



Carlisle Pike

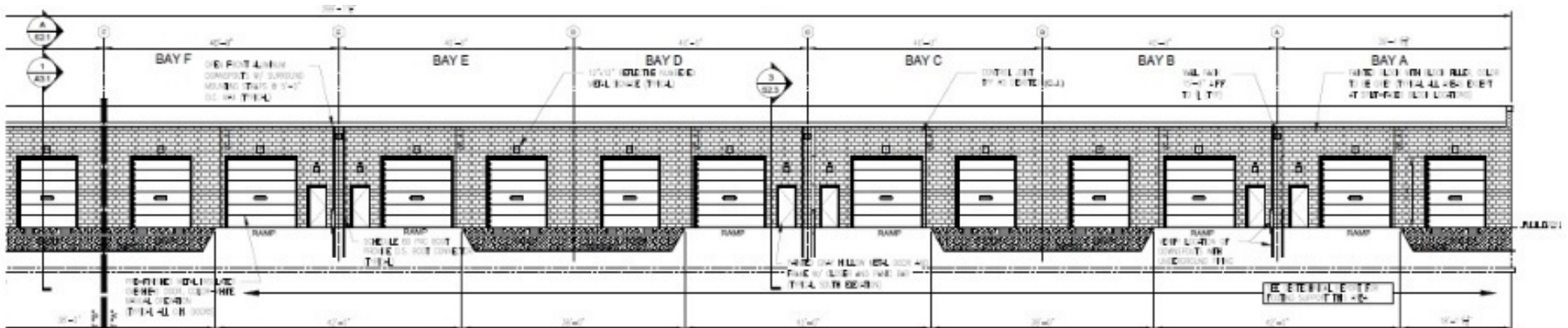
Louis Parkway

Appalachian Drive

**MICHAEL CURRAN**  
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## BUILD-TO-SUIT FLEX/WAREHOUSE

- Outstanding access to I-81, just 1 mile from exit 52
- Great flexibility – building can accommodate tenants of various sizes
- Lots of nearby amenities including restaurants, hotels, truck stops, etc.
- Available Summer 2021

