



# STAND ALONE IOS FACILITY AVAILABLE

120 STOVER DR | CARLISLE, PA 17015



[WWW.LANDMARKCR.COM](http://WWW.LANDMARKCR.COM)

(717) 731.1990

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

The logo icon for TCN consists of a blue circle containing a white stylized bar chart with three vertical bars of increasing height from left to right.



### OFFERING SUMMARY

<b>Sale Price</b>	Subject to Guidance
<b>Building Size</b>	7,200 SF
<b>Lot Size</b>	4.57 Acres
<b>Building Type</b>	Industrial IOS Facility
<b>Corridor</b>	I-81 & I-76 PA Turnpike
<b>Submarket</b>	Harrisburg West
<b>County</b>	Cumberland
<b>Municipality</b>	Middlesex Twp
<b>Zoning</b>	Light Industrial (LI)

### PROPERTY HIGHLIGHTS

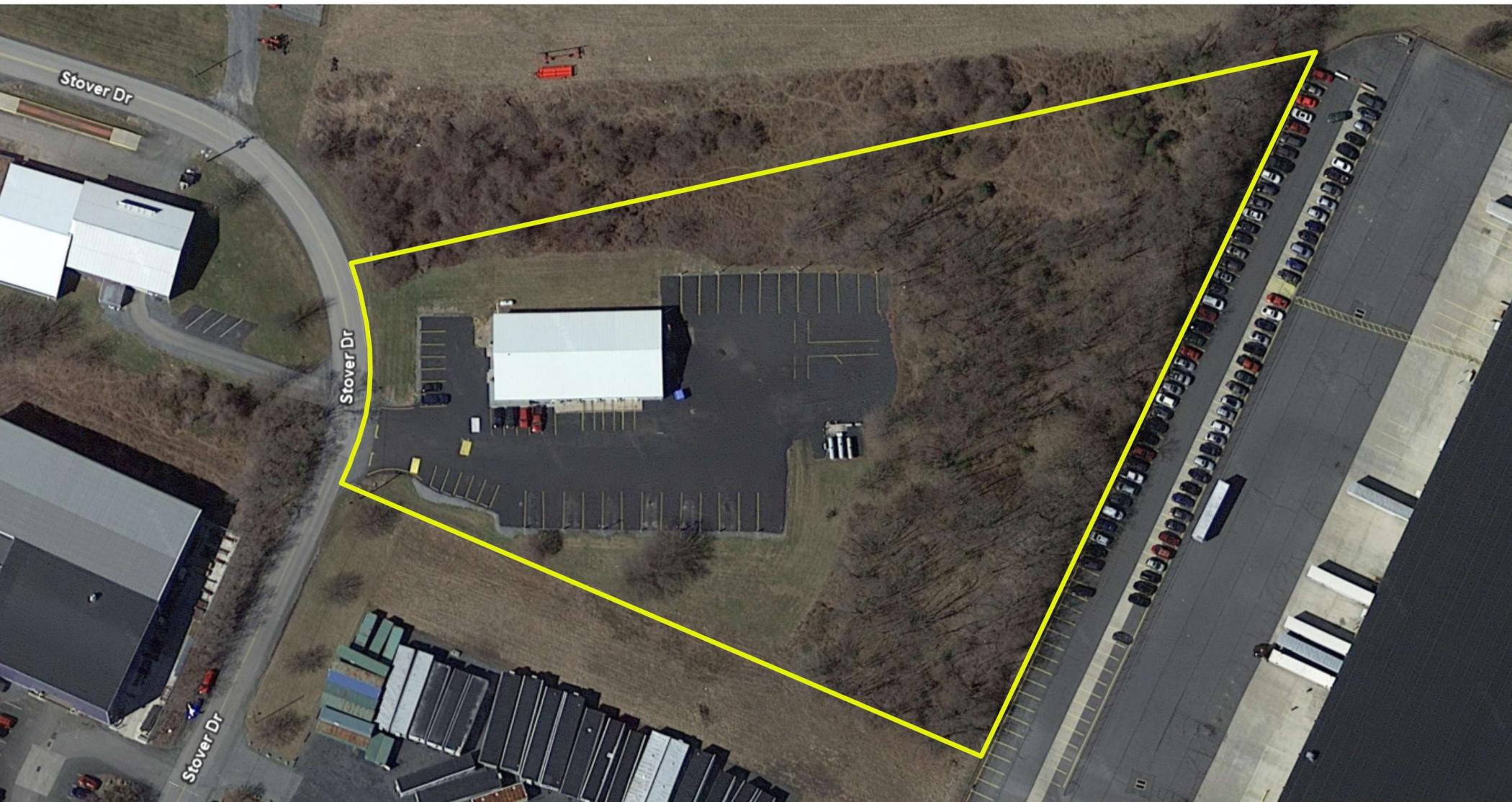
- Turn-key 7,200 SF stand alone Industrial Outdoor Storage (IOS) facility just off the highly desired interchanges for I-81 & I-76 PA Turnpike in Carlisle, PA available for sale
- The property sits on a large 4.57 acre site that offers ample parking, lay-down yard for raw materials or equipment
- Property offers:
  - 7,200 SF building with office space and dedicated car parking
  - Three (3) drive-in doors
  - One (1) dock doors
  - Large 4.57 acre lot with ample drop lot parking or outdoor storage
- Corporate neighbors include: Apple Inc, Amazon, Saia LTL Freight, Organic Remedies, Tuckey Corporations, Pyrotek, Petro Travel Center, and numerous hotel & restaurants amenities
- Located just off     with easy access to  

