

378-380 FREIGHT STREET & 4406 INDUSTRIAL PARK ROAD

CAMP HILL, PENNSYLVANIA

FOOD GRADE FACILITIES

3 BUILDINGS TOTALING
±420,416 SF

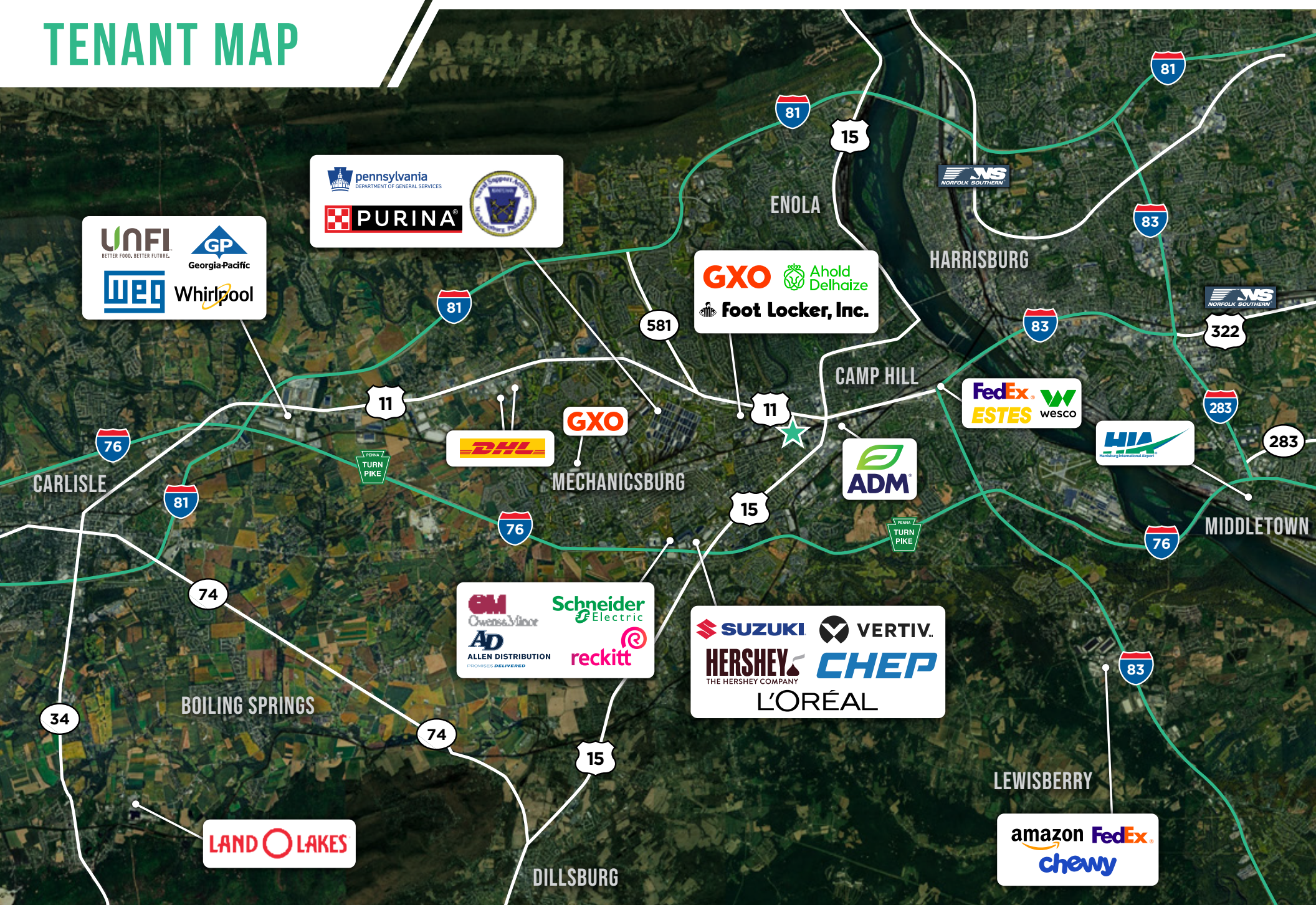
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 **Hager Pacific**
Properties

