



Multi-Unit ISF · IOS

FACILITY IN CARLISLE FOR LEASE

1765 W TRINDLE ROAD, CARLISLE, PA

1765 W TRINDLE ROAD · CARLISLE, PA 17015

MULTI-UNIT IOS/ISF PROPERTY

FOR LEASE



OFFERING SUMMARY

Building Size	Building 1: 15,846 SF Building 2: 6,973 SF
Lease Price	\$12.00-\$15.00 per SF/yr
Lease Type	NNN
CAM	TBD
Zoning	I-1 - Industrial
Municipality	South Middleton Township
County	Cumberland County

PROPERTY OVERVIEW

Turnkey 15,846 SF and 6,973 SF stand-alone industrial outdoor storage (IOS)/ industrial service facility (ISF) located in the Harrisburg West Submarket in Carlisle, Pennsylvania. The property sits on a generous 9.13-acre site offering ample parking, a large yard for outside storage and equipment, and a fully secure gated layout (see zoning for specific regulations). The owner is willing to subdivide the available space. Conveniently positioned just off I-81 with quick access to I-76, I-83, and Harrisburg International Airport.

Located in South Middleton Township and zoned I-1 Industrial Light District, the property benefits from strong visibility and a wide range of permitted uses. I-1 zoning allows for: retail, repair service, automobile sales/repair/service, hotel/motel, restaurants, convenience stores with gasoline sales, storage facilities, professional offices and services, and mini-storage/self-storage warehouses.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

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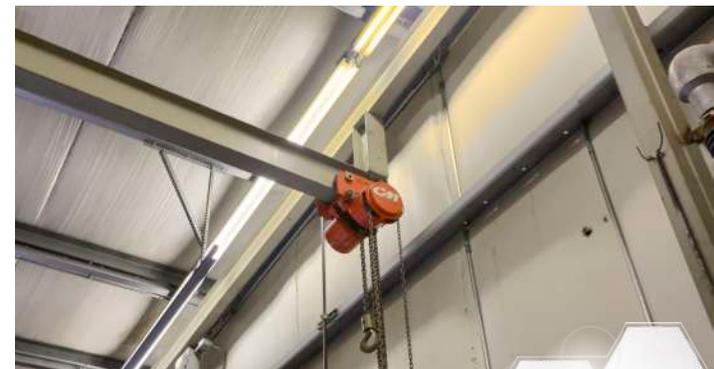
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BUILDING 1

Building Size	15,846 SF Warehouse Flex Space
Drive-In Doors	Five (5): 2 (12'x12') 3 (12'x14')
Dock Door	1 (8'x8')
Double Door	1 (6'x6'8")
Cranes	Two (2) existing
Ceilings	14'2"-21'4"



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BUILDING 2

Building Size	6,973 SF Warehouse Flex Space
Dock Door	1 (10'x10')
Ceilings	12'6"



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PROPERTY DETAILS

Number of Buildings	2
Building Size	Building 1: 15,846 SF Building 2: 6,973 SF
Lot Size	9.13 Ac
Building Class	B
Tenancy	Will Divide
Number of Floors	1
Restrooms	4
Parking	179 Surface Spaces
Year Built Renovated	1972 2022

BUILDING SPECIFICATIONS

Construction	Masonry Steel
Roof Type	Rubber Metal
Clear Ceiling Height	12'6" -21'4"
Drive-in Doors	5
Dock Doors	2
Power	Building 1: 277/480V 3-Phase 4-Wire Building 2: 120/208V 3-Phase 4-Wire
HVAC	Central
Sprinklers	N/A
Signage	Monument

