

# 2000 N. UNION STREET MIDDLETOWN, PENNSYLVANIA

TEMP-CONTROLLED FACILITY

FOR LEASE

**±112,254 SF**

AVAILABLE

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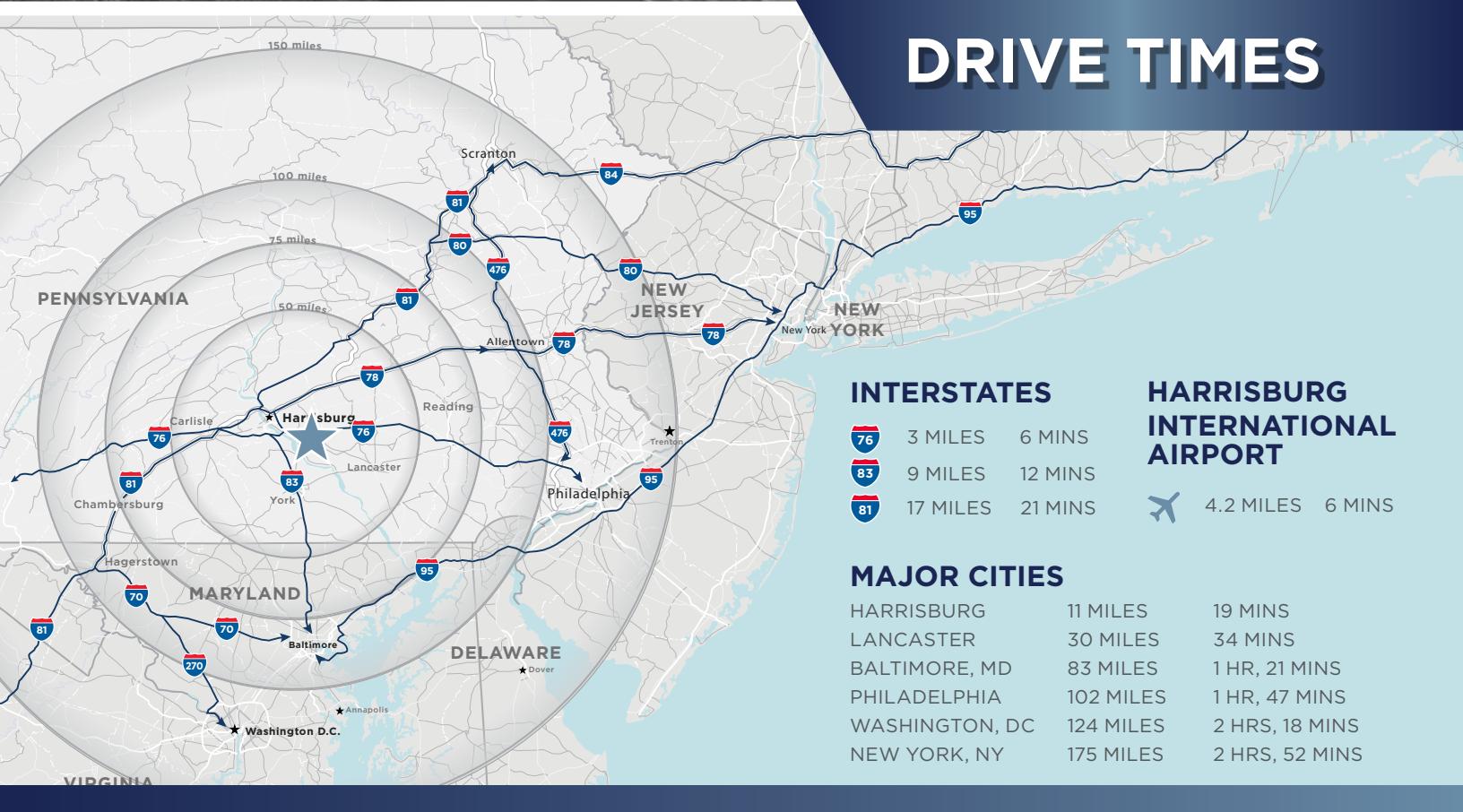
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# LOCATION



# DRIVE TIMES



# ACCESS



## SITE ADVANTAGES



**2000 N. UNION STREET** is a 112,254 square foot industrial warehouse situated at the confluence of I-76 (PA Turnpike), Rt. 283, I-83 and I-81.



