



KINSLEY
PROPERTIES



MIDDLETOWN LOGISTICS PARK



418,608 SF

Available For Lease

900 Rosedale Ave, Middletown, PA



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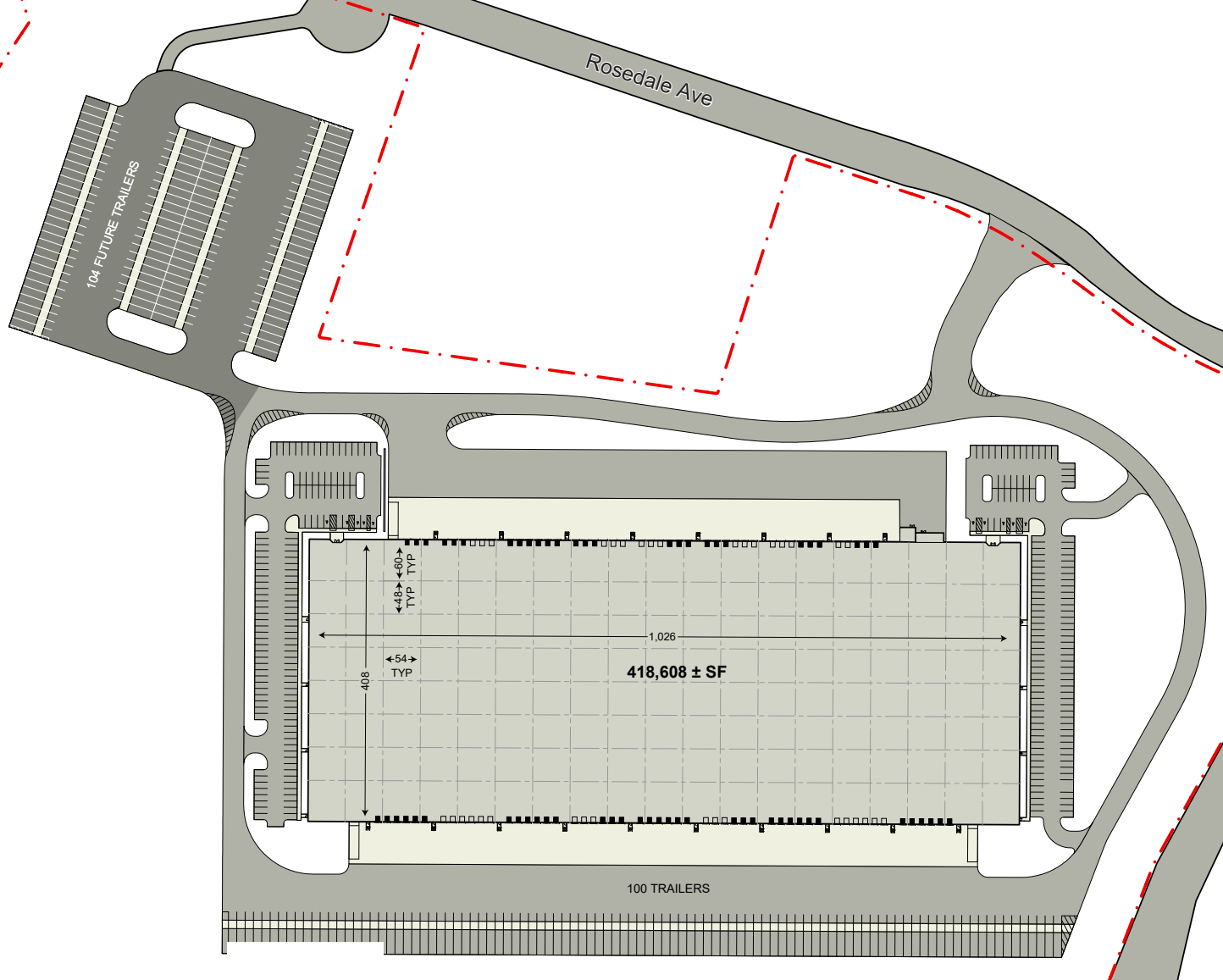
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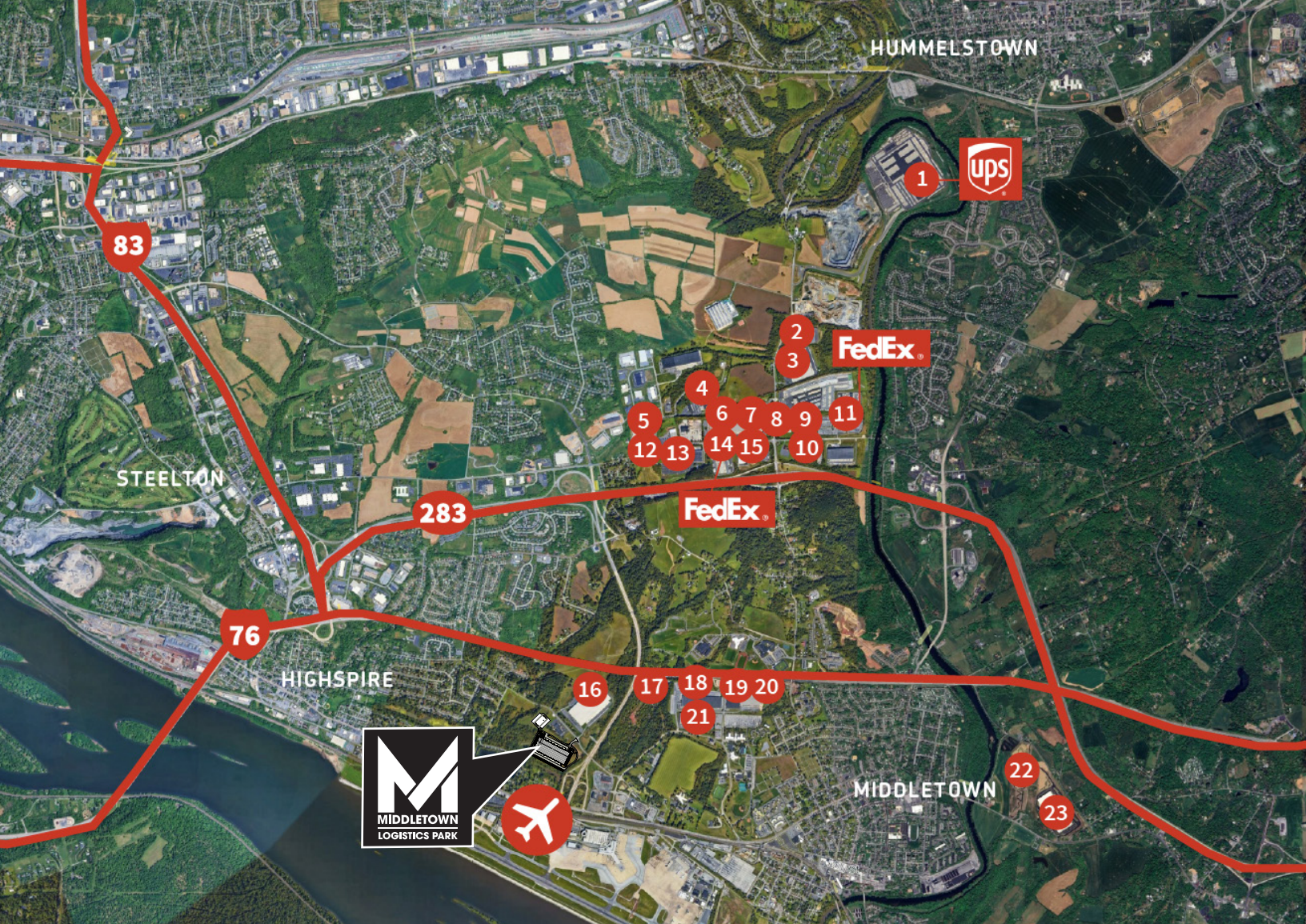