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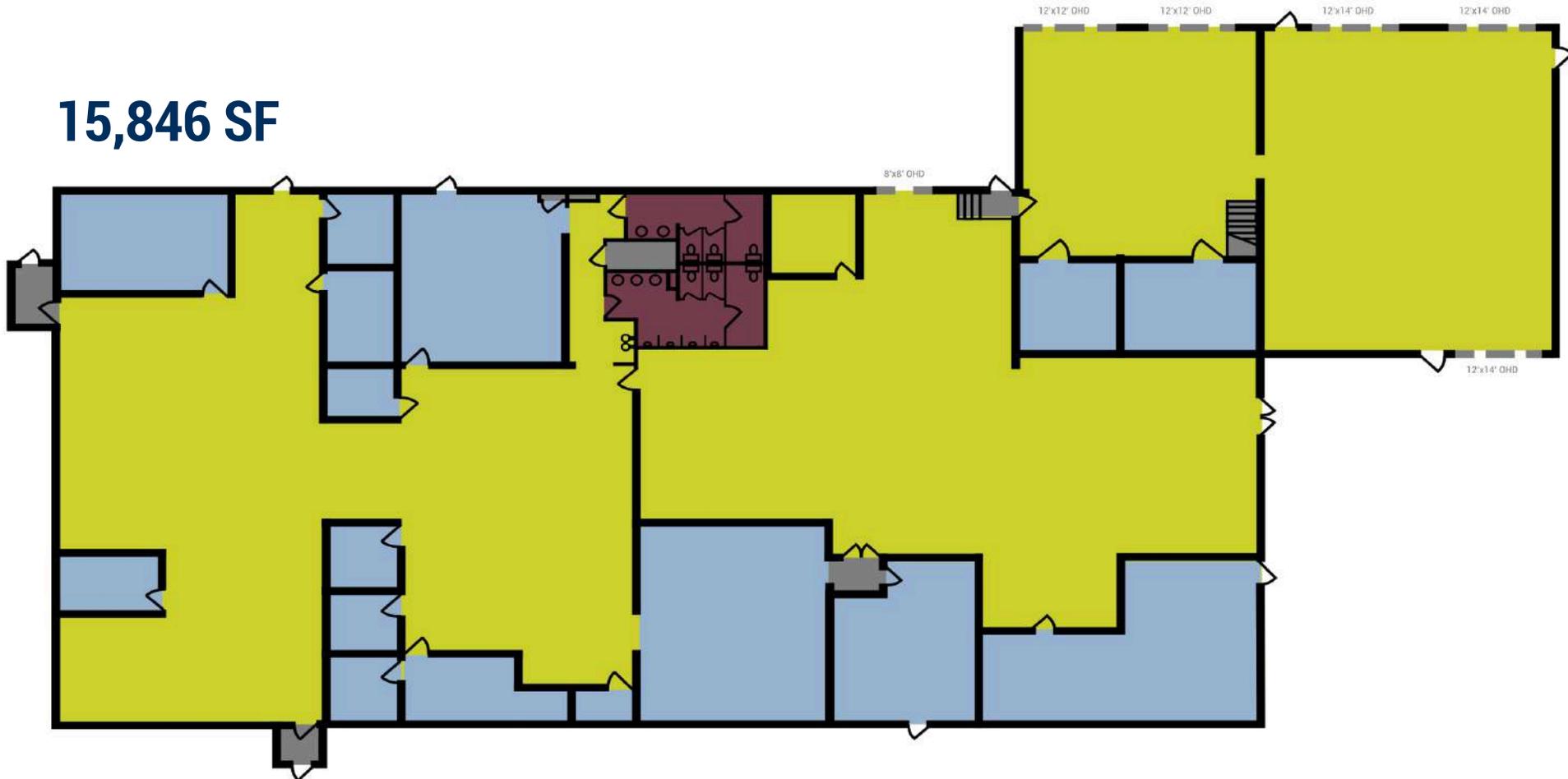
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BUILDING 1 FLOORPLAN