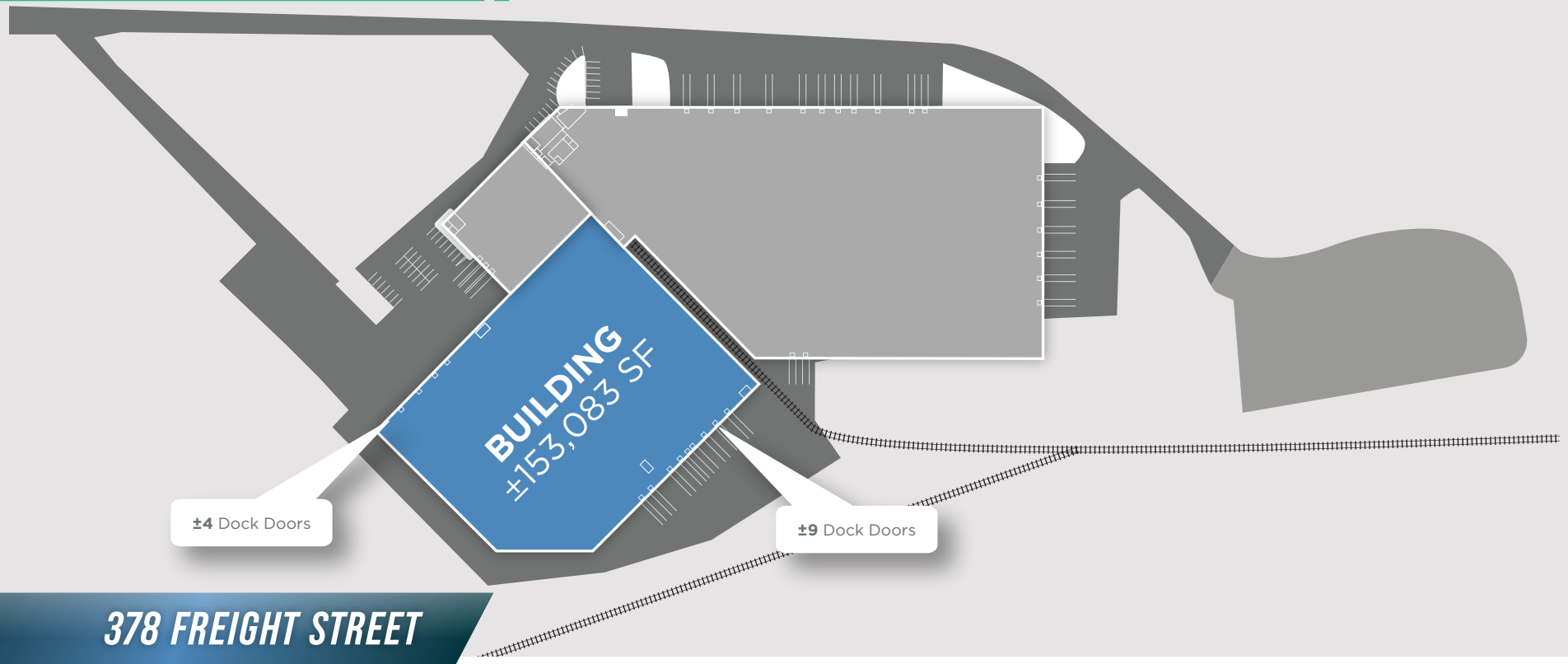
 **CUSHMAN &
WAKEFIELD**

TENANT MAP



378-380 FREIGHT STREET &
4406 INDUSTRIAL PARK ROAD

BUILDING SPECS

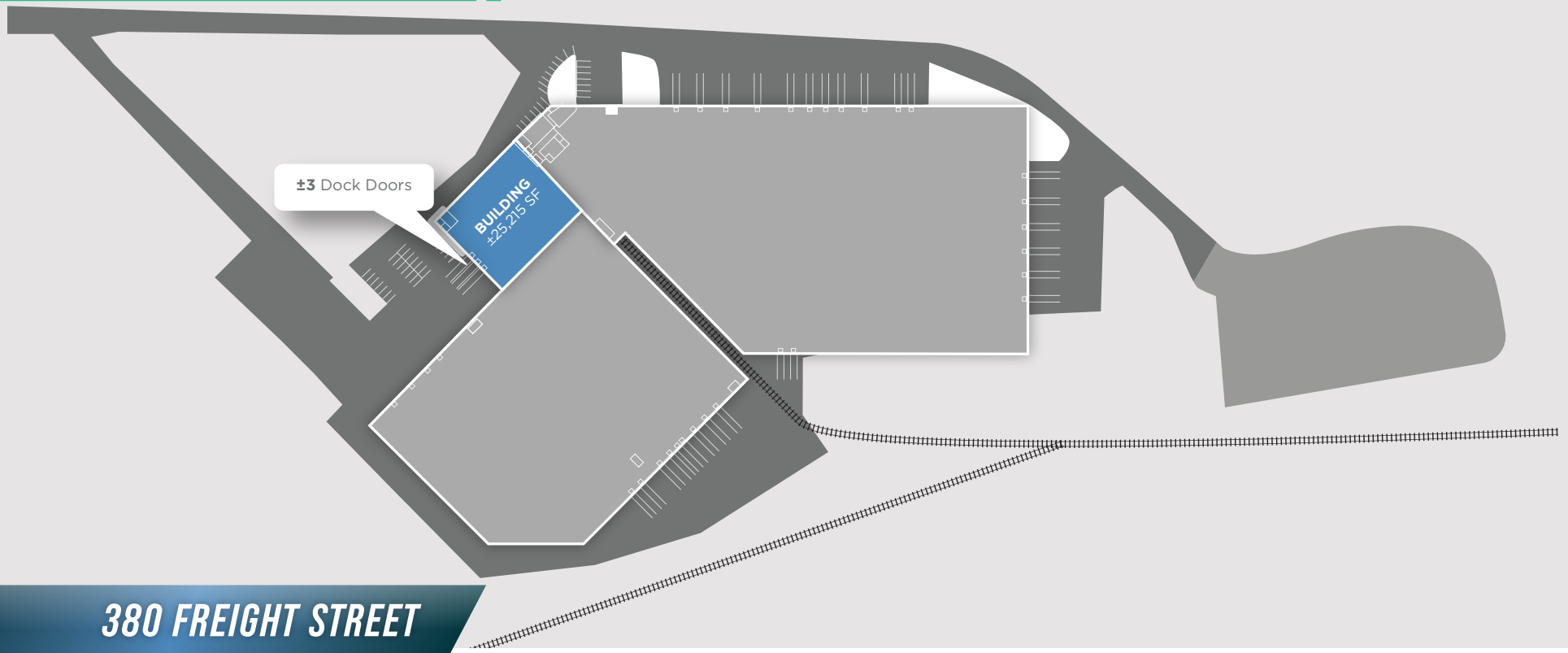


TOTAL BUILDING SF	±153,083
OFFICE SF	±624
ACRES	12.161
CONFIGURATION	CROSS-DOCK
DOCK DOORS	±13
CLEAR HEIGHT	31-36'
POWER	1,200 AMPS, 277/480 V, 3-PHASE, 4-WIRE AC
LIGHTING	METAL HALIDE LIGHTING
SPRINKLERS	WET SPRINKLER SYSTEM