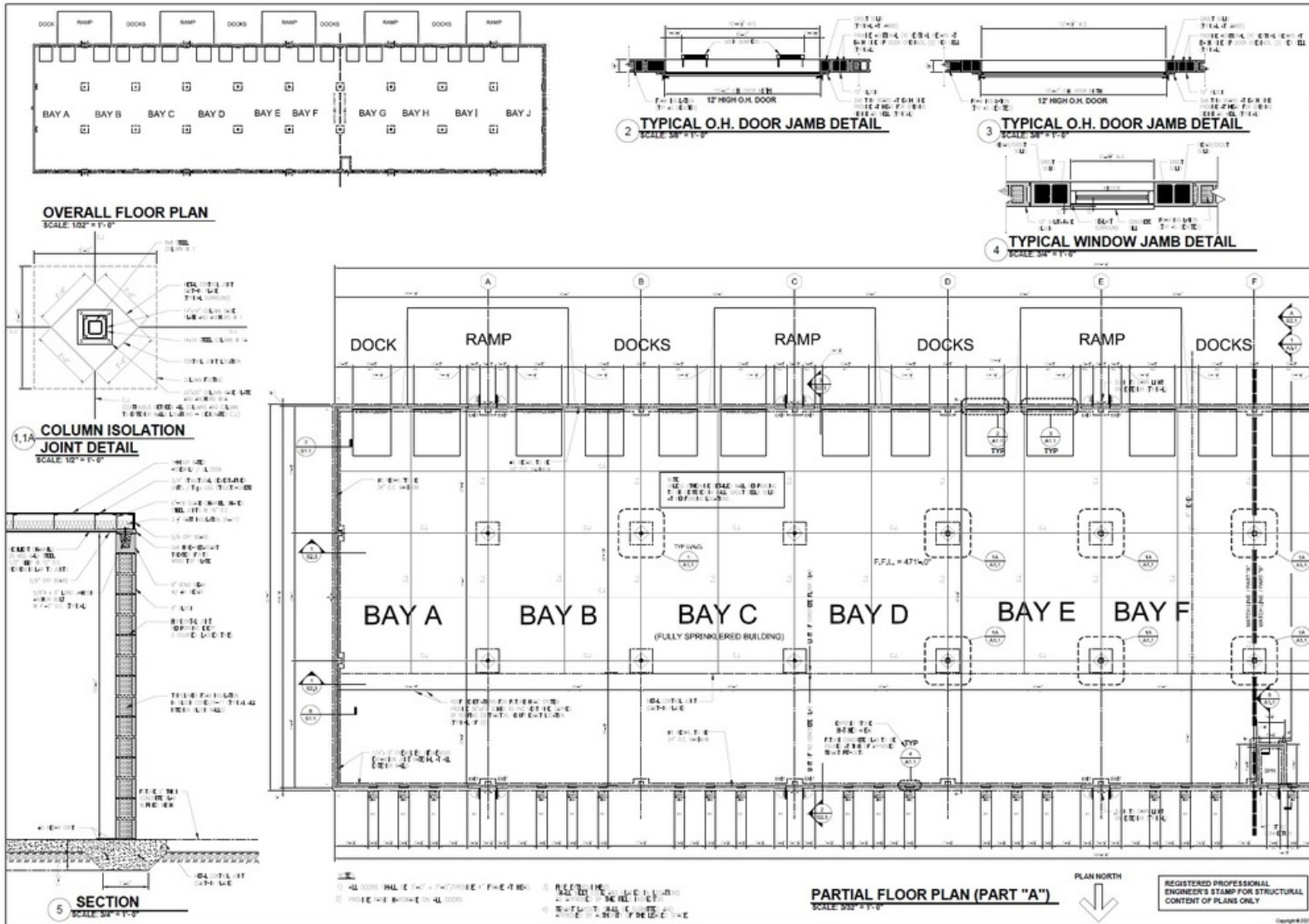
## OFFERING SUMMARY

Lease Price:	\$12.50/NNN Office Space \$6.95/NNN Flex/Warehouse
Square Foot:	Up to 40,000
Docks:	10 (1/10,000 SF)
Drive In Doors:	10 (1/10,000 SF)
Township/County:	Silver Spring / Cumberland
Signage:	Available along Rt. 11
Zoning:	Light Industrial - I1
APN:	38-07-0463-022 38-07-0463-005

