



2404 GETTYSBURG RD
CAMP HILL, PA 17011

HIGH BAY WAREHOUSE AVAILABLE






OFFERING SUMMARY

| | |
|-----------------|------------------------------------|
| Available SF | 43,758 SF |
| Lease Rate | \$8.95/SF (NNN) |
| OPEX | \$1.95 PSF (2026) |
| Building Size | 168,660 SF |
| Lot Size | 2.92 Acres |
| Built/Renovated | 1996 / 2016 |
| County | Cumberland |
| Municipality | Lower Allen Twp |
| Zoning | Industrial Commercial (I-3) |

PROPERTY HIGHLIGHTS

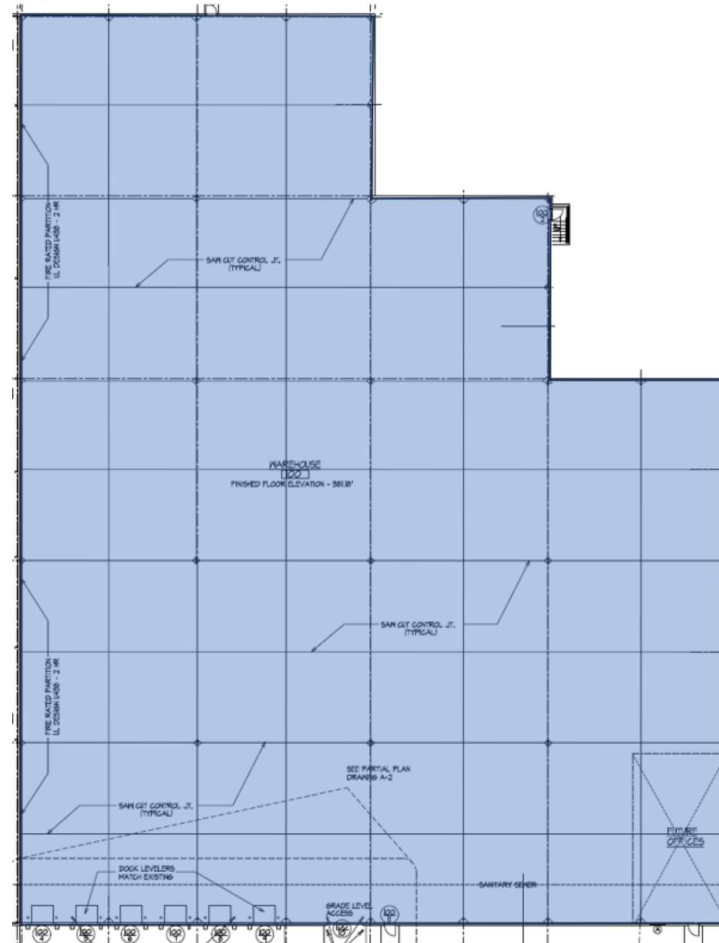
- Excellent opportunity to lease 43,758 SF high bay warehouse space in Camp Hill, PA
- Highly functional design with 30' clear ceiling heights, 6 dock doors, 1 drive in door, new T-5 fluorescent light fixtures, professional office, and dedicated parking
- In-fill location in Camp Hill provides opportunity to maximize parcel service (UPS/FedEx) pick up times, allowing late afternoon order sales cut off
- Location offers quick access to: 
- Join corporate neighbors RF Fager, ADM Milling, ADM Animal Nutrition, CB HYMAC, Cleveland Brothers, Amsted Rail, XPO, Scott Electric, Power Component System, and Atlas

PROPERTY DETAILS

| | |
|----------------------|---|
| Property Address | 2404 Gettysburg Rd Camp Hill, PA 17011 |
| Property Type | Industrial |
| Lot Size | 10.25 AC |
| Available SF | 43,758 SF |
| Building Size | 168,660 SF |
| Dock Doors | 26 |
| Drive-in Doors | 1 (12' x 14') |
| Clear Ceiling Height | 30' |
| Floor | 6" Reinforced Concrete |
| Column Spacing | 50' x 50' |
| Year Built/Renovated | 1996 / 2016 |
| Framing | Steel Frame |
| Construction | Masonry Block/Metal Panel |
| Roof | Standing Seam |
| Sprinklers | Yes |
| Parking | 45 Car Spaces |
| Electric | 3-Phase |
| Water/Sewer | Public |
| Submarket | Harrisburg West |
| County | Cumberland |
| Municipality | Lower Allen Township |
| Zoning | Industrial Commercial (I-3) |
| Property Tax | \$113,327.98 (2025) |



