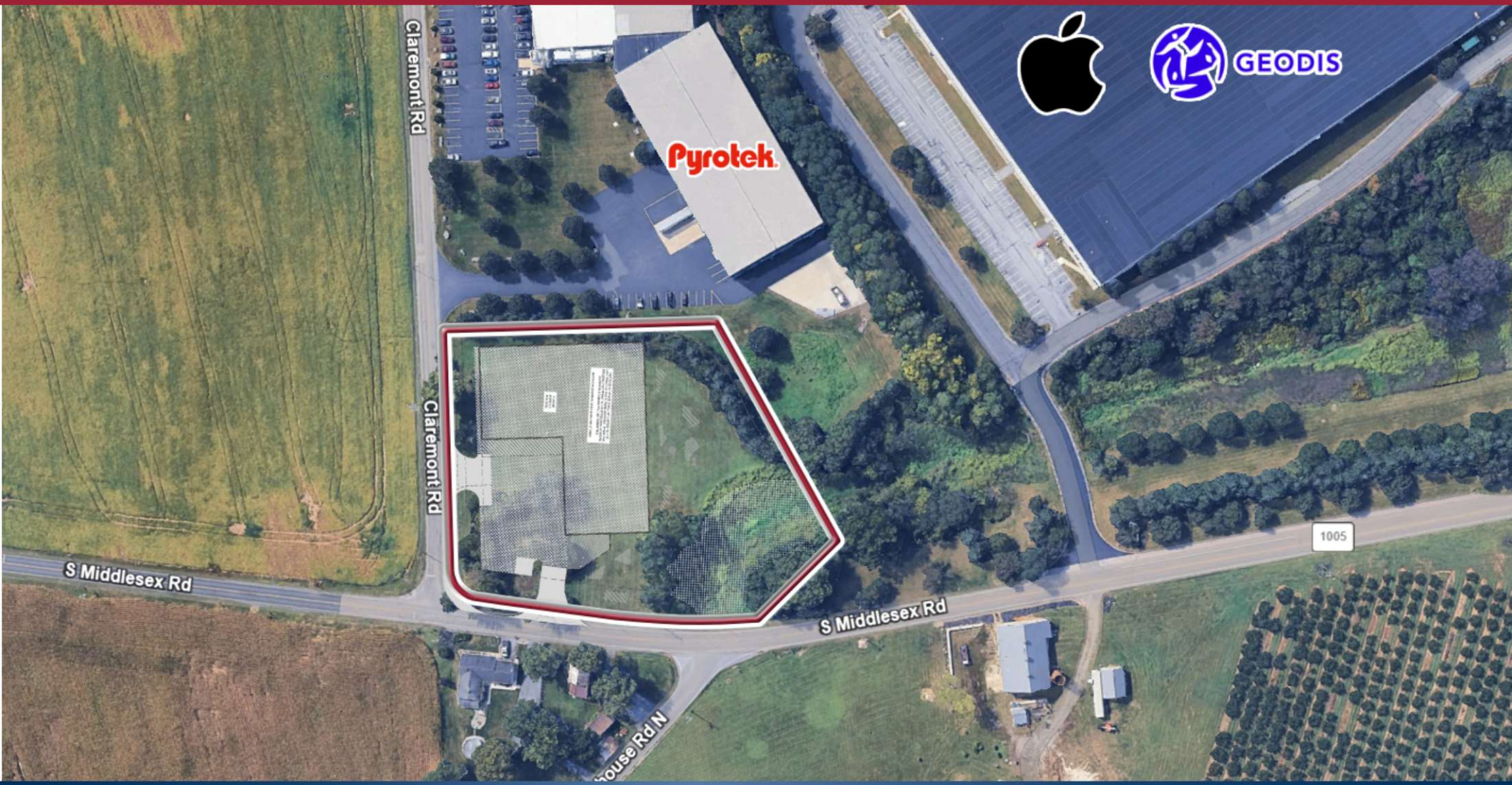




INDUSTRIAL IOS LOT FOR LEASE

96 S MIDDLESEX RD | CARLISLE, PA 17015



WWW.LANDMARKCR.COM
(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY

Lot Size	3.06 Acres
Lease Rate	\$5,950 /month (NNN)
Sale Price	Subject to Offer
Use	Industrial Outdoor Storage (IOS)
Corridor	I-81 & I-76 PA Turnpike
Submarket	Harrisburg West
County	Cumberland
Municipality	Middlesex Twp
Zoning	Light Industrial (LI)