15,846 SF



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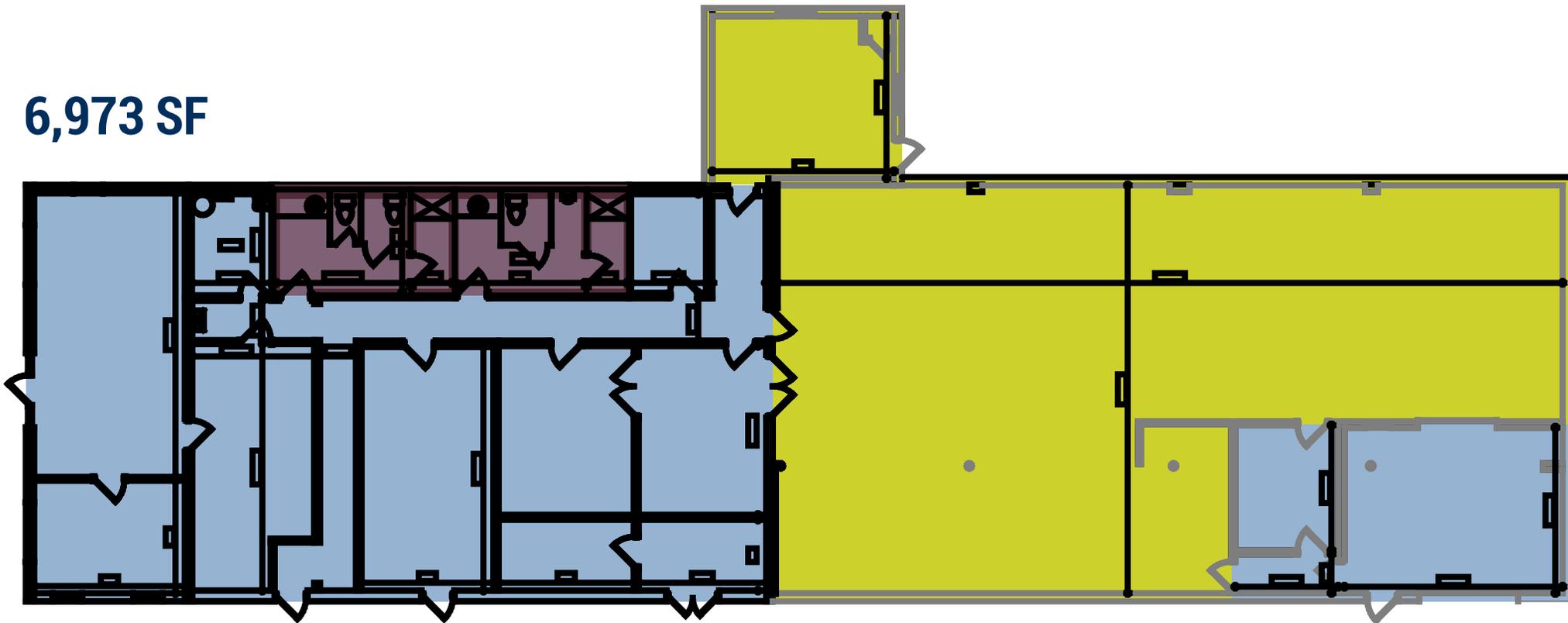
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BUILDING 2 FLOORPLAN

6,973 SF



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CAMPUS MAP



BUILDING 1
15,846 SF | 2,800 SF Office Space
14'-21'4" Ceilings | 1 Dock, 5 Drive-In Doors



BUILDING 2
6,973 SF | 1,200 SF Office Space
12'6" Ceilings | 1 Dock, 5 Drive-In Doors