Site Plan



Building Specifications

Building Address	900 Rosedale Avenue, Middletown, PA 17057	Clear Height	36' at first column line
Building SF	418,608 SF	Dock Doors	98 (9 x 10') manually operated loading doors
Building Dimensions	1026' width x 408' depth	Dock Equipment	63 docks are equipped with 40,000 lbs mechanical levelers, seals and bumpers
Acres	75.62	Drive-In Doors	3 (12'x14') electrically operated drive-in doors
Construction Type	Concrete Tilt Up	Auto Parking	264 Spaces (expandable)
Column Spacing	54' width x 48' depth with 60' speed bays	Trailer Parking	100 Stalls (expandable by 104 additional trailer spaces)
Loading Configuration	Cross dock format	Fire Protection	ESFR Sprinkler
Truck Court Depth	130' On the front of the building; 190' on the rear	Power	Up to 3,000 amps
Floor	7" concrete slab at 4,000 psi	Roof Type	TPO, 20-year warranty
		HVAC	Warehouse heating via 4 Cambridge Make Up Air units



Corporate Neighbors

- | | | |
|-------------------------------------|----------------------------|------------------------------|
| 1 UPS Northeast Regional Hub | 9 Pratt & Whitney | 17 Corteva |
| 2 IPEX | 10 K&M Tires | 18 XPO Logistics |
| 3 Grocery Outlet | 11 FedEx Ground | 19 Boxzooka |
| 4 Hersheys | 12 Iron Mountain | 20 Brand Fox |
| 5 PODS | 13 Phoenix Contact | 21 Allen Distribution |
| 6 Legrand | 14 FedEx Freight | 22 DHL |
| 7 Schneider Electric | 15 Lowes | 23 Syncreon |
| 8 Swanson Health | 16 D&H Distributing | |

Demographics (30 minute drive time)