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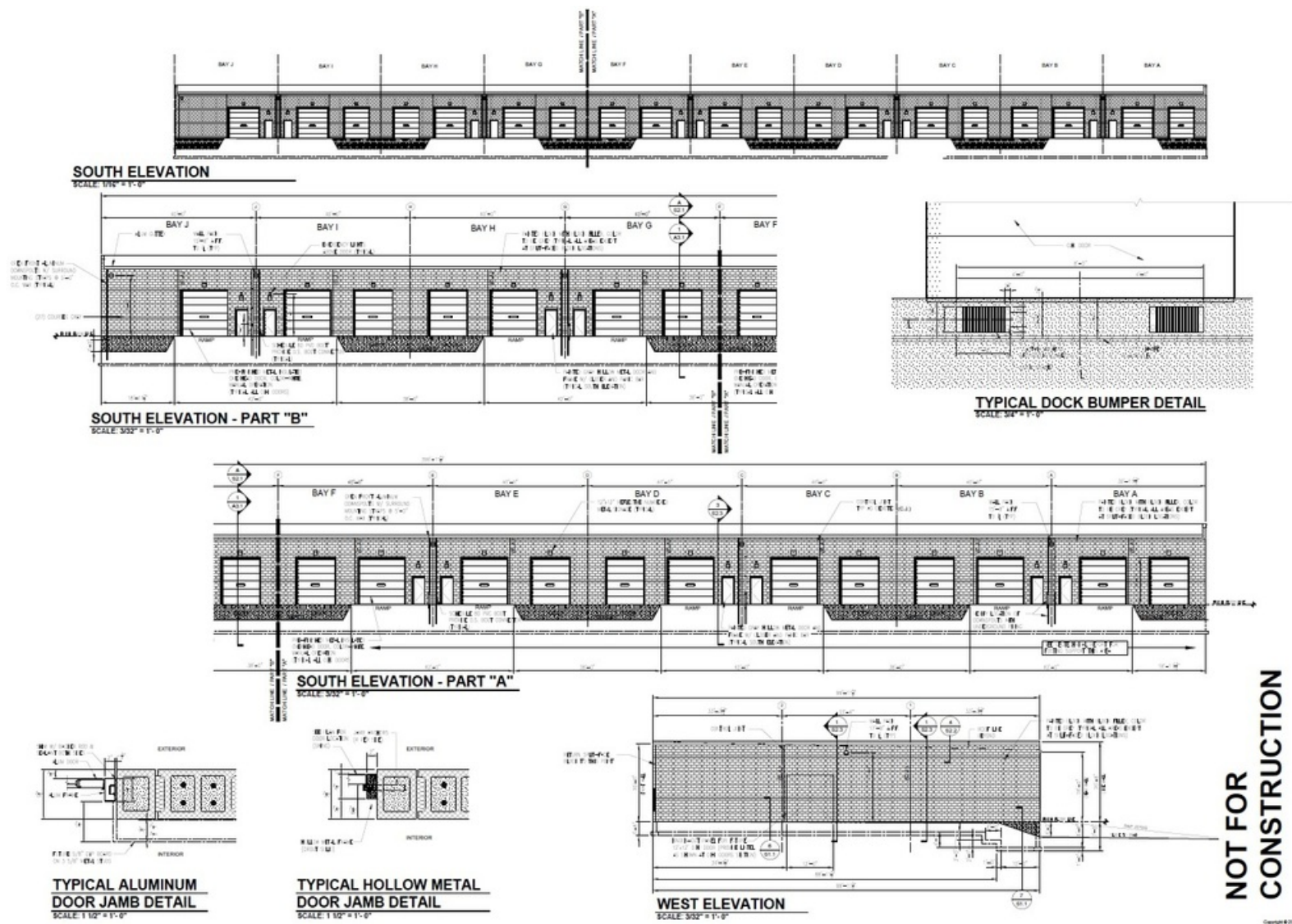
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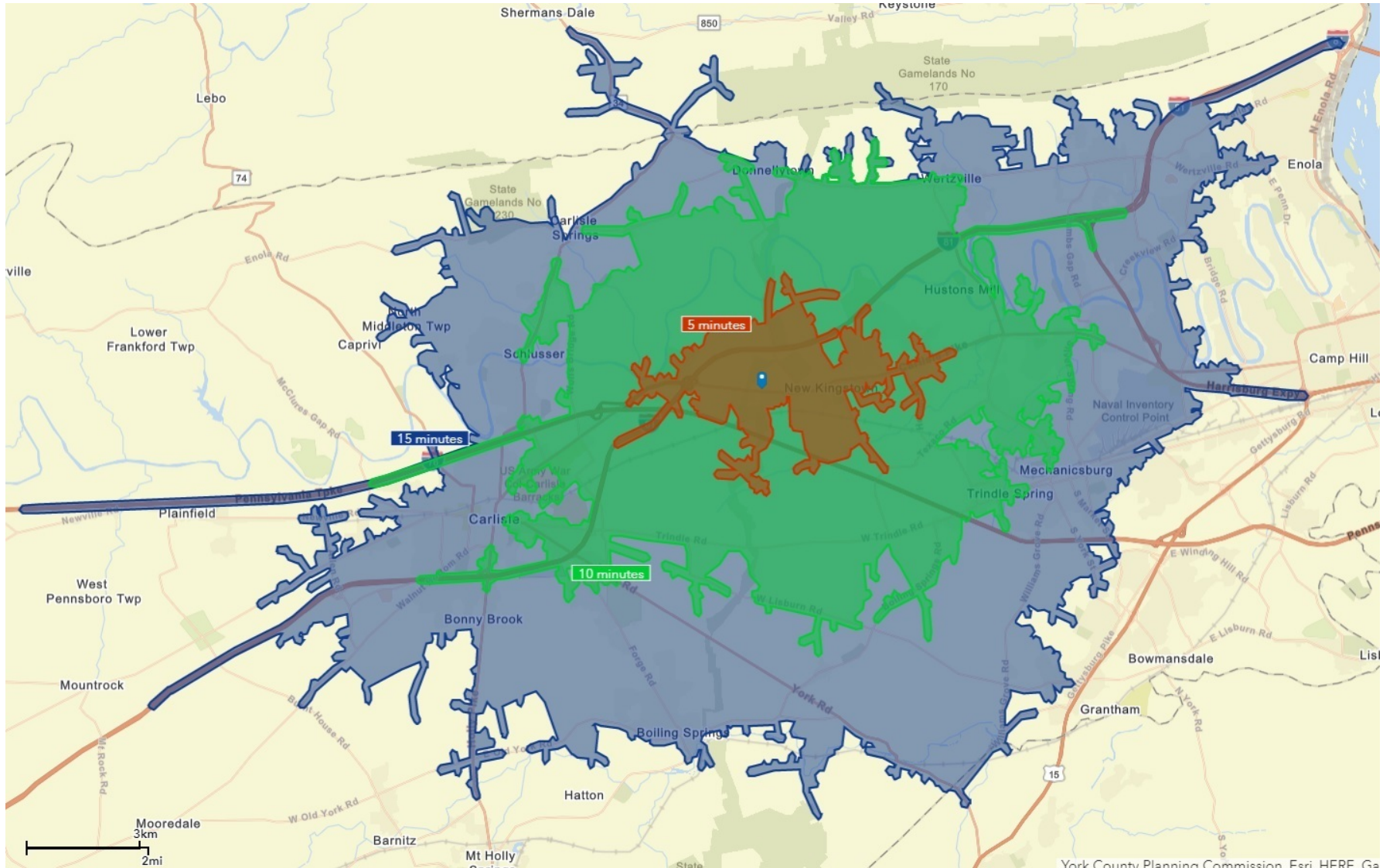


