



# INDUSTRIAL IOS / ISF PROPERTY AVAILABLE

1511 COMMERCE AVE | CARLISLE, PA 17015



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(717) 731.1990


**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



### OFFERING SUMMARY

Lease Rate	Subject to Guidance
Building Size	+/- 20,000 SF
Lot Size	4.64 Acres
Building Type	Industrial IOS/ISF
Submarket	Harrisburg West
County	Cumberland
Municipality	South Middleton Twp
Zoning	Transportation Industrial (I-3)
Corridor	I-81 (Exit 44)

### PROPERTY HIGHLIGHTS

- A +/- 20,000 SF industrial outdoor storage / service facility located off I-81 in Carlisle, PA
- Excellent site location for last mile storage and delivery situated in a big box submarket within Central PA that has well over 100,000,000 SF of institutional warehouse facilities off exit 44 of I-81
- Highly visible location featuring 6 drive in doors, approx. 3,000 SF office, and opportunity for signage to I-81
- Oversized 4.64 acre parcel with concrete loading island with parking for up to 76 trailer spaces or opportunity for fenced outdoor storage
- Easy access to: 
- Join corporate neighbors Amazon, Apple, Pepsi Co, Quaker Oats, The Home Depot, Giant Foods, At Home, Lindt Chocolates, SC Johnson, Kohler, National Tire Wholesale, Ross Stores, UPS, Allen Distribution, and Bimbo Bakeries



### PROPERTY DETAILS

Property Address	1511 Commerce Ave Carlisle, PA 17015
Property Type	Industrial IOS/ISF
Tenancy	Single
Building Size	+/- 20,000 SF
Office Size	+/- 3,000 SF
Lot Size	4.64 Acres
Year Built	1987
Drive In Doors	6
Dock Doors	Concrete loading pad
Clear Ceiling Height	22'
Construction	Masonry & Steel
Framing	Steel Frame
Roof	Standing Seam
Parking	30 Car Spaces
Trailer Parking	Up to 76 Spaces
Power	3-Phase
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	South Middleton Twp
Zoning	Transportation Industrial (I-3)
Corridor	I-81 (Exit 44)
APN	40-09-0527-025
Taxes	\$21,238.82 (2025)

### PROPERTY HIGHLIGHTS

Positioned just off Exit 44 of I-81 in Carlisle, PA, 1511 Commerce Avenue offers a versatile  $\pm 20,000$  SF industrial outdoor storage (IOS) and service facility (ISF) in one of Central Pennsylvania's most active big-box distribution corridors. The property features six drive-in doors, approximately 3,000 SF of office space, and an oversized 4.64-acre parcel with a concrete loading island and parking for up to 76 trailers or secure fenced outdoor storage. This highly visible location provides excellent signage exposure to I-81 and exceptional connectivity to US-11, the I-76 PA Turnpike, and I-83. Surrounded by over 100 million square feet of institutional warehouse users off Exit 44, the site is ideally positioned for last-mile logistics, storage, or service operations. Corporate neighbors include Amazon, Apple, PepsiCo, Quaker Oats, The Home Depot, Giant Foods, At Home, Lindt Chocolates, SC Johnson, Kohler, National Tire Wholesale, Ross Stores, UPS, Allen Distribution, and Bimbo Bakeries.