PROPERTY HIGHLIGHTS

- Industrial Outdoor Storage (IOS) available in Carlisle, PA
- The large gated 3.06 acre site offers ample space for containers, trailers, and/or equipment storage
- Access from S Middlesex Rd & Claremont Rd
- Located just off  interchanges with easy access to 
- Less than 1 mile to I-81 and less than 3 miles to I-76 PA Turnpike access
- Corporate neighbors include Apple Inc, Amazon, Saia LTL Freight, Ritner Steel, Machining America, GSS Safety, Cummings & Bricker, McCoy Brothers Inc, Organic Remedies, Tuckey Corporations, Pyrotek, Petro Travel Center, and numerous hotel and restaurant amenities



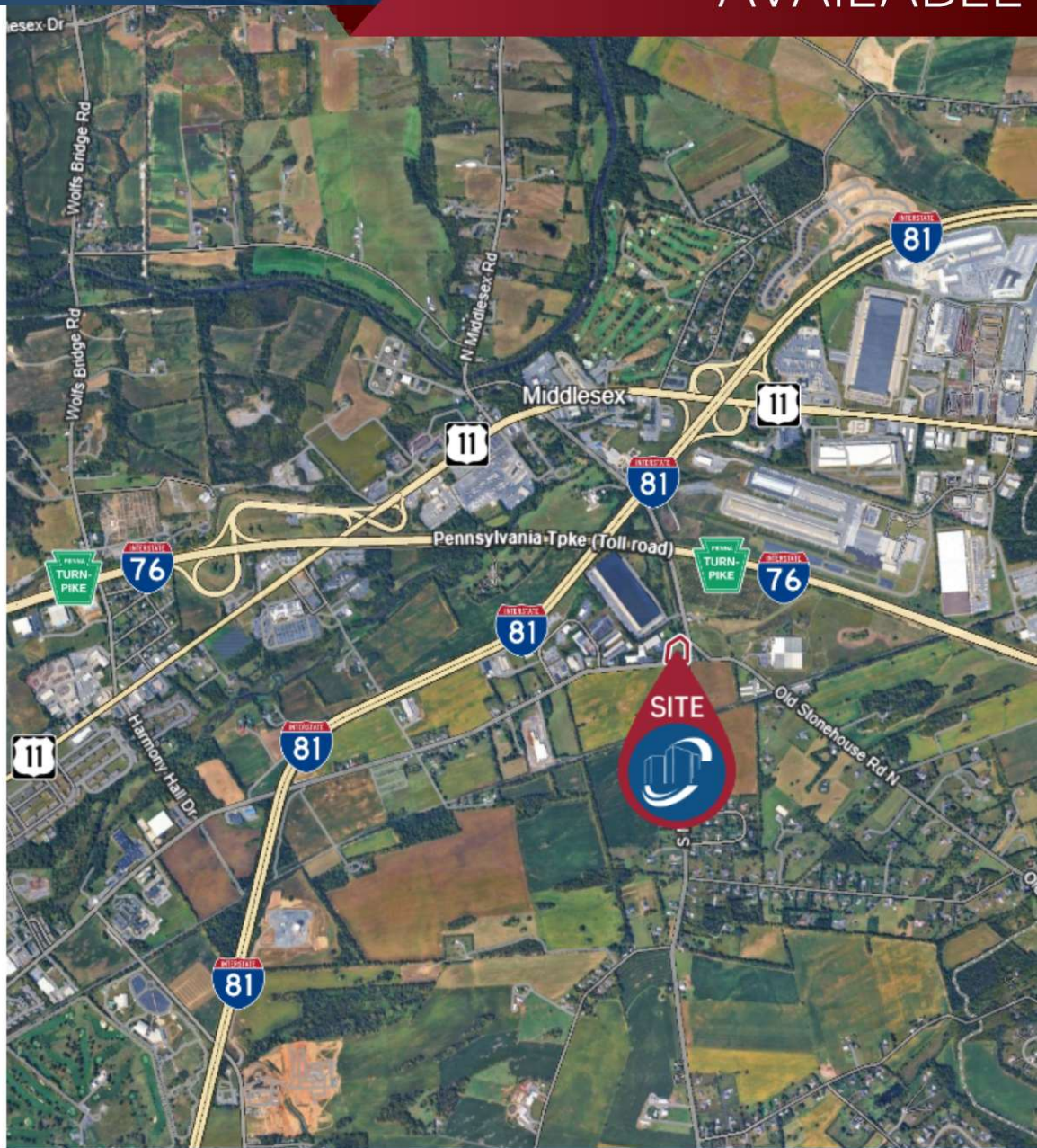
96 S MIDDLESEX RD CARLISLE, PA 17015

INDUSTRIAL IOS LOT
AVAILABLE

DETAILS

Property Address	96 Middlesex Rd Carlisle, PA 17015
Property Type	Industrial Outdoor Storage (IOS)
Property Size	3.06 Acres
Gated	Yes
Utilities	Available
Parking	Ample
Access	Claremont Rd & S Middlesex Rd