LOT SIZE: 9.13 ACRES
PARKING: 179 CARS

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7

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Site Plan



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AREA



CARLISLE CROSSING



**1765 W TRINDLE RD
CARLISLE, PA**



641

641

641

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9

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DEMOGRAPHICS

POPULATION

1 MILE	1,584
3 MILE	34,639
5 MILE	56,363

HOUSEHOLDS

1 MILE	619
3 MILE	13,728
5 MILE	22,628

AVERAGE HOUSEHOLD INCOME

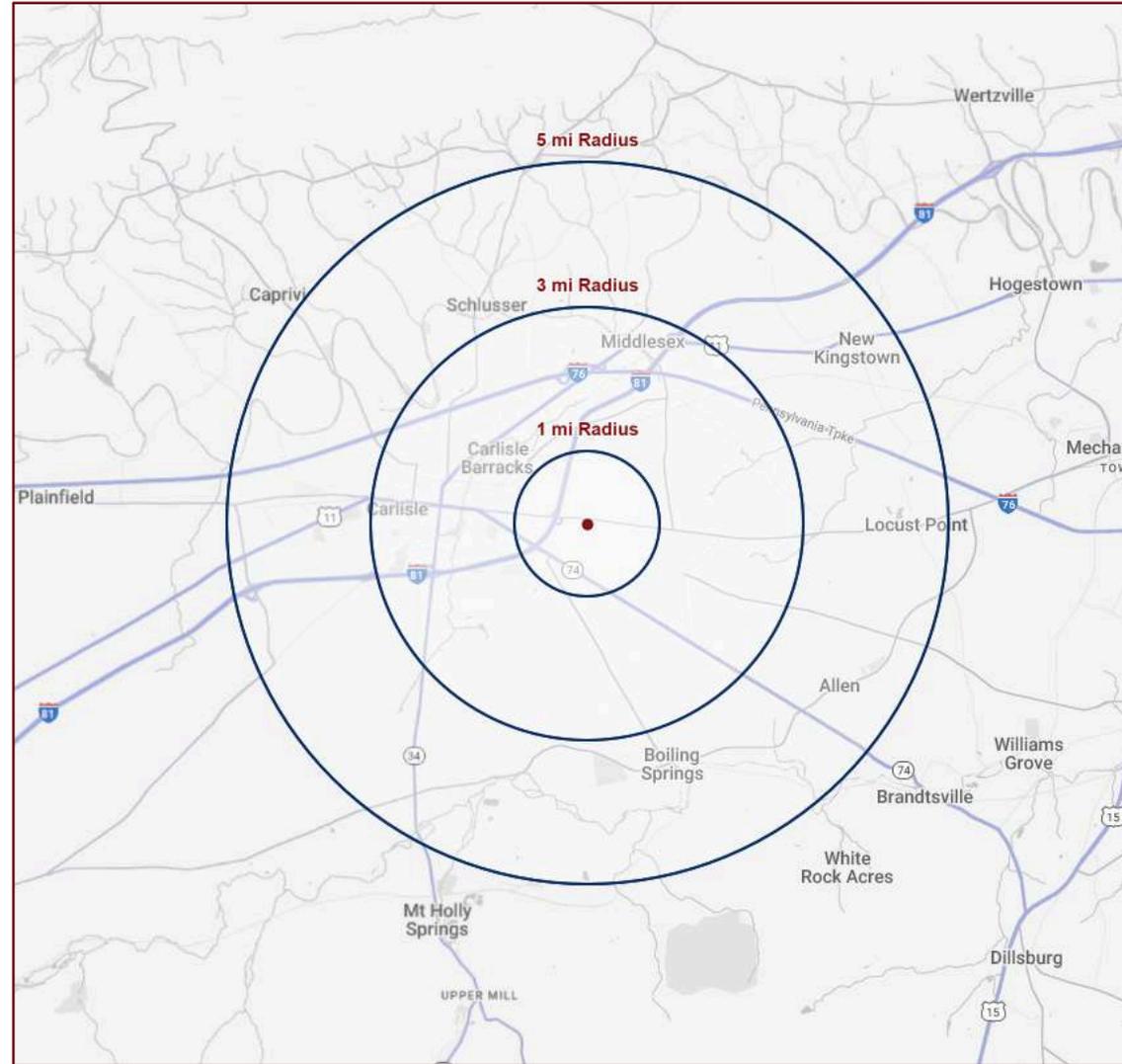
1 MILE	\$131,450
3 MILE	\$98,097
5 MILE	\$103,556

TOTAL BUSINESSES

1 MILE	141
3 MILE	1,289
5 MILE	1,992

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,259
3 MILE	13,913
5 MILE	23,625



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AREA OVERVIEW

Carlisle PA: Founded in 1751, Carlisle Borough is one of Pennsylvania’s most treasured historic communities. Located in picturesque south-central Pennsylvania, Carlisle’s history is rich, ideals are plentiful, and diversity abundant. Carlisle’s tree-lined streets invite residents and visitors alike to walk the same paths as those walked by the Commander of the Continental Army and President of the United States, George Washington; Declaration of Independence signer, James Wilson; Olympic medalist, Jim Thorpe; and Battle of Monmouth heroine, “Molly Pitcher”.

With a reputation as a growing and viable community, historic Carlisle continues to meet the ever-evolving economic needs of its citizens. The combination of small and large retail businesses, along with the addition of technology-based firms, and strong service industries, the community has reinvented itself.