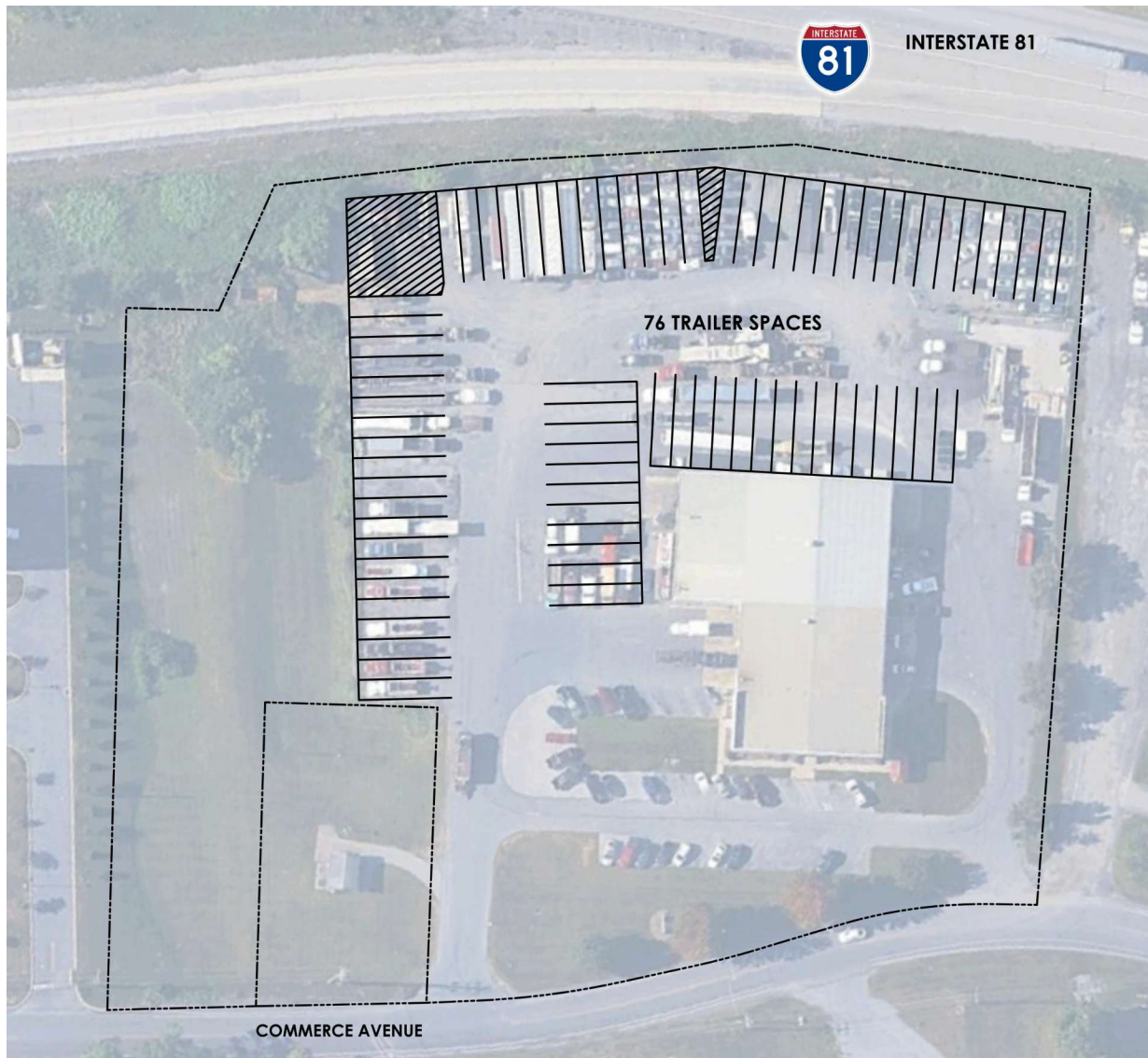








## ALTERNATE TRAILER PARKING PLAN



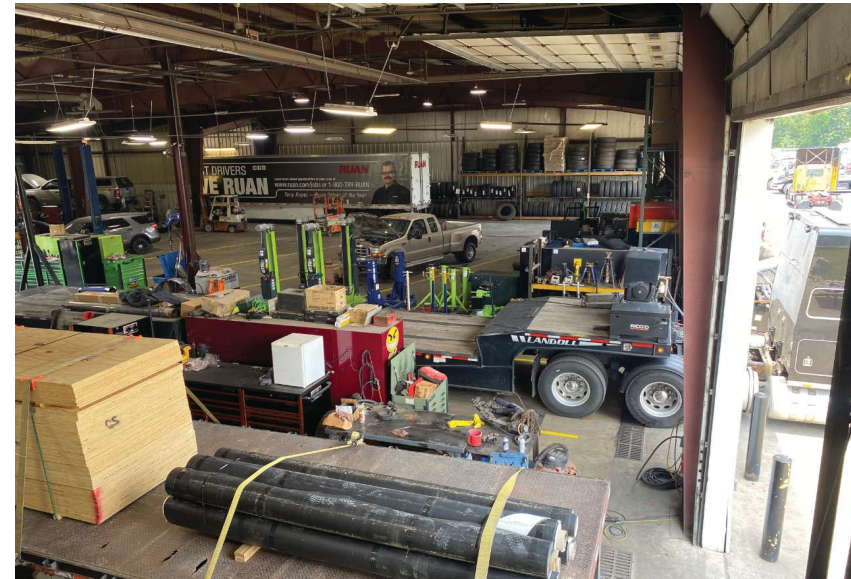




# 1511 COMMERCE AVE

INDUSTRIAL IOS / ISF PROPERTY  
