

Industrial | Available

CBRE

60 Industrial Road

ELIZABETHTOWN, PA | LANCASTER COUNTY

±300,240 SQ FT | DIVISIBLE TO ±150,000 SF | CROSS DOCK



60 Industrial Road
Elizabethtown, PA

Divisible to $\pm 150,000$ SF

New Class A Construction



SIZE

$\pm 300,240$ SF,
Divisible to $\pm 150,000$ SF



OFFICE SIZE

2,800 SF



PARKING

92 Cars, 45 Trailer Stalls



BUILDING CLEAR HEIGHT

36'



POWER

3000 Amp Service



RAIL ACCESSIBILITY

Rail Capable

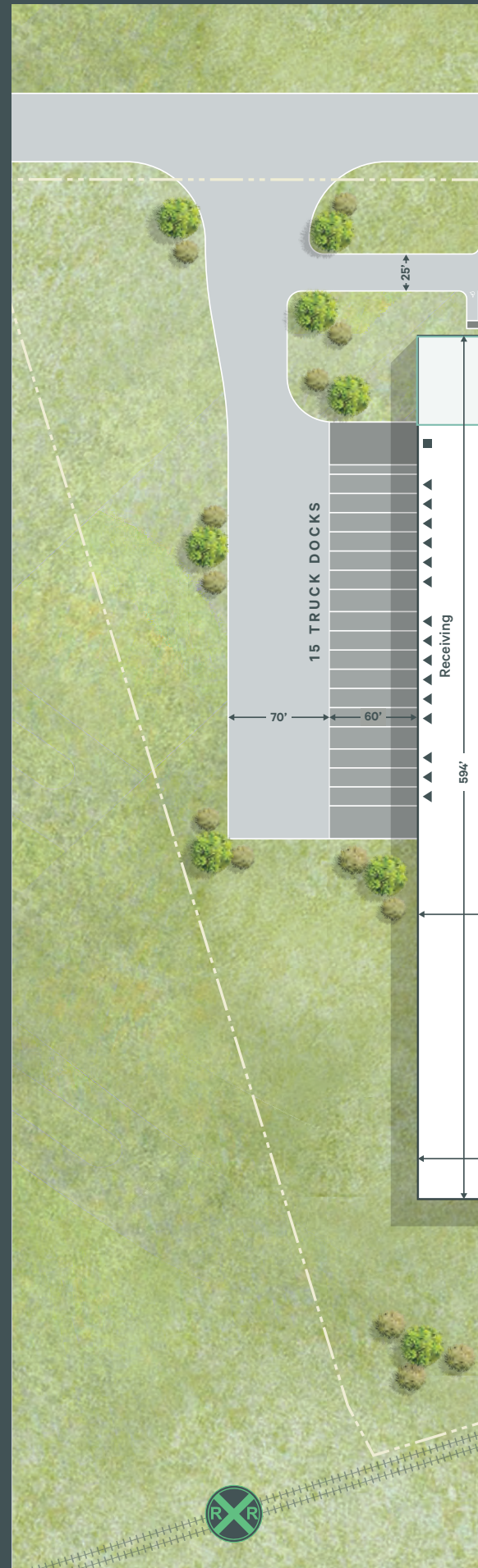




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Elizabethtown, PA

Building Specifications

BUILDING SIZE	300,240 SF, Divisible to $\pm 150,000$ SF
OFFICE	2,800 SF of spec office, restrooms and breakroom
CLEAR HEIGHT	36' clear height @ first column line
COLUMN SPACING	50' X 54' typical w/60' speed bay
FIRE PROTECTION	ESFR with K-22 heads
CONSTRUCTION	Concrete tilt-up panels w/2" rigid board insulation
LIGHTING	LED fixtures on sensors to provide average 30 fc @ 36" AFF
PARKING	92 Cars, 45 Trailer Stalls
LOADING DOORS	40 docks equipped with 40,000 lb. mechanical levelers, bumpers and seals
DRIVE-IN DOORS	2 (14' x 16') with ramps to grade
ROOF	Fully adhered 60 mil EPDM w/R-30 insulation
FLOOR SLAB	7" thick slab, unreinforced to provide 4,000 psi
POWER	3000 Amp Service
RAIL	Rail Accessibility Capable



