

2000
N. UNION STREET
MIDDLETOWN, PENNSYLVANIA

TEMP-CONTROLLED FACILITY

FOR LEASE

±112,254 SF
AVAILABLE

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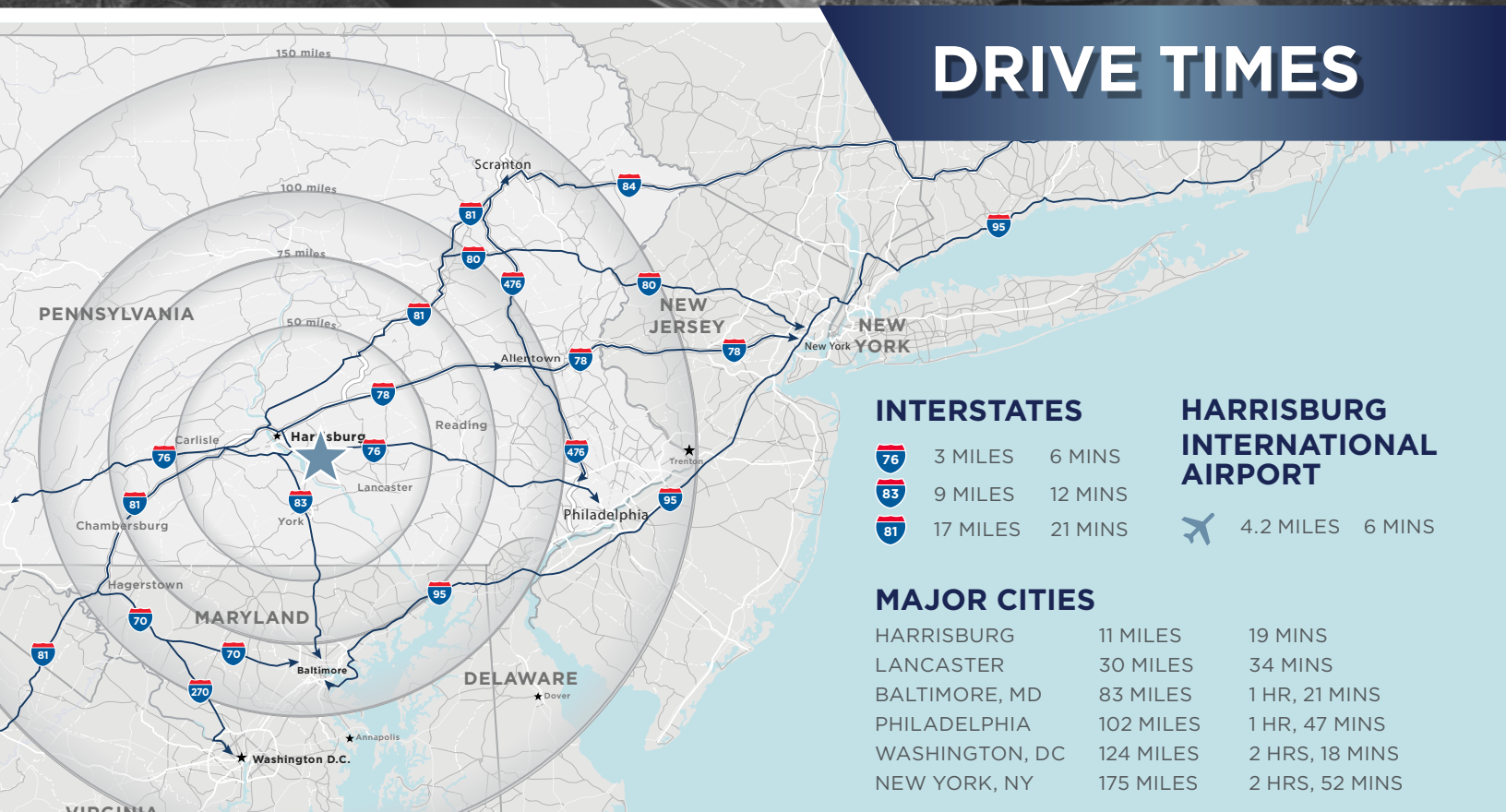


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LOCATION



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.