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BUILDING SPECS

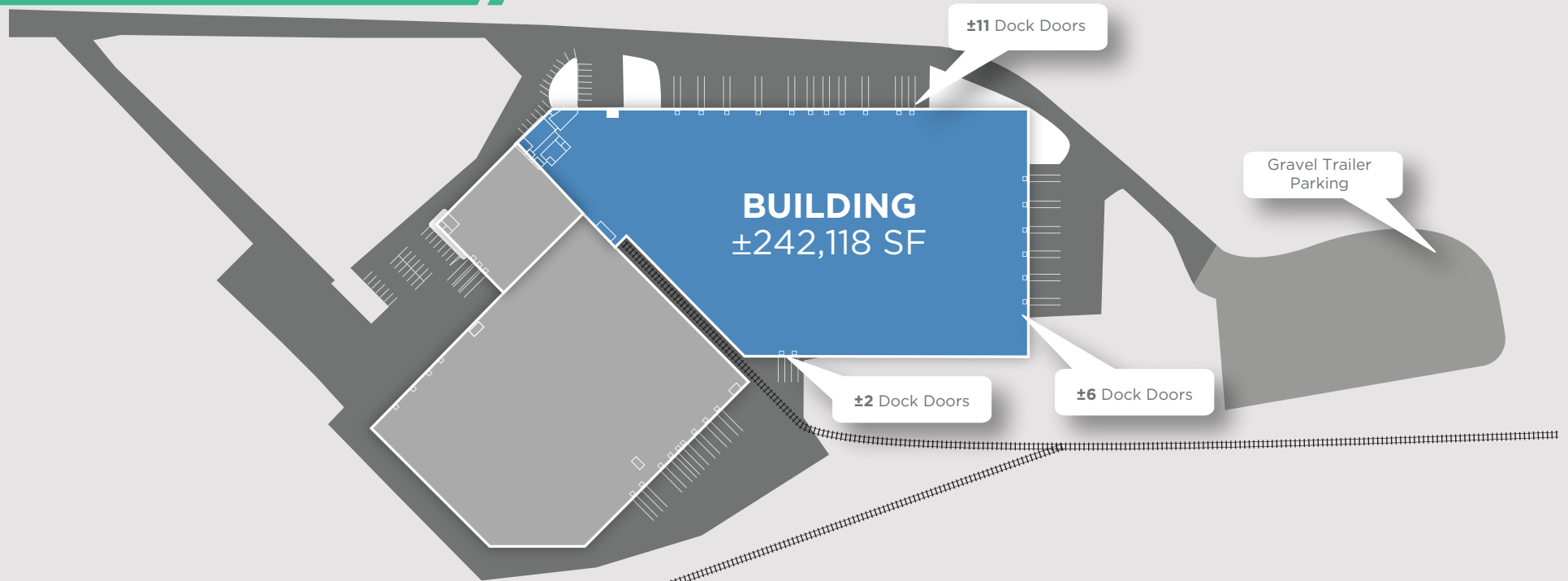


TOTAL BUILDING SF	±25,215
OFFICE SF	±757
ACRES	12.161
CONFIGURATION	SINGLE-SIDE LOAD
DOCK DOORS	±3
CLEAR HEIGHT	31-36'
POWER	600 AMPS, 120/208 V, 3-PHASE, 4-WIRE AC
LIGHTING	METAL HALIDE LIGHTING
SPRINKLERS	WET SPRINKLER SYSTEM



378-380 FREIGHT STREET &
4406 INDUSTRIAL PARK ROAD

BUILDING SPECS



4406 INDUSTRIAL PARK ROAD

TOTAL BUILDING SF	±242,118
OFFICE SF	±5,305
MEZZANINE SF	±7,626
ACRES	12.161
CONFIGURATION	CROSS-DOCK
DOCK DOORS	±19
CLEAR HEIGHT	32'
POWER	800 AMPS, 277/480 V, 3-PHASE, 4-WIRE AC
LIGHTING	METAL HALIDE LIGHTING
SPRINKLERS	WET SPRINKLER SYSTEM





CAMP HILL INDUSTRIAL PARK

4406 INDUSTRIAL PARK ROAD 242,118 SF

378 FREIGHT STREET 153,083 SF

381 FREIGHT STREET 116,756 SF

4408 INDUSTRIAL PARK ROAD 60,802 SF

380 FREIGHT STREET 25,215 SF

TOTAL SF AVAILABLE 597,974 SF



PRIME LOCATION

in Cumberland County off Exit 4 from Rt. 11, providing access to major metropolitan areas including Baltimore, Washington D.C., Philadelphia, and New York.



SUPERIOR, LAST-MILE

warehouse opportunity in a densely populated Cumberland County.



STRONG WORKFORCE

in Cumberland County with approximately 25% of the employed population being blue collar workers.



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