INDUSTRIAL RD

10 Spaces 10 Spaces 10 Spaces 10 Spaces 6 Spaces

92 TOTAL CAR SPACES

10 Spaces 10 Spaces 8 Spaces 8 Spaces 10 Spaces

OFFICE
2,800 SF

300,240 SF

Shipping

25 TRUCK DOCKS

45 TRAILER PARKING SPACES

60' 65' 39'

520'

160'

360'

64'



- ▲ DOCK DOORS
- DRIVE IN DOORS

60 Industrial Road
Elizabethtown, PA

Aerial

- + Proximity to parcel hubs, intermodal, and major highways
- + UPS recently opened its fourth largest hub facility in the country in Middletown, PA

Easy Highway & Road Access

230

ROUTE 230
.5 miles

283

ROUTE 283
3.5 miles

76

INTERSTATE 76
11 miles

83

INTERSTATE 83
14 miles

81

INTERSTATE 81
17 miles





NORTHEAST ZONE SUPER HUB

ups

MIDDLETOWN, PA

FedEx
Ground

MIDDLETOWN, PA

FedEx
Ship Center

MIDDLETOWN, PA

SBURG
PORT

GOLDSBORO

ELIZABETHTOWN

RHEEMS

60 Industrial Road
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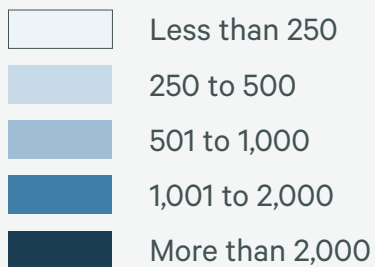
Labor Density Map