576,995

Total Population



319,289

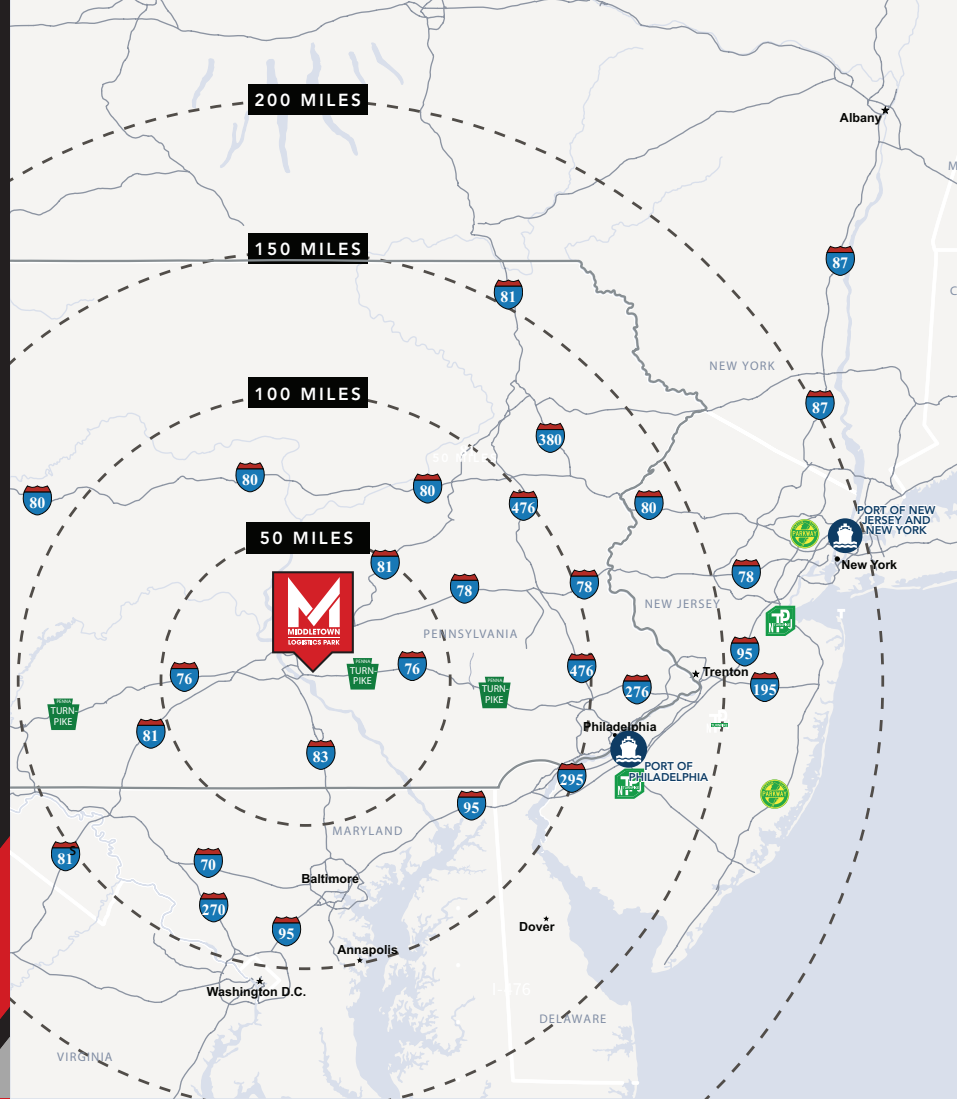
Total Labor Force



20%

Blue Collar

Kinsley Properties is a privately held real estate development and management company. The company develops new projects and acquires existing properties to hold long term in a real estate investment portfolio. The company develops and acquires real estate in partnership with others or to be wholly owned. The company is organized and staffed to complete the entire processes of development, acquisition, construction, leasing and asset management of the properties held in our portfolio. The company has 50 years of experience developing and managing a diverse portfolio of property types including planned office and business parks, industrial projects, residential subdivisions and individual properties in multiple markets within the Mid-Atlantic region. Our purpose is to maximize the long-term investment returns to our partners and owners.



Drive Times



Major Cities

Baltimore	83 Miles
Philadelphia	102 Miles
Washington D.C.	123 Miles
New York City	186 Miles
Boston	416 Miles



Ports

PhilaPort	107 Miles
Port of Newark-Elizabeth	167 Miles



Parcel & Intermodal

FedEx Ground (Middletown)	4 Miles
FedEx Freight (Middletown)	4 Miles
UPS East Zone Regional Hub	5 Miles
Norfolk Southern (Rutherford)	6 Miles
UPS (Harrisburg)	7 Miles
USPS (Harrisburg)	7 Miles
FedEx Ground (Lewisberry Hub)	14 Miles
Norfolk Southern (Harrisburg)	16 Miles



Airports

Harrisburg Intl Airport	1 Mile
Lehigh Valley Intl Airport	92 Miles
Philadelphia Intl Airport	108 Miles
Newark Liberty Intl Airport	174 Miles