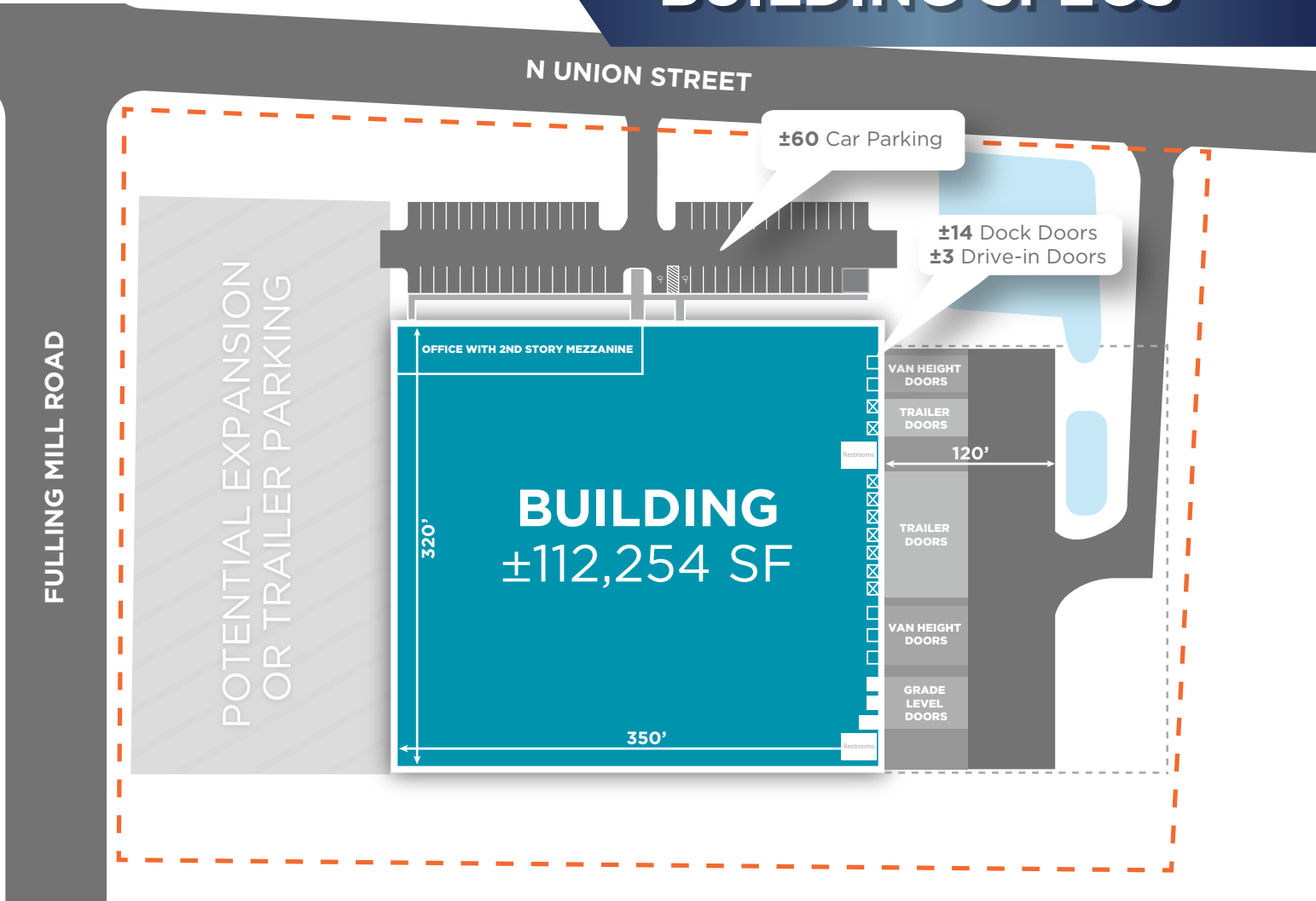


SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations ensuring a steady supply of qualified employees.



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



±112,254 SQUARE FEET **27'** CLEAR HEIGHT **±14** DOCK DOORS **±60** AUTO SPACES

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

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