DRIVE TIMES



LABOR DENSITY

Census Blocks Estimated by
People per Square Mile



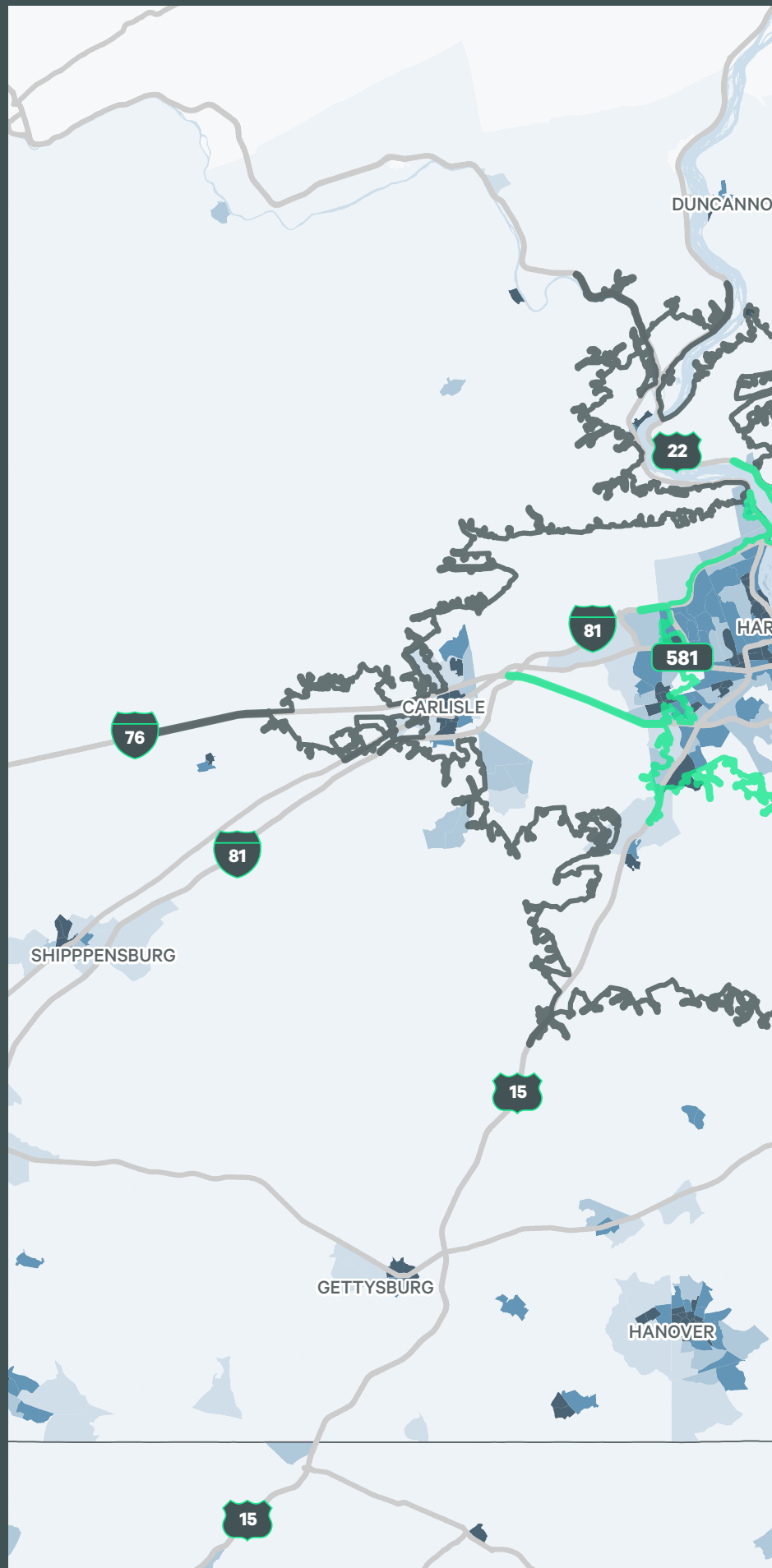
LABOR FORCE

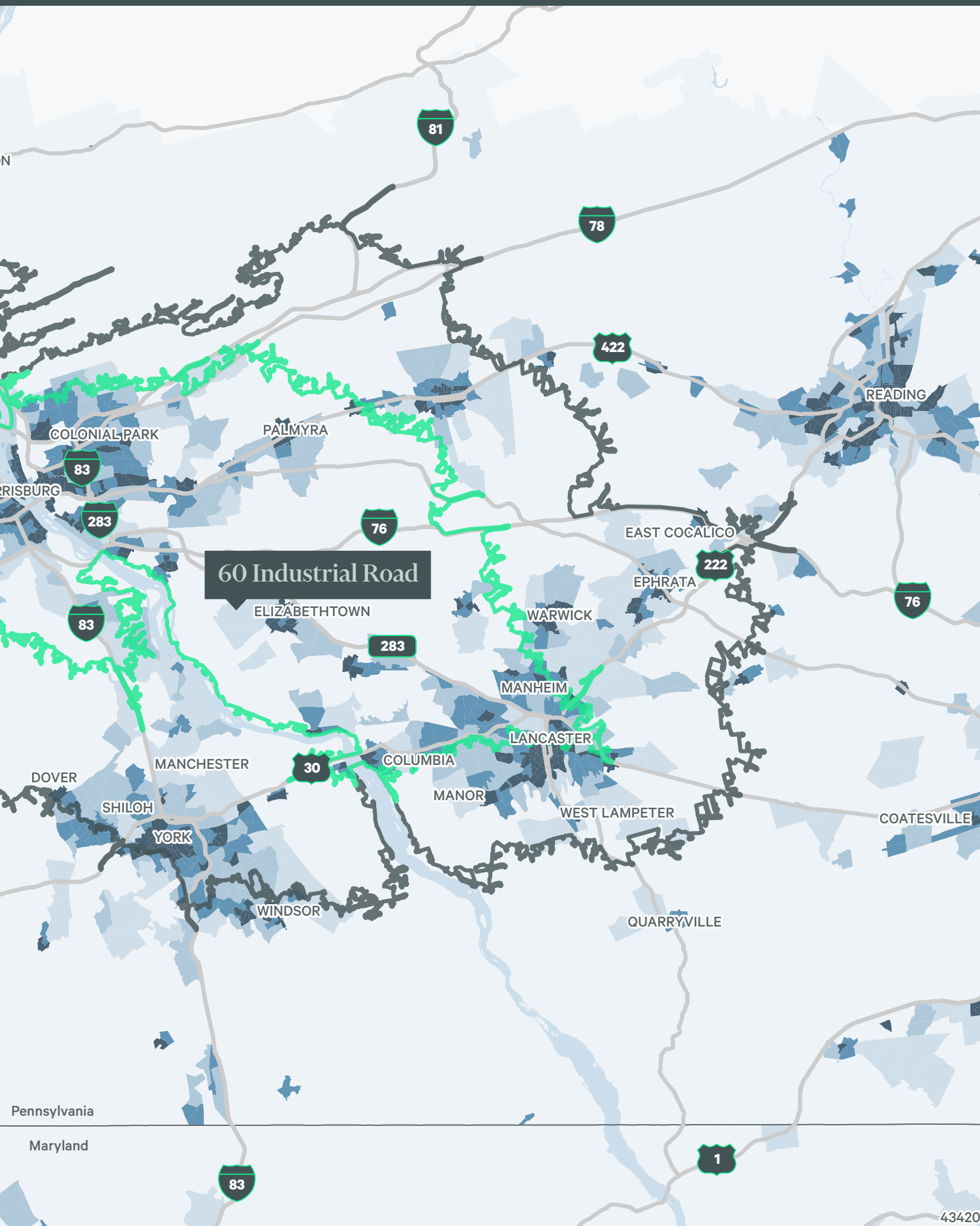


370,020 Total Labor Force



750,907 Total Labor Force

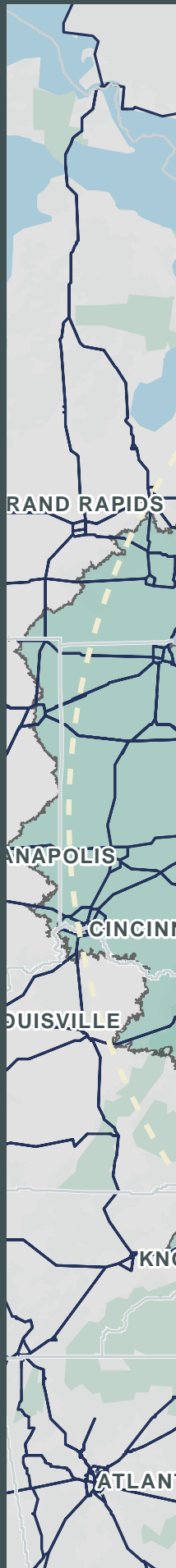


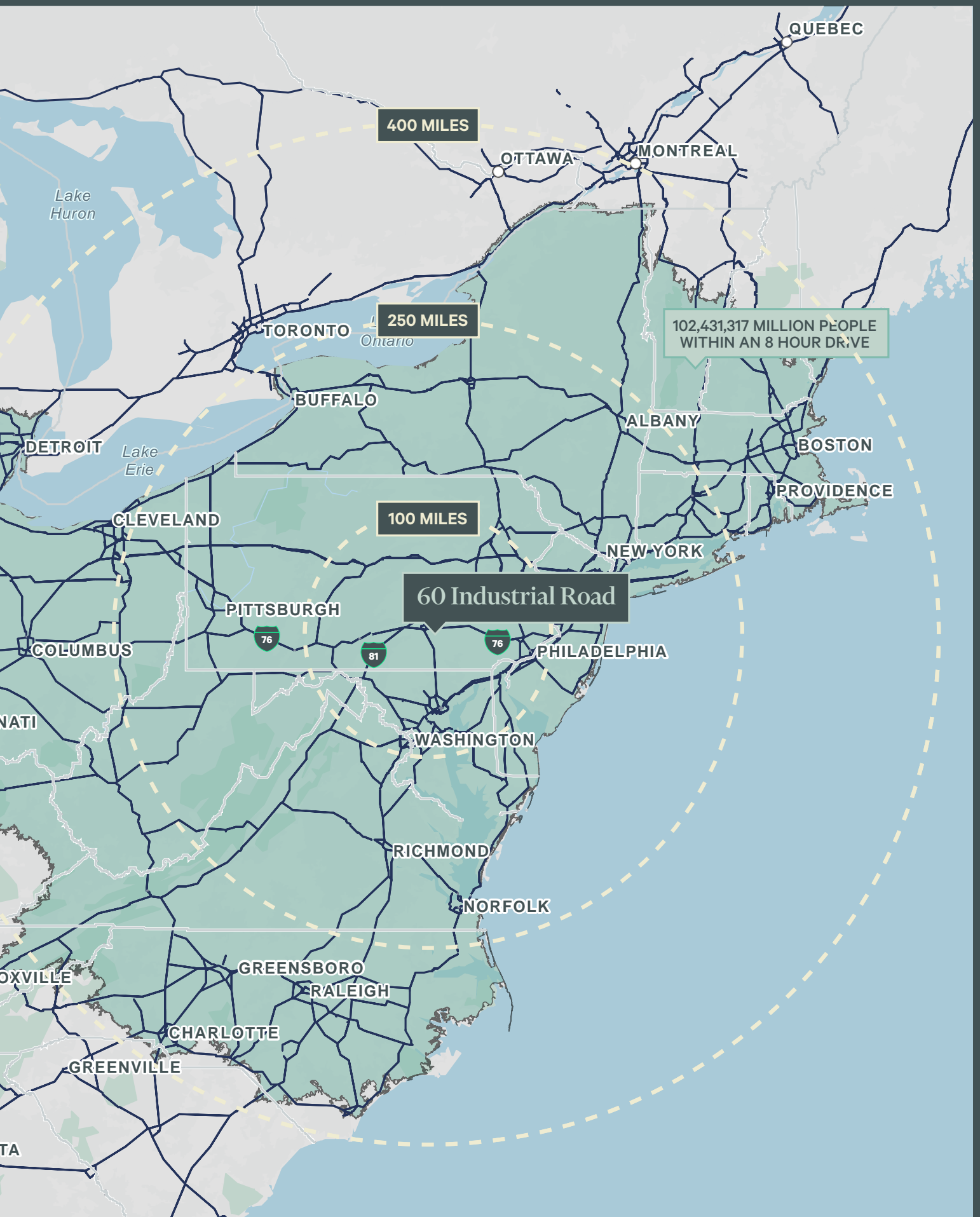


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Inbound/Outbound

CITY	MILES	MINUTES
BALTIMORE, MD	79	90
WILMINGTON, DE	72	90