**NOT FOR CONSTRUCTION**

George #301

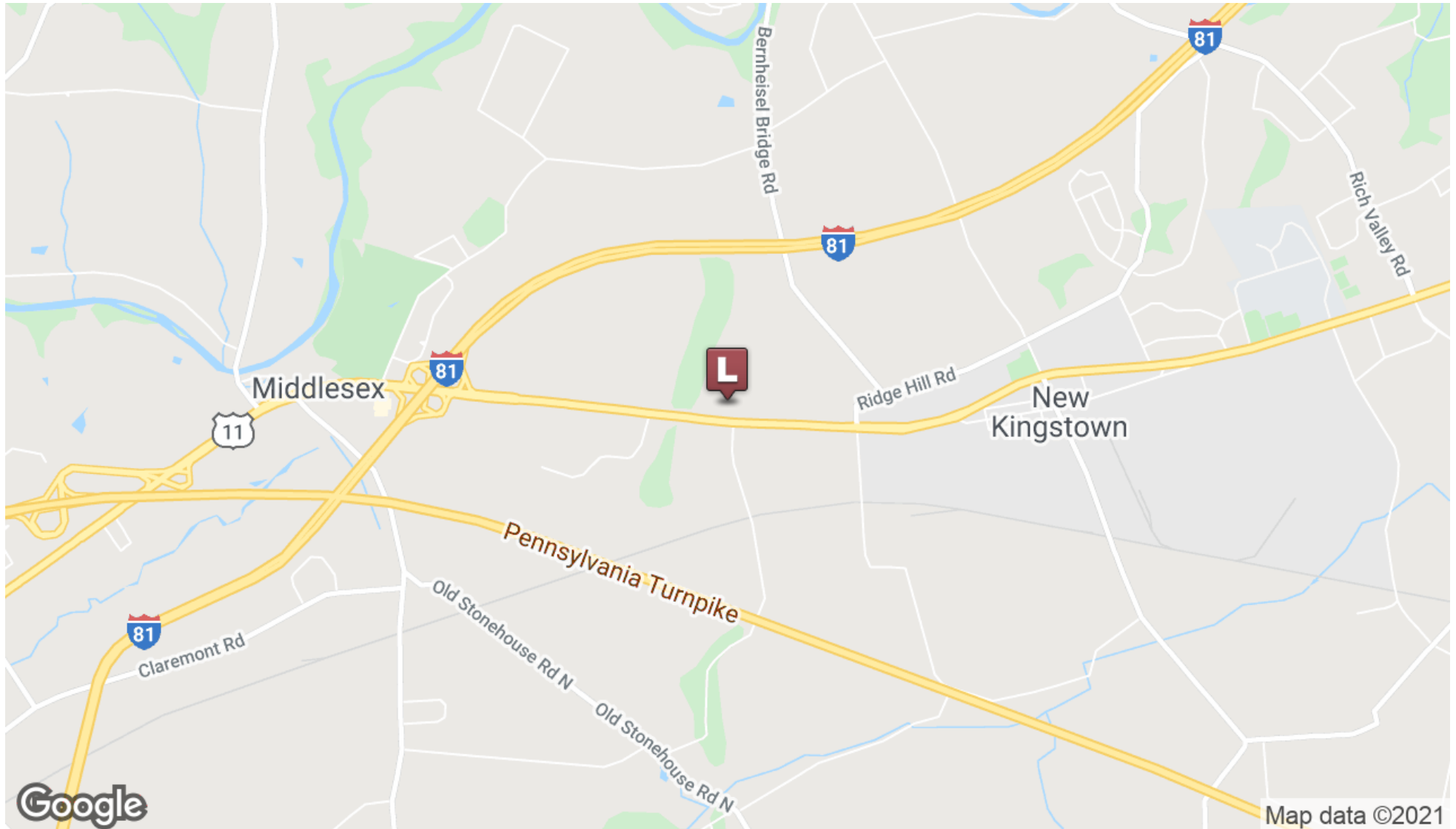
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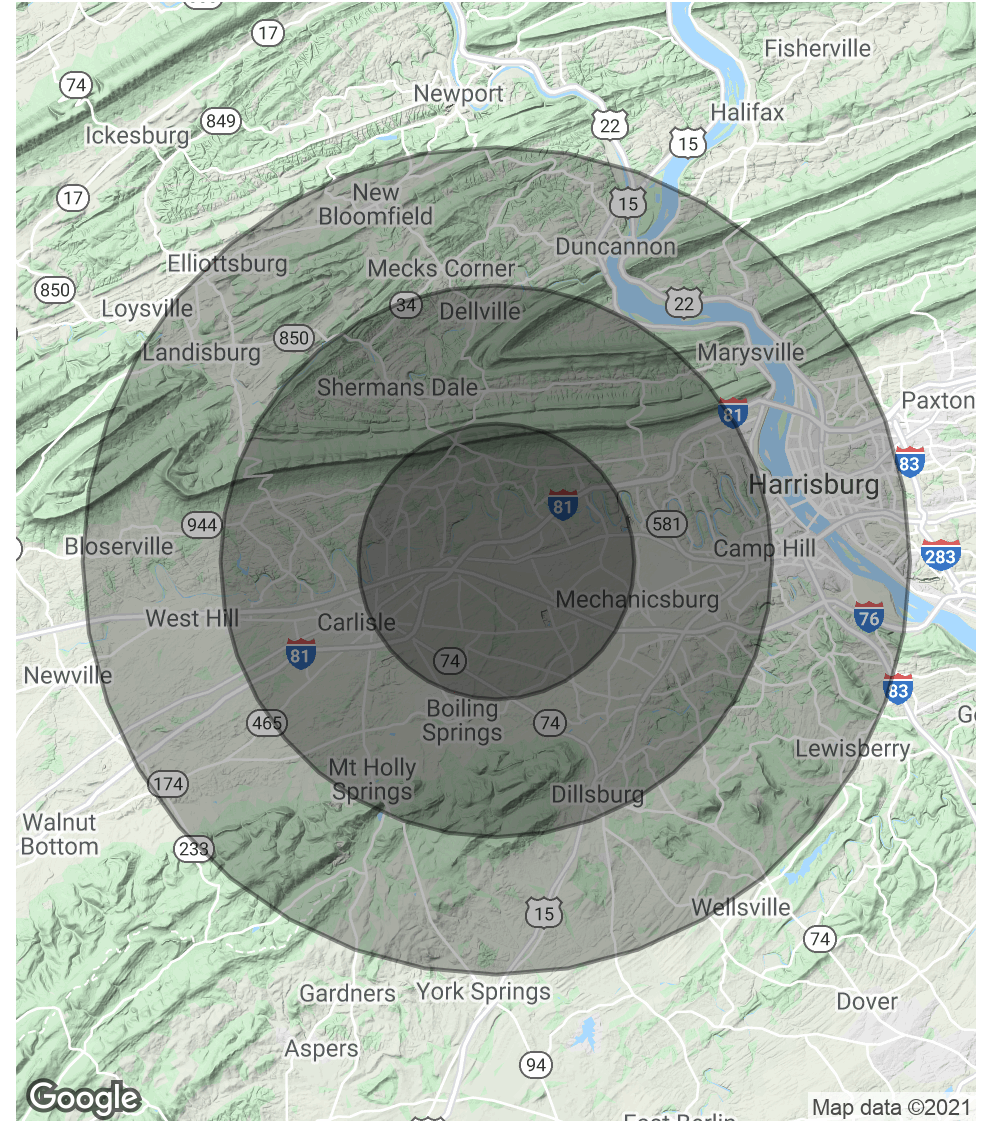
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	28,574	164,441	322,040
Average age	43.6	41.1	40.6
Average age (Male)	42.6	40.3	39.5
Average age (Female)	44.6	42.2	41.5

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	11,604	67,776	131,753
# of persons per HH	2.5	2.4	2.4
Average HH income	\$80,869	\$76,761	\$73,791
Average house value	\$155,359	\$192,089	\$193,534

\* Demographic data derived from 2010 US Census



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