HIGHLIGHTS

TOP COLLEGES/UNIVERSITIES

- DICKINSON COLLEGE
- US ARMY WAR COLLEGE
- PENN STATE DICKINSON LAW
- DICKINSON SCHOOL OF LAW

TOP COMPANIES

- USF GLEN MOORE INC.
- US ARMY WAR COLLEGE
- CUMBERLAND COUNTY
- DICKINSON COLLEGE

DEMOGRAPHICS

2023 ESTIMATED POPULATION **269,991**



39.8
MEDIAN AGE



\$116,859
AVERAGE HOUSEHOLD INCOME



39.8
MINUTES
AVERAGE TRAVEL TIME TO WORK



107,636
EST TOTAL EMPLOYEES (ALL INDUSTRIES)

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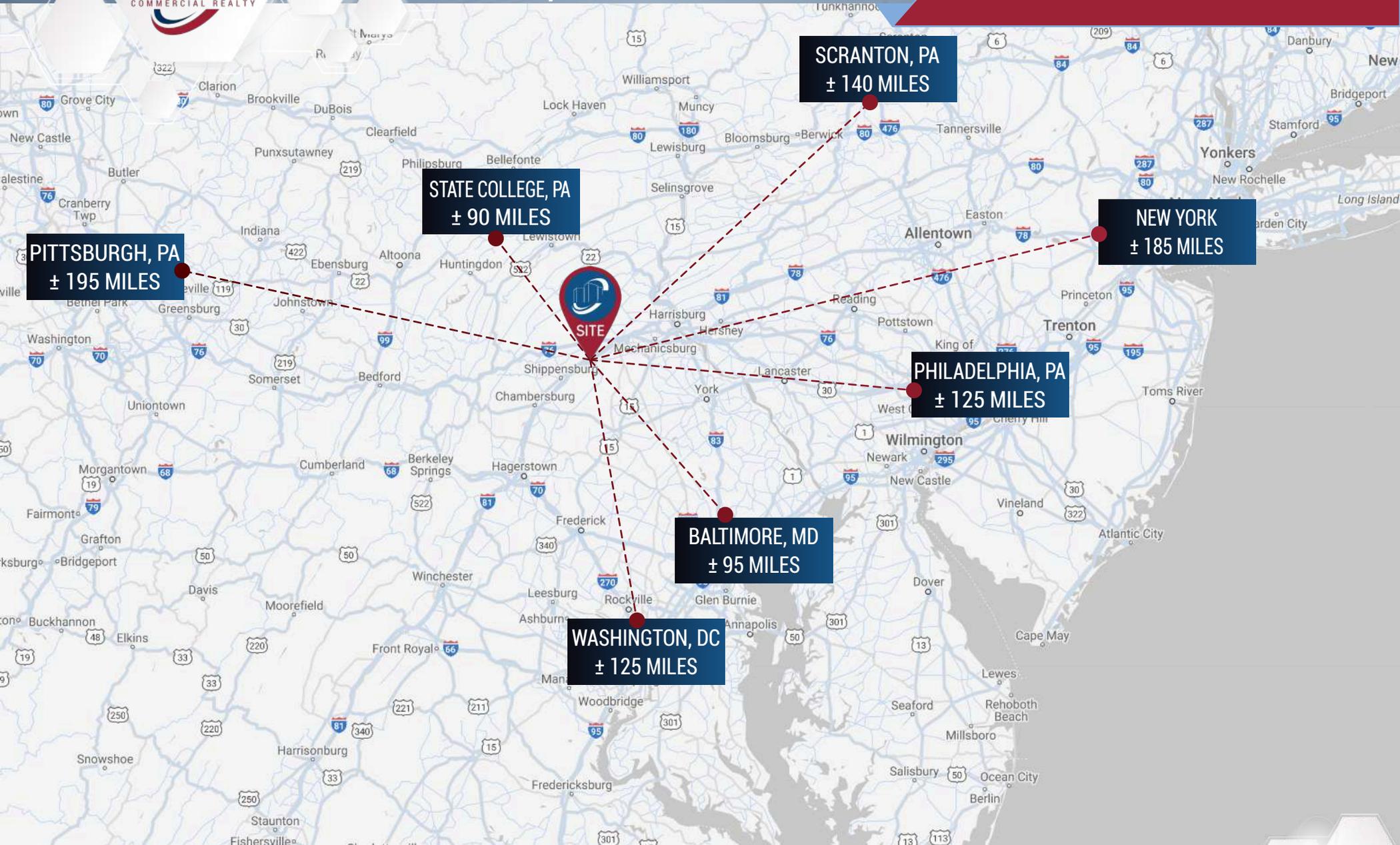


11

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