AVAILABLE SPACE



LEASE INFORMATION

| SUITE | AVAILABLE SF | LEASE RATE | LEASE TYPE | OPEX |
|---------|--------------|------------|------------|------------------|
| SUITE B | 43,758 SF | \$8.95/SF | NNN | \$1.95/SF (2026) |

AERIAL



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

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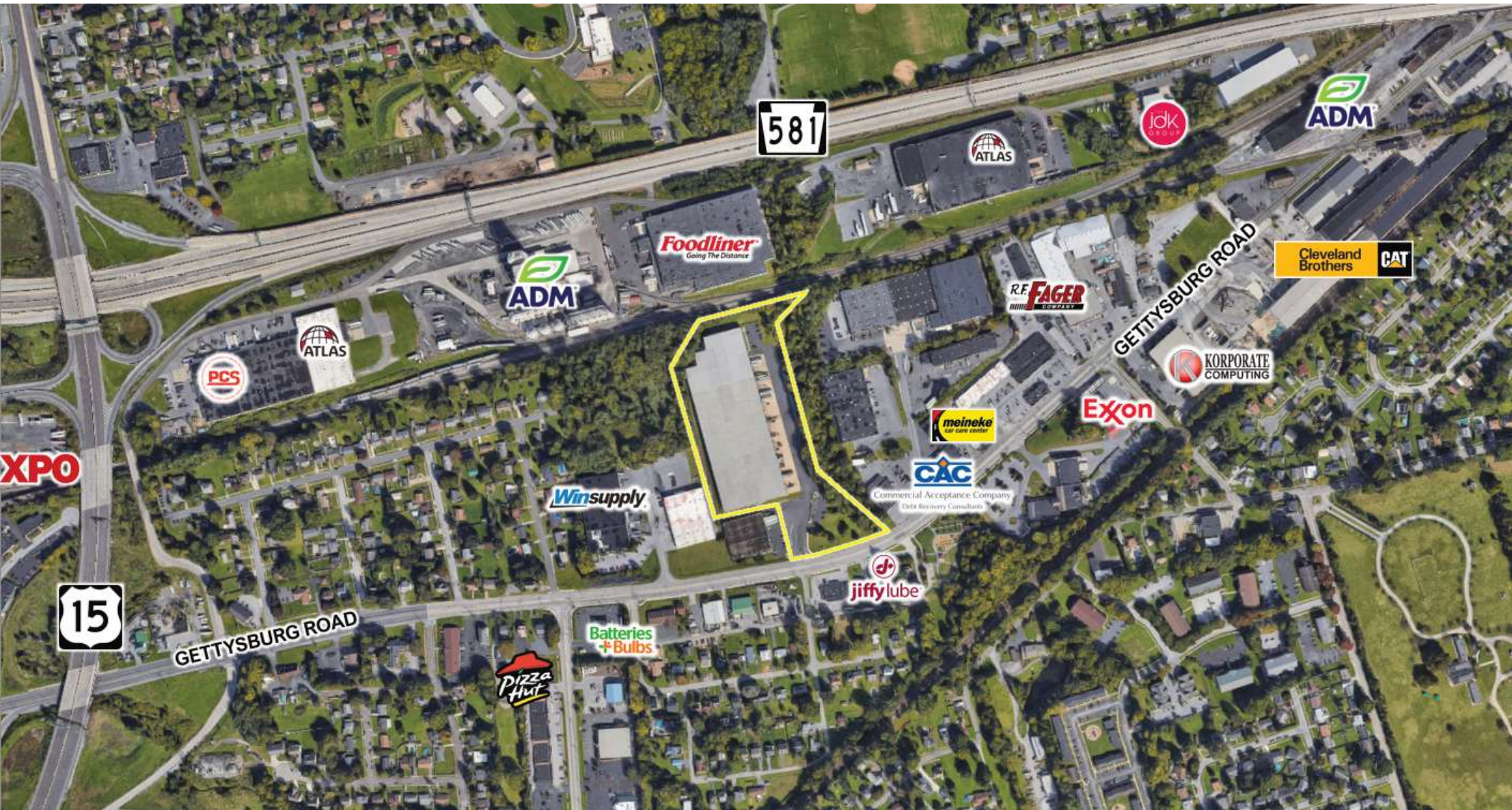
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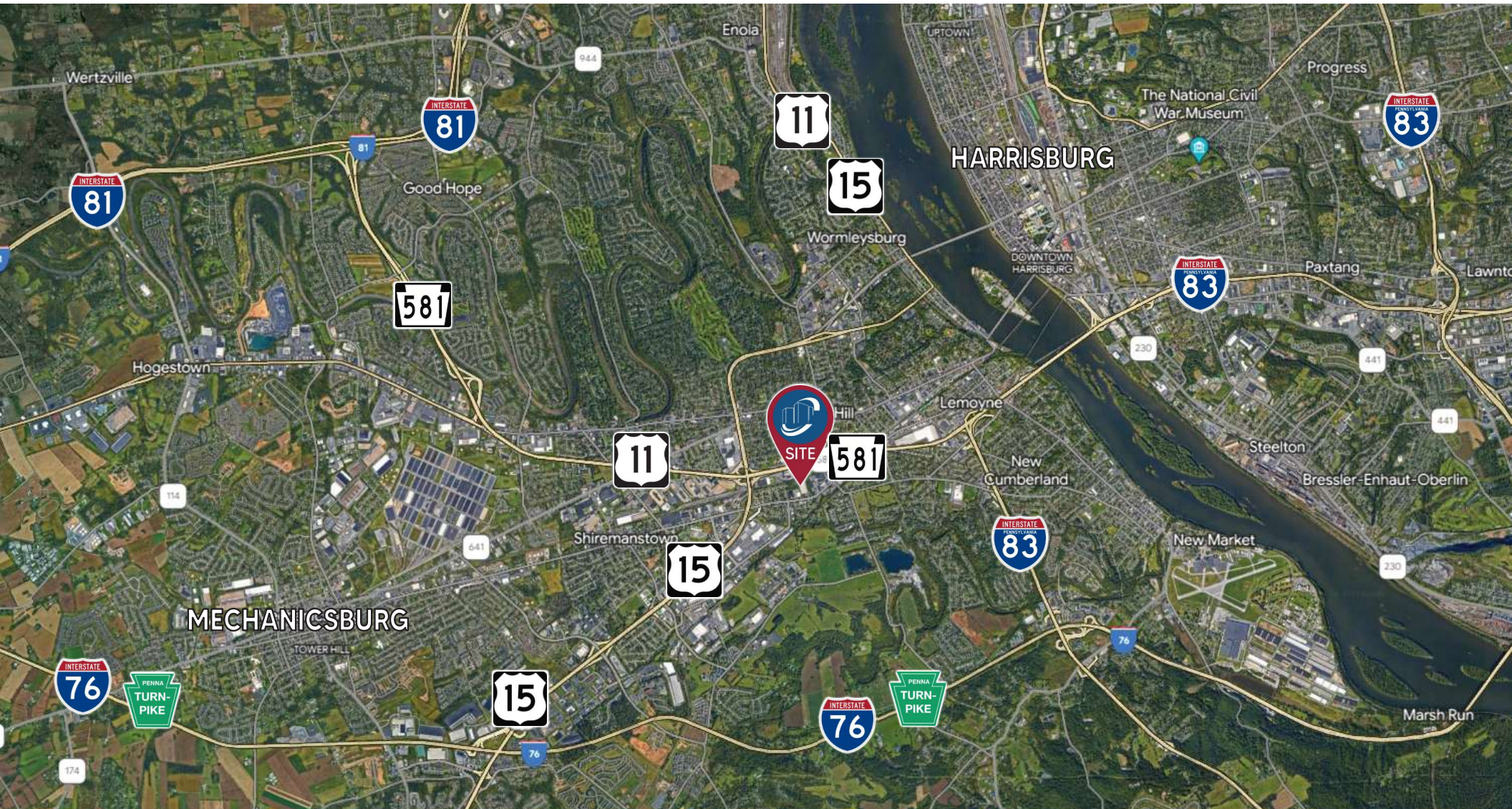
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LOCATION MAP



