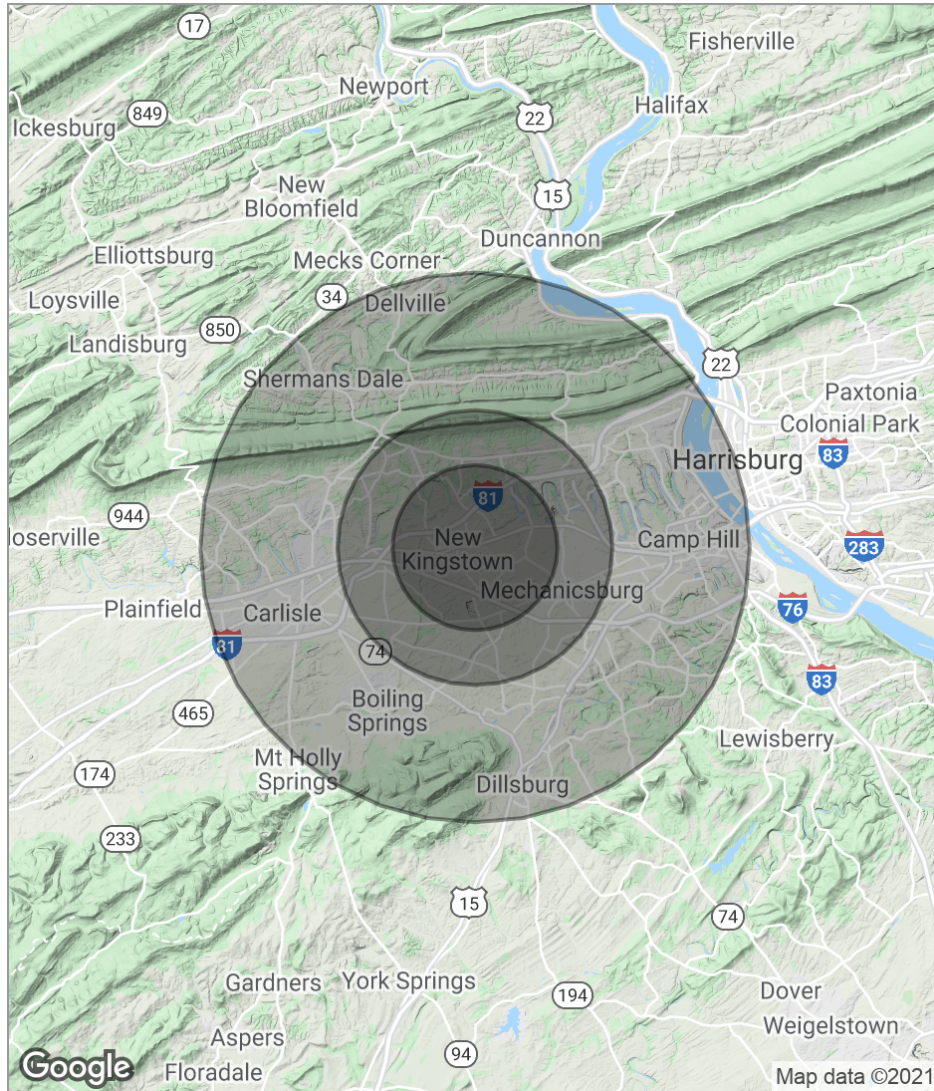
## ADDITIONAL PHOTOS



## LOCATION MAPS



## DEMOGRAPHICS MAP



|                            | 3 Miles   | 5 Miles   | 10 Miles  |
|----------------------------|-----------|-----------|-----------|
| <b>Total Population</b>    | 12,012    | 38,575    | 198,607   |
| <b>Population Density</b>  | 425       | 491       | 632       |
| <b>Median Age</b>          | 42.7      | 41.8      | 41.0      |
| <b>Median Age (Male)</b>   | 40.7      | 40.3      | 39.9      |
| <b>Median Age (Female)</b> | 44.4      | 43.5      | 42.0      |
| <b>Total Households</b>    | 4,871     | 16,445    | 81,228    |
| <b># of Persons Per HH</b> | 2.5       | 2.3       | 2.4       |
| <b>Average HH Income</b>   | \$88,079  | \$79,614  | \$78,548  |
| <b>Average House Value</b> | \$155,420 | \$173,304 | \$195,919 |



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

LANDMARKCR.com