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## PROPERTY PHOTOS



LANDMARK COMMERCIAL REALTY  
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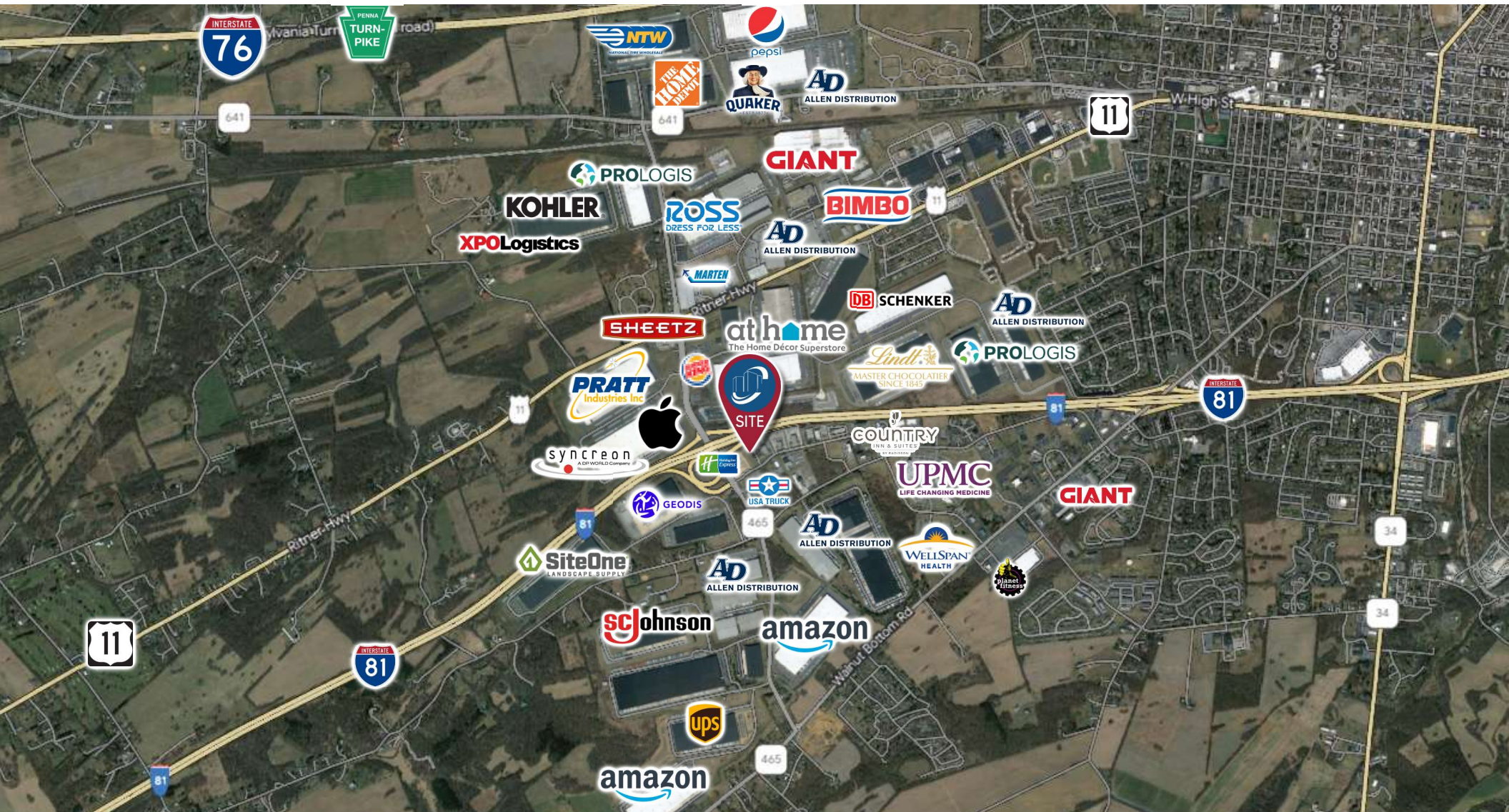