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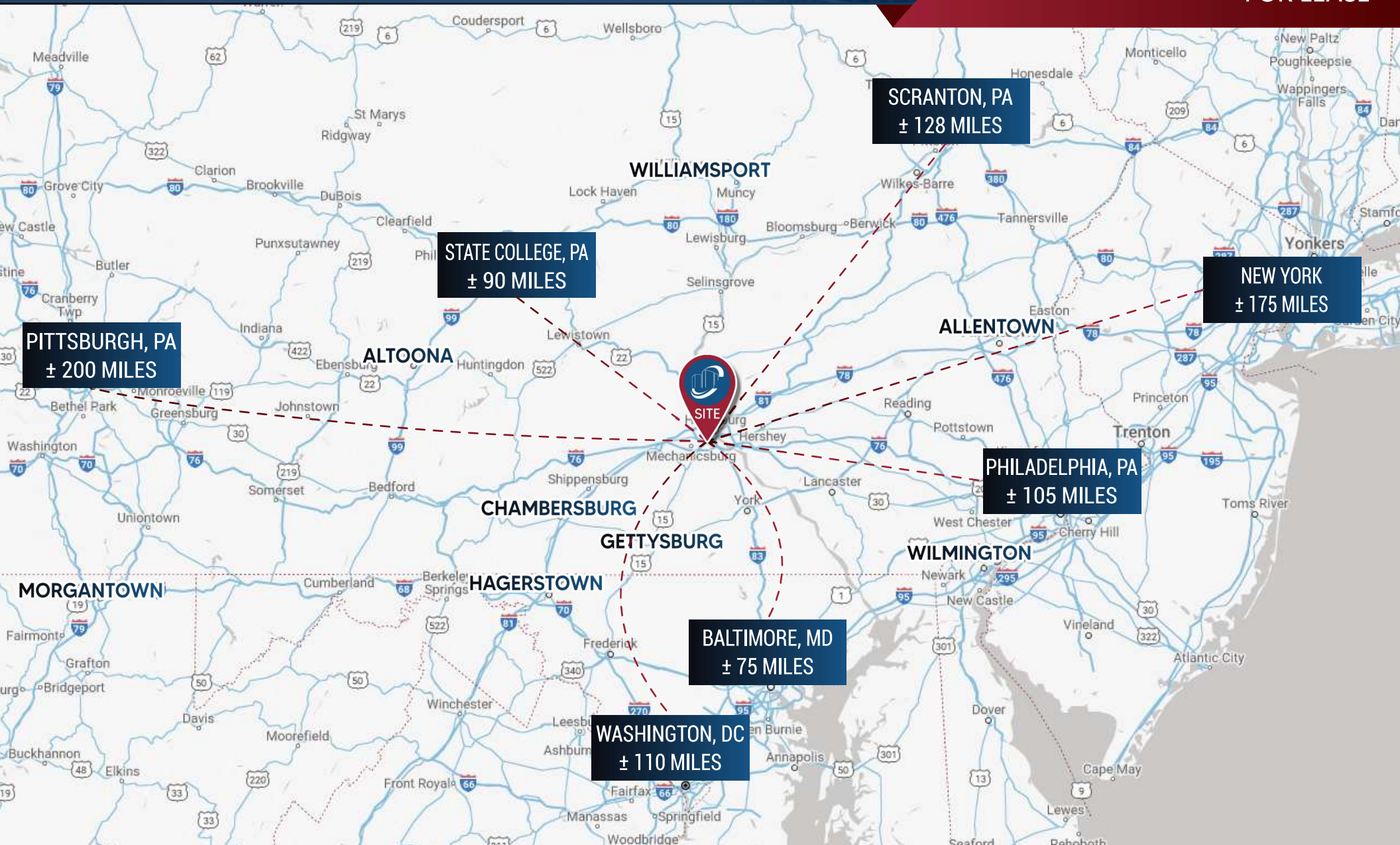
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CUMBERLAND COUNTY

AREA OVERVIEW: Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland county contains many suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).



2025 ESTIMATED
POPULATION **263,782**

DEMOGRAPHICS



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