

# 3500 INDUSTRIAL ROAD HARRISBURG, PA



**±87,500 SF**

AVAILABLE

**FOR SUBLEASE**

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# LOCATION



# DRIVE TIMES



# LOCAL TENANTS



## NEARBY TENANTS



**ESTES**



**SUPERVALU**

**Roadtex**  
An ECHO Company



## SITE ADVANTAGES



**PRIME LOCATION** Direct Access to Interstate 81

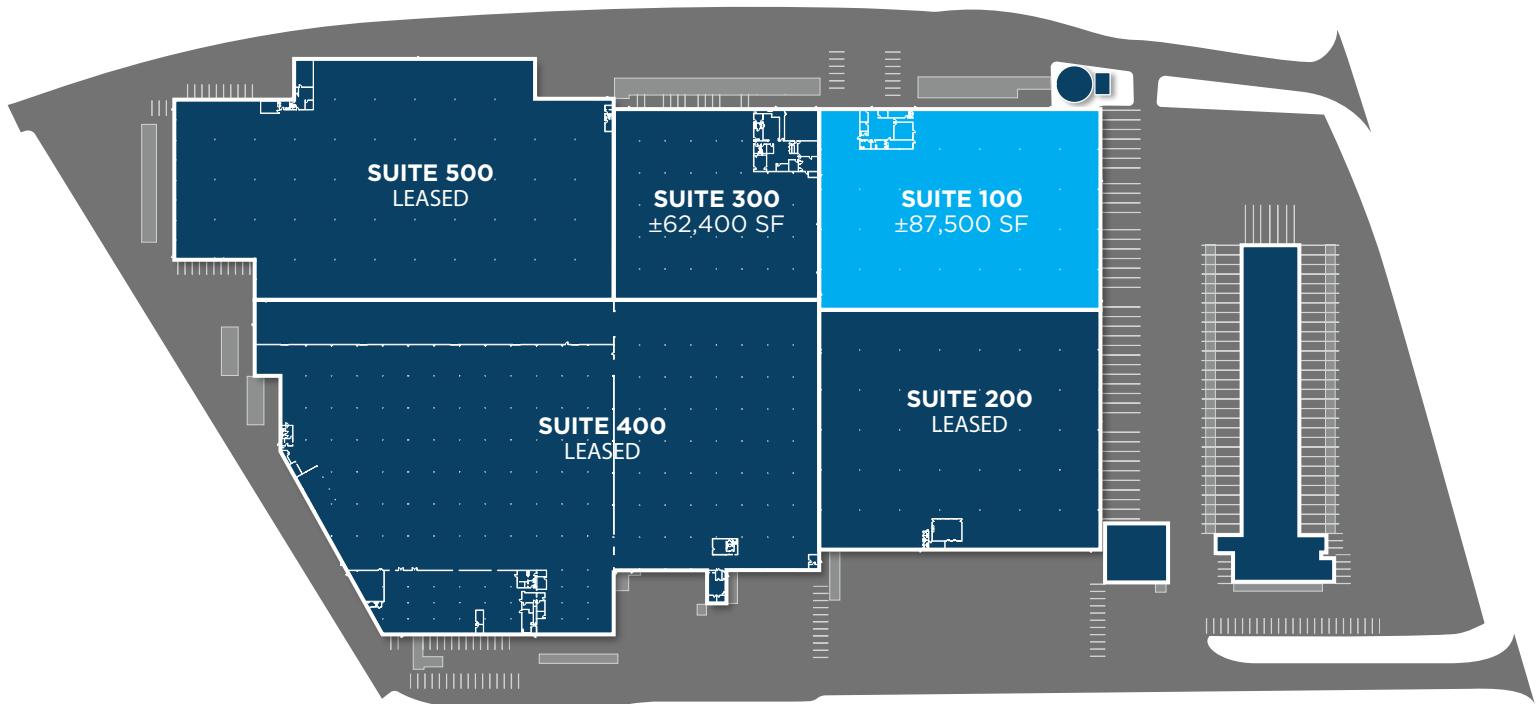


**RACKING SYSTEM** Existing Racking Available To Subtenant If Interested



**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.

# BUILDING SPECS



**±87,500**

SQUARE  
FEET

**±10** DOCK  
DOORS

**25'** CLEAR  
HEIGHT

**90'** TRUCK  
COURT

## SUITE 100

AVAILABLE SF	±87,500 SF
OFFICE AREA	±4,000 SF
YEAR BUILT	1970
COLUMN SPACING	50' x 50'
CLEAR HEIGHT	25'
TRUCK COURT	90'
DOCK DOORS	10
POWER	600amp, 3-phase, 277/470 v
LIGHTING	T-5
FIRE PROTECTION	Wet Sprinkler System

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