

# 3500 INDUSTRIAL ROAD HARRISBURG, PA



# ±62,400 SF

AVAILABLE

**FOR SUBLEASE**

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# LOCATION



# DRIVE TIMES



**I-81**  
2.5 MILES

**HARRISBURG, PA**  
25 MILES

**BALTIMORE, MD**  
80 MILES

**WASHINGTON, D.C.**  
120 MILES

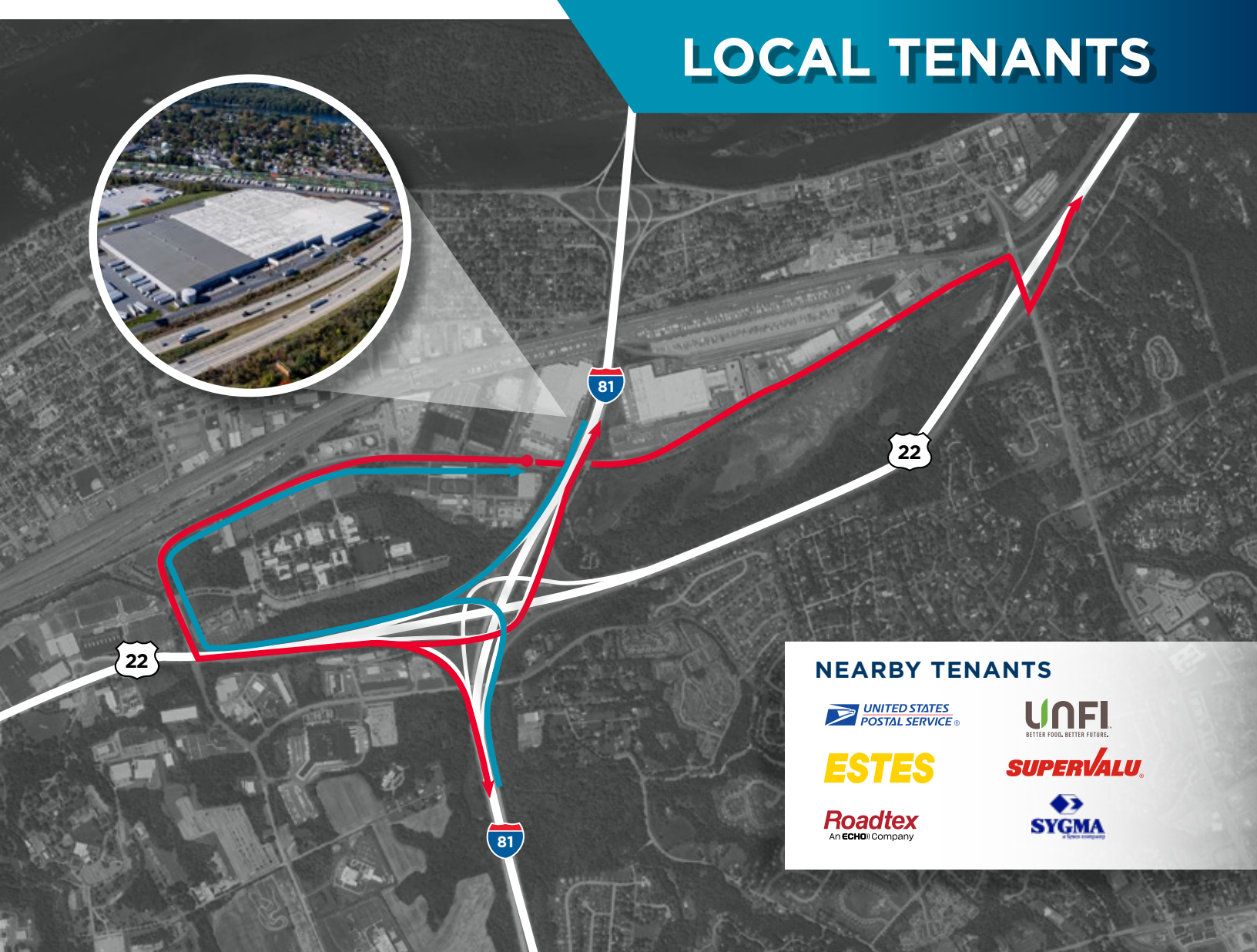
**I-83**  
5 MILES

**YORK, PA**  
25 MILES

**PHILADELPHIA, PA**  
110 MILES

**NEW YORK, NY**  
170 MILES

# LOCAL TENANTS



## NEARBY TENANTS



## SITE ADVANTAGES



**PRIME LOCATION** Direct Access to Interstate 81

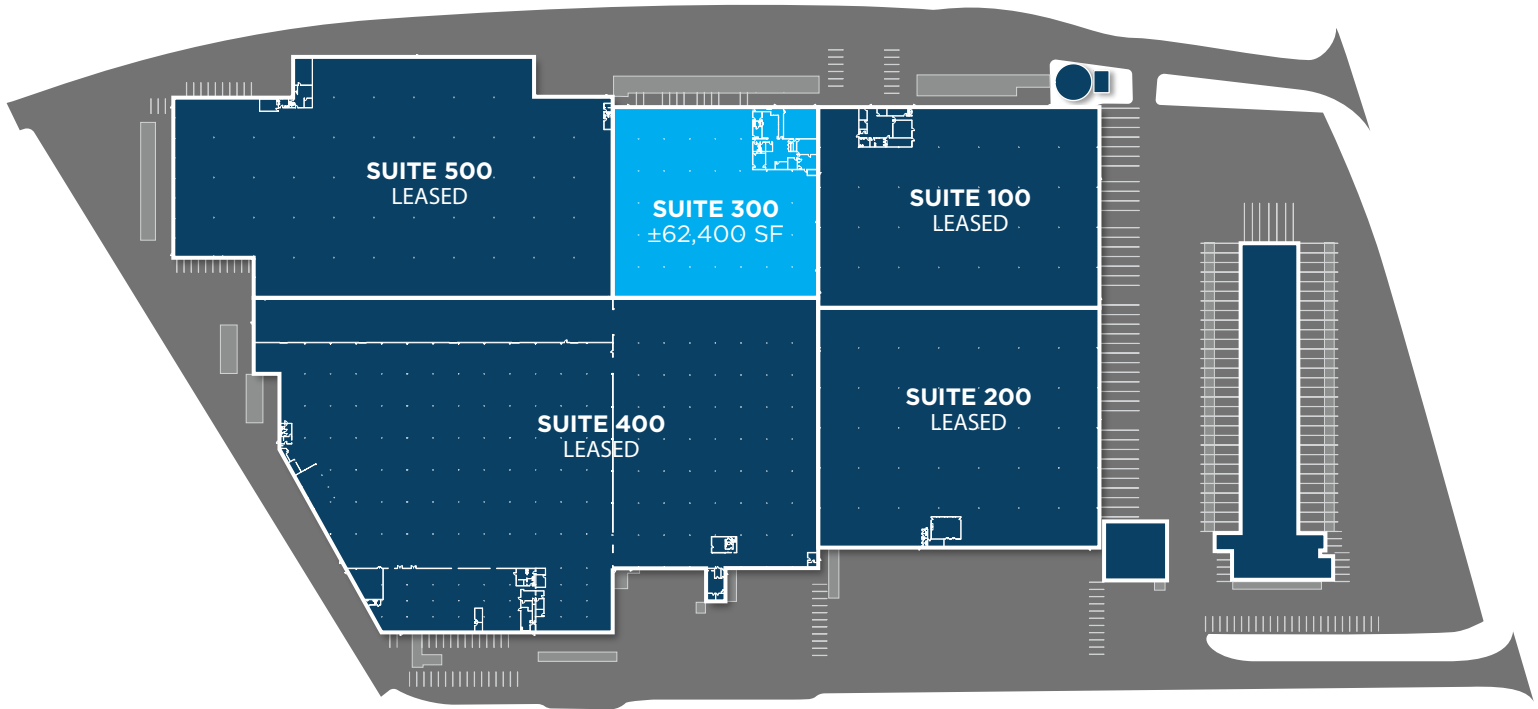


**RACKING SYSTEM** Existing Racking Available To Subtenant If Interested



**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



**±62,400**

SQUARE FEET

**32'x40'**

COLUMN SPACING

**±6**

DOCK DOORS

**25'**

CLEAR HEIGHT

AVAILABLE SF	±62,400 SF	TRUCK COURT	90'
OFFICE AREA	±12,800 SF (Two-story, 6,400 SF of warehouse floor space)	DOCK DOORS	6 (8' x 9') (5 Dock Levelers)
YEAR BUILT	1970	POWER	800 amp, 3-phase, 277/480 v
COLUMN SPACING	32' x 40'	LIGHTING	T-8
CLEAR HEIGHT	25'	FIRE PROTECTION	Wet Sprinkler System

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