Submarket	Harrisburg West
County	Cumberland
Municipality	Middlesex Twp
Zoning	Light Industrial (LI)
Corridor	I-81 & I-76 PA Turnpike
APN	36-007-077



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277



LANDMARKCR.COM



96 S MIDDLESEX RD
CARLISLE, PA 17015

INDUSTRIAL IOS LOT
AVAILABLE

AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277



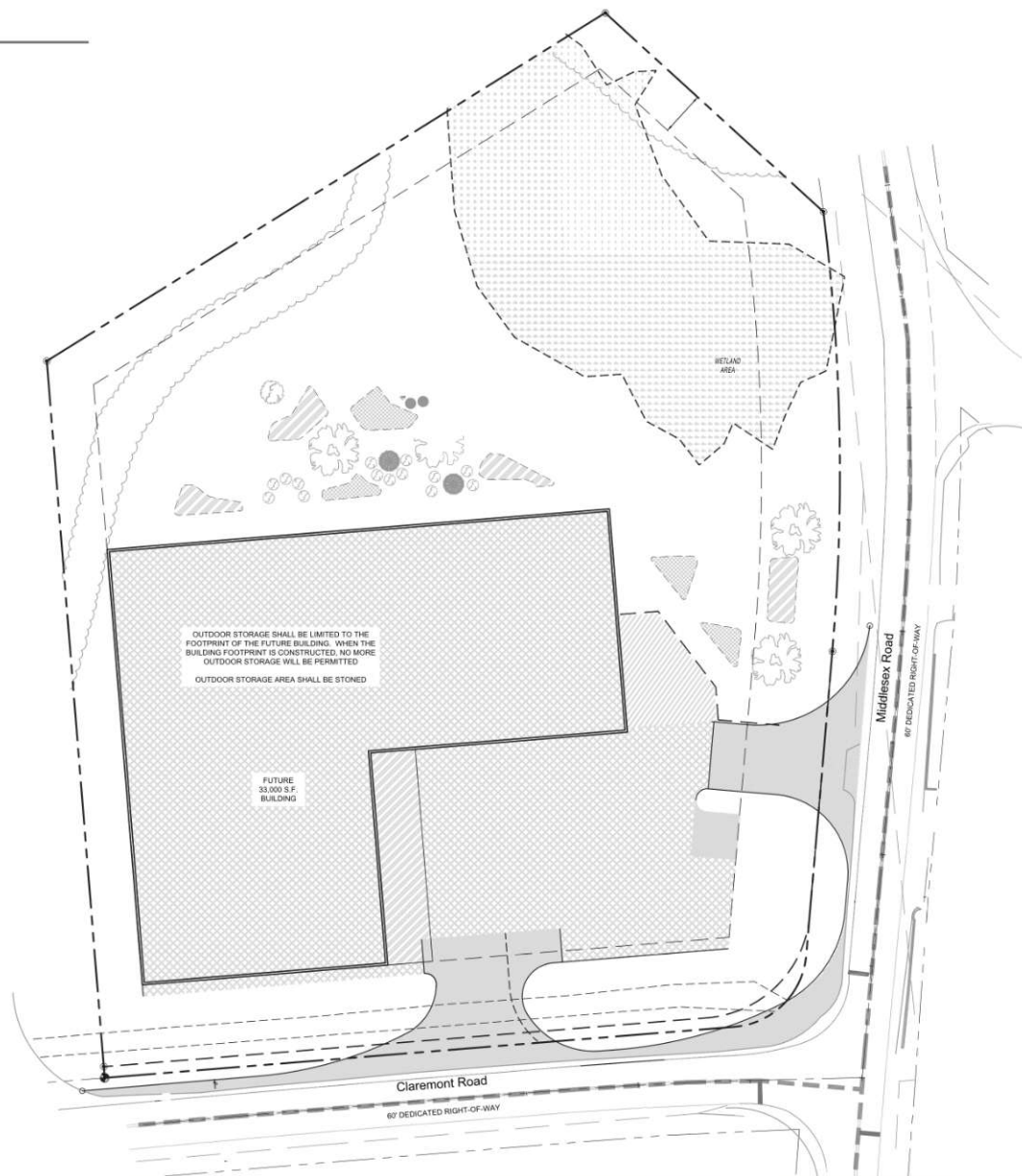