## PARCEL MAP





## LOCAL MAP





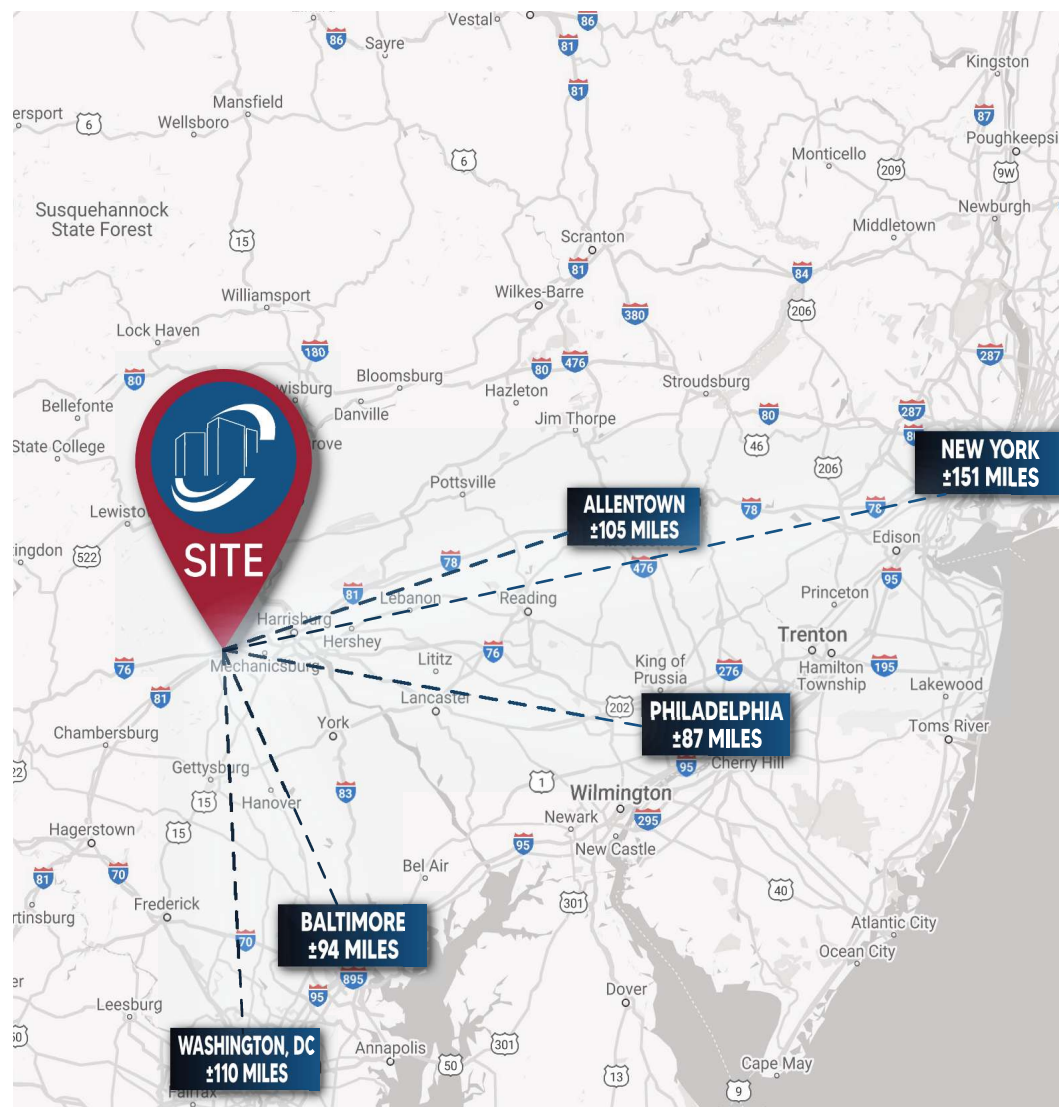
### AREA OVERVIEW

**CUMBERLAND COUNTY:** Carlisle is the seat of Cumberland County, PA. The historic town of Carlisle is noted for its restored architecture and tree-lined streets—once walked on by George Washington, Molly Pitcher, and other icons of early America. If history is your passion, this town offers landmarks such as the U.S. Army Heritage & Education Center, the Cumberland County Historical Society, and several self-guided walking tours that delve deeper into the town's rich history. For these reasons and more, Carlisle was voted #4 in USA Today's 10 Best Historic Small Towns.

The town is also close to the Appalachian Trail, which provides opportunities to escape into the great outdoors through hiking and also offers nearby biking trails throughout the town. Be sure to take part in tasting the unique flavors in the Carlisle area with their dine around the world experience and attending one of Carlisle's numerous car shows, such as Corvettes at Carlisle.

Home to Dickinson College, Carlisle also made the 2021 list of Safest College Towns in America by SafeWise.com, an online safety resource. Carlisle was ranked at #20 and was one of only two Pennsylvania college towns to make the list of 50 locations throughout the country.

Carlisle was one of 10 communities across the country to receive a 2021 All-America City Award from the National Civic League. The award recognized communities that overcame the overwhelming challenges of the past year to unite during difficult times and build equity and resilience.



  
**POPULATION**  
262,919

  
**AVG FAMILY INCOME**  
\$77,001

  
**TRAVEL TO WORK**  
21.5 MIN

  
**EMPLOYEES**  
119,993



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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.





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