**TEMP-CONTROLLED**, distribution facility with excess acreage for expansion opportunities.



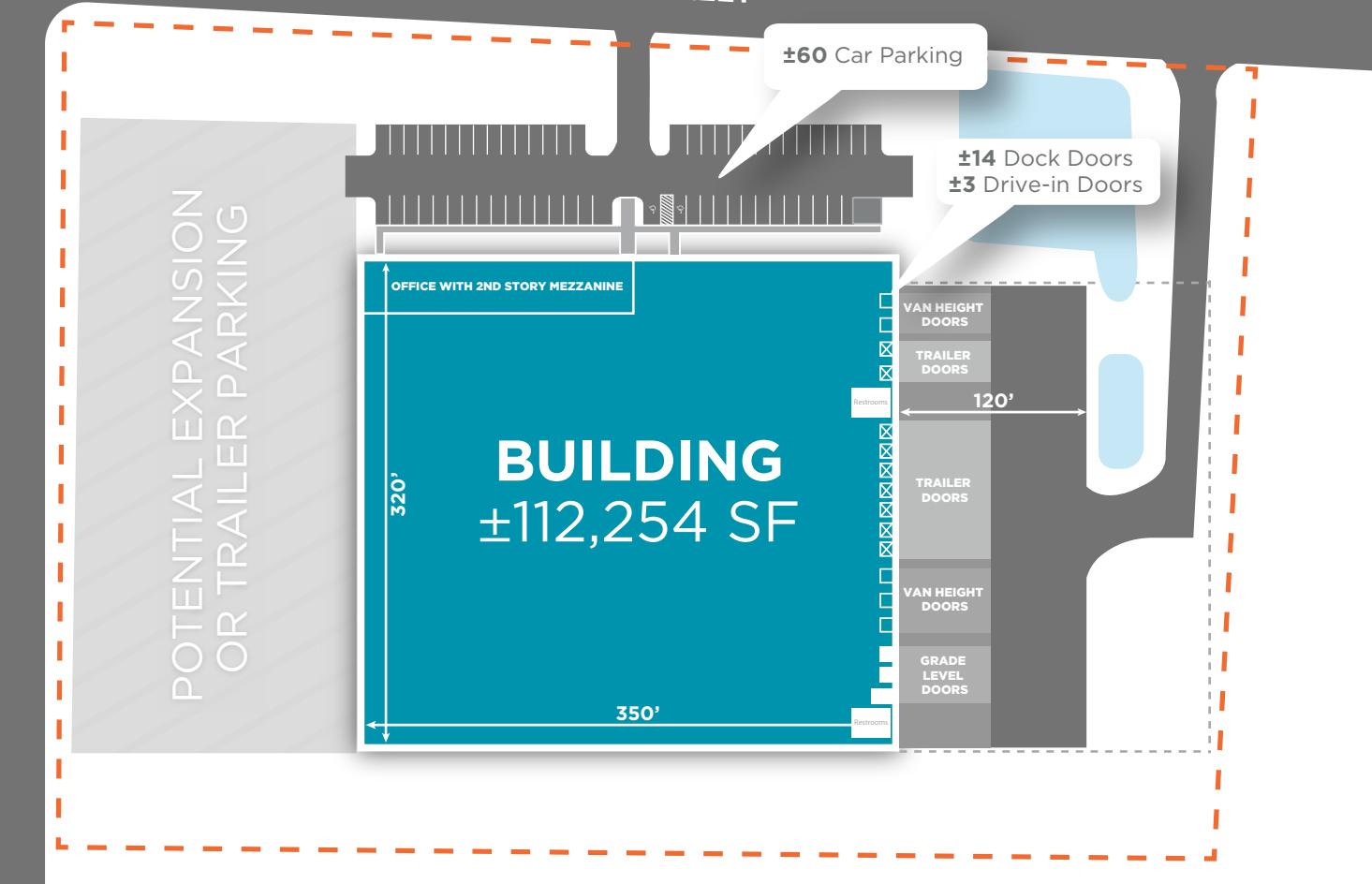
**SIZABLE LABOR MARKET** characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations ensuring a steady supply of qualified employees.



**PRIME LOCATION** within one-day proximity to over 40% of the nation's population. Convenient access to FedEx Ground, FedEx Freight and UPS hubs.

# BUILDING SPECS

N UNION STREET



**±112,254**

SQUARE FEET

**27'** CLEAR HEIGHT

**±14** DOCK DOORS

**±60** AUTO SPACES

<b>AVAILABLE SF</b>	±112,254 SF	<b>DOCK DOORS</b>	14 Dock Doors (5 van height)
<b>DIMENSIONS</b>	320' x 350'	<b>GRADE LEVEL DOORS</b>	1 - 12' x 14' and 2 - 9' x 9'
<b>OFFICE AREA</b>	±15,042 SF with 2 <sup>nd</sup> Story Mezzanine	<b>AUTO PARKING</b>	±60 Spaces
<b>YEAR BUILT</b>	1997	<b>TRUCK COURT</b>	120'
<b>SITE AREA</b>	9.4 Acres	<b>POWER</b>	3,000 amps, 480Y/277V, 3p, 4w
<b>CONSTRUCTION</b>	Block and Metal Panel	<b>HVAC SYSTEMS</b>	Fully Temperature-Controlled
<b>ROOF</b>	Structural Standing Seam Metal Roof	<b>LIGHTING</b>	HID / Fluorescent
<b>CLEAR HEIGHT</b>	27'	<b>SPRINKLER</b>	ESFR

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 **CUSHMAN & WAKEFIELD**