PHILADELPHIA, PA	95	100
CHERRY HILL, NJ	107	180
NEW YORK, NY	177	210
PARCEL FACILITIES	MILES	MINUTES
NORTHEAST ZONE SUPER HUB, MIDDLETOWN	9	14
FEDEX SHIP CENTER, MIDDLETOWN	8	14
FEDEX GROUND, MIDDLETOWN	8	16
FEDEX - LEWISBERRY HUB	21	28
UPS - HARRISBURG	17	25
USPS - HARRISBURG	21	27
UPS CARLISLE PACKAGE DISTRIBUTION CENTER	42	48
PORTS	MILES	MINUTES
PORT OF BALTIMORE	83	130
PORT OF PHILADELPHIA	100	99
PORT OF NY/NJ	168	200
INTERMODAL	MILES	MINUTES
NORFOLK SOUTHERN HARRISBURG, PA	21	30
NORFOLK SOUTHERN RUTHERFORD, PA	17	30
CRX INTERMODAL CHAMBERSBURG, PA	71	85
AIRPORT	MILES	MINUTES
HARRISBURG INTERNATIONAL AIRPORT	9	16







Contact Us

Patrick Lafferty
Executive Vice President
+1 717 540 2704
patrick.lafferty@cbre.com

Michael Pietropola
Vice President
+1 717 540 2713
michael.pietropola@cbre.com

Nicholas Sather
Senior Associate
+1 717 540 2709
nicholas.sather@cbre.com