LANDMARKCR.COM



96 S MIDDLESEX RD
CARLISLE, PA 17015

INDUSTRIAL IOS LOT
AVAILABLE

SITE PLAN



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM



96 S MIDDLESEX RD
CARLISLE, PA 17015

INDUSTRIAL IOS LOT
AVAILABLE

TRADE AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

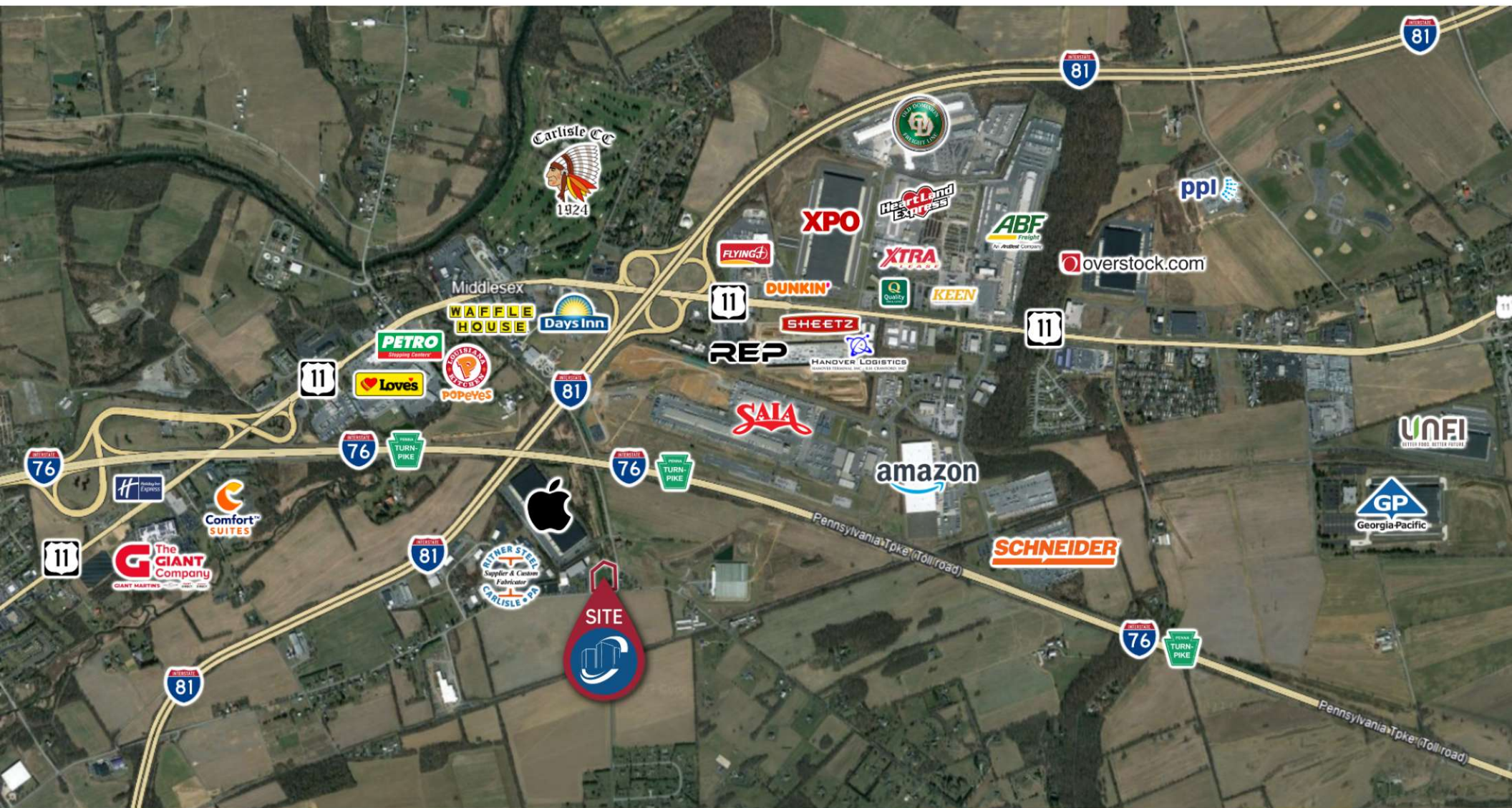
JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM

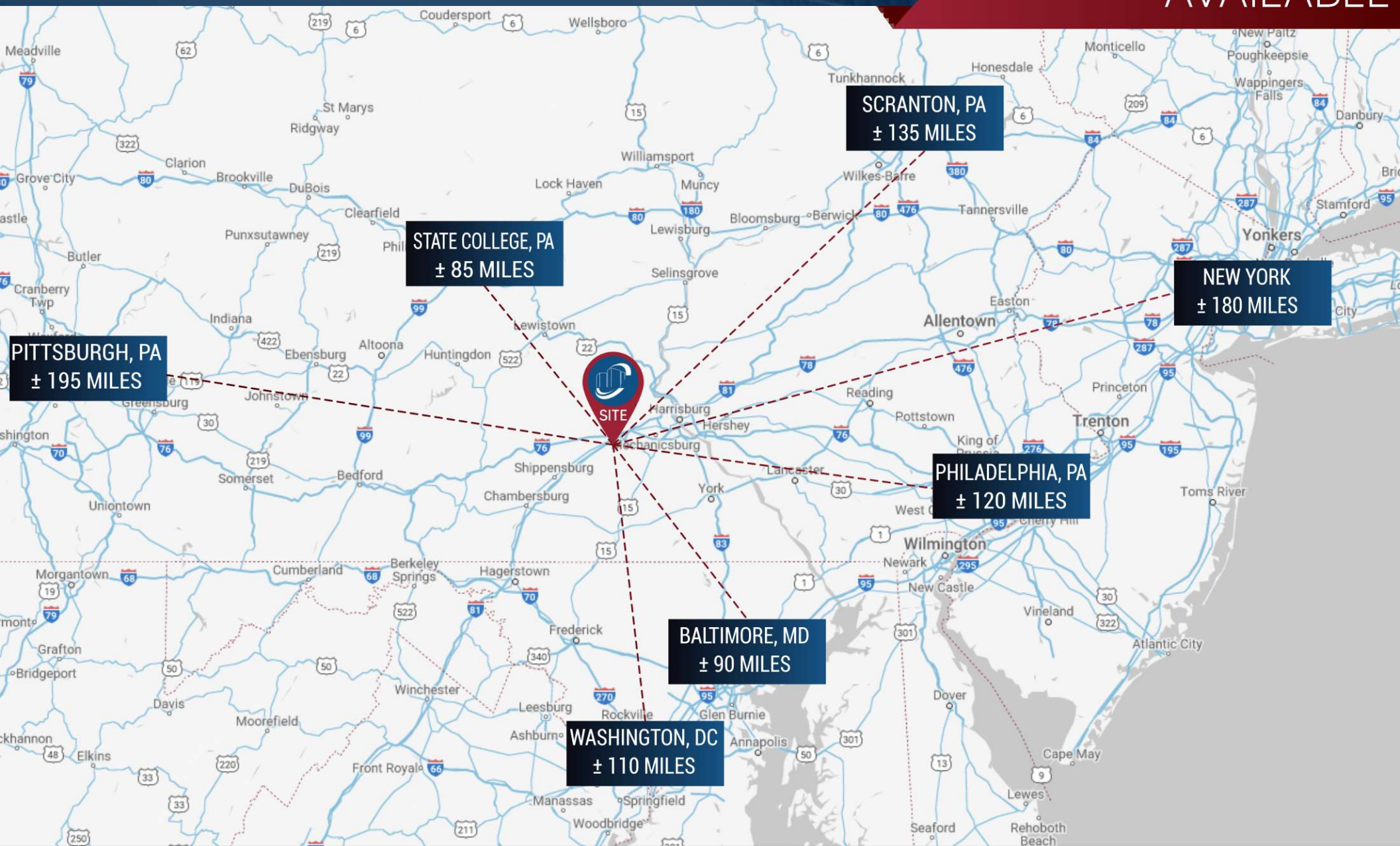
LOCATION MAP





**96 S MIDDLESEX RD
CARLISLE, PA 17015**

**INDUSTRIAL IOS LOT
AVAILABLE**



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277



LANDMARKCR.COM



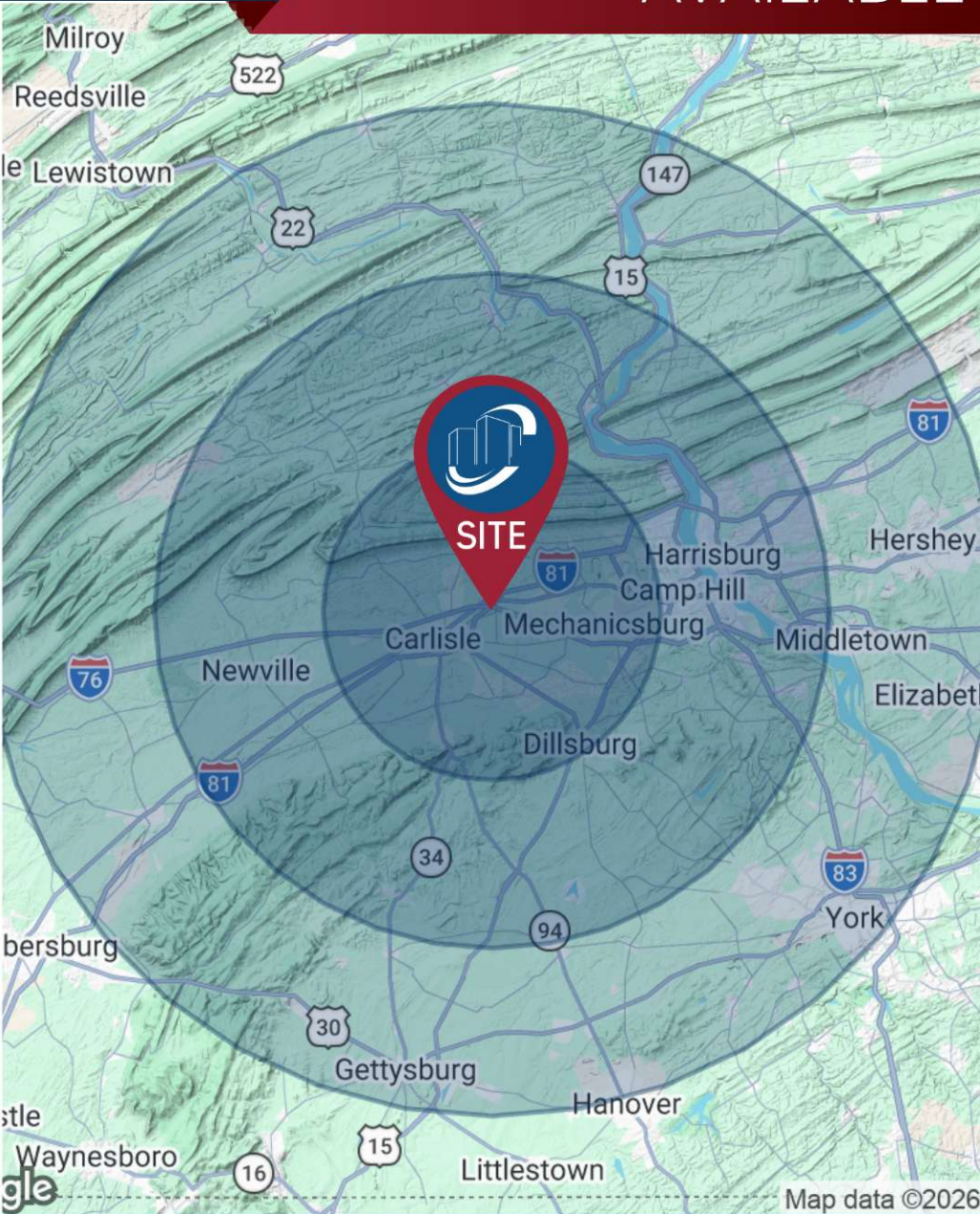
96 S MIDDLESEX RD CARLISLE, PA 17015

INDUSTRIAL IOS LOT
AVAILABLE

DEMOGRAPHICS

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	177,921	527,294	996,917
Average Age	42.4	41.3	41.4
Average Age (Male)	41.3	40.2	40.2
Average Age (Female)	43.7	42.1	42.3

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	70,851	214,045	399,025
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$114,363	\$103,283	\$101,522
Average House Value	\$310,950	\$270,977	\$262,689



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277





96 S MIDDLESEX RD
CARLISLE, PA 17015

INDUSTRIAL IOS LOT
AVAILABLE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



INDUSTRIAL IOS LOT AVAILABLE

For More Information Contact:

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990 F: 717.731.8765

