

60 INDUSTRIAL ROAD

ELIZABETHTOWN, PA | LANCASTER COUNTY

±300,240 SQ FT | CROSS DOCK



SITE
READY



PAD
READY



TILTING
WALLS



UNDER
ROOF



READY
FOR
OCCUPANCY

PROPERTY OVERVIEW | NEW CLASS A CONSTRUCTION

SIZE:	± 300,240 Sq Ft DIVISIBLE
LAND AREA ZONING:	19.61 ACRES LIGHT INDUSTRIAL
PARKING:	89 CARS 45 TRAILER STALLS
BUILDING CLEAR HEIGHT:	36'
POWER:	3000 AMP SERVICE
RAIL ACCESSIBILITY:	RAIL CAPABLE

CONTACT US

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

ENERGIZED AND READY FOR OCCUPANCY



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

60 INDUSTRIAL ROAD

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AERIAL

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

1/2 MILE
TO
230

3.5 MILES
TO
283

11 MILES
TO
INTERSTATE 76

14 MILES
TO
INTERSTATE 83

17 MILES
TO
INTERSTATE 81



**NORTHEAST ZONE
SUPER HUB**

MIDDLETOWN, PA

**HARRISBURG
INTERNATIONAL
AIRPORT**

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±300,240 SQ FT | DIVISIBLE

BUILDING SPECIFICATIONS

BUILDING SIZE:	300,240 Square Feet
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
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



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97,541,194 people
within an 8 hour drive

60 INDUSTRIAL ROAD

INBOUND/OUTBOUND

City	Distance Miles	Time Minutes
Baltimore, MD	79	90
Wilmington, DE	72	90
Philadelphia, PA	95	100
Wilkes-Barre, PA	106	180
New York, NY	177	210
Parcel Facilities		
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		
Port of Baltimore	83	130
Port of Philadelphia	100	99
Port of NY/NJ	168	200
Intermodal		
Norfolk Southern Harrisburg, PA	21	30
Norfolk Southern Rutherford, PA	17	30
CRX Intermodal Chambersburg, PA	71	85
Airport		
Harrisburg International Airport	9	16

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CORPORATE NEIGHBORS

Conewago Industrial Park is an established industrial park encompassing 530 acres in West Donegal Township. Neighboring operations include Amazon, Packaging Corporation of America and Nordstrom's East Coast Fulfillment Center.

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