## PROPERTY DETAILS

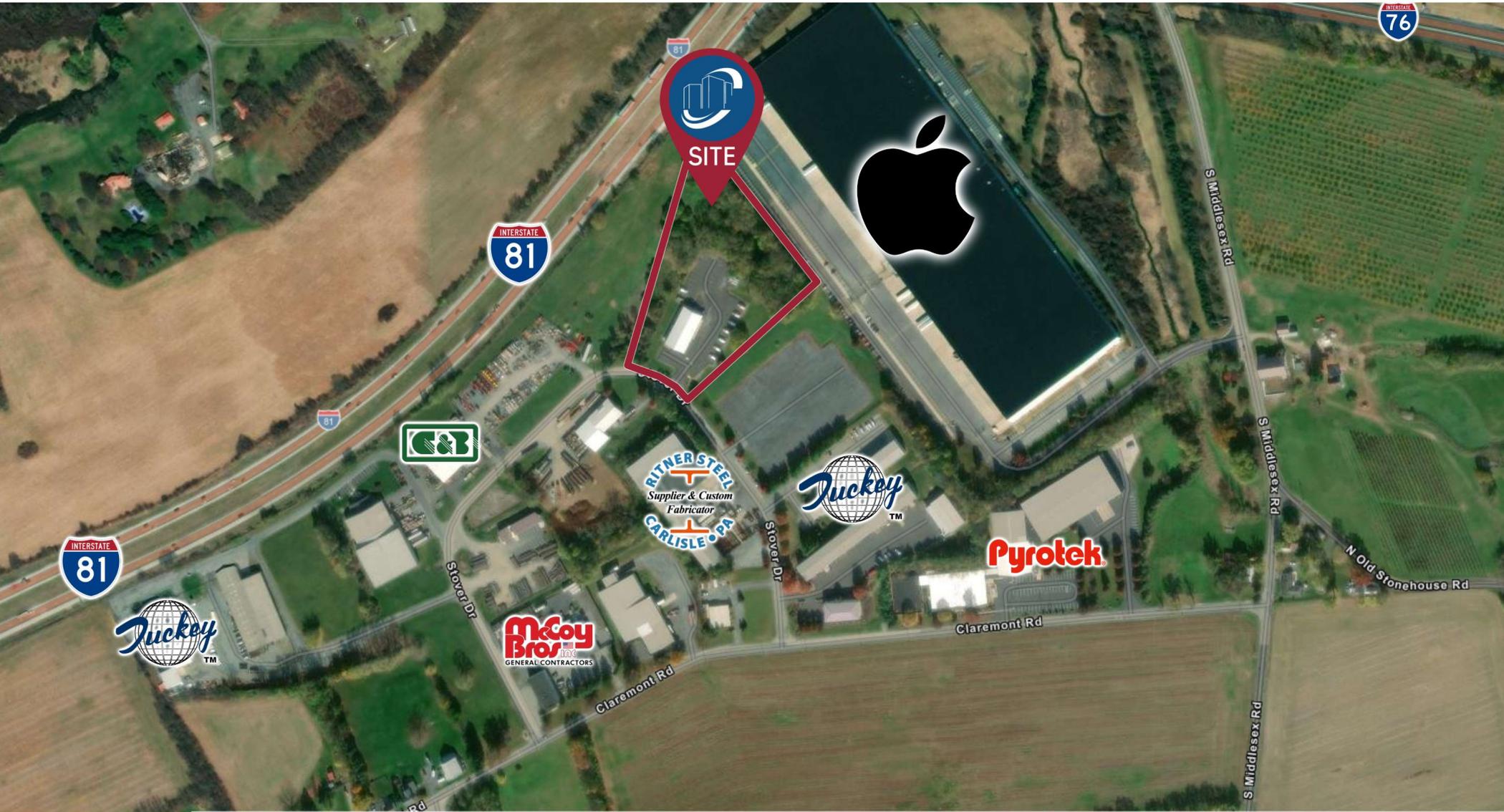
<b>PROPERTY ADDRESS</b>	<b>120 STOVER DR CARLISLE, PA 17015</b>
<b>AVAILABILITY</b>	<b>7,200 SF</b>
<b>PROPERTY TYPE</b>	<b>INDUSTRIAL IOS FACILITY</b>
<b>LOT SIZE</b>	<b>4.57 ACRES</b>
<b>TENANCY</b>	<b>SINGLE</b>
<b>LOADING DOCKS</b>	<b>1</b>
<b>DRIVE IN DOORS</b>	<b>3</b>
<b>CAR PARKING</b>	<b>18 SPACES</b>
<b>ROUTE DELIVERY PARKING</b>	<b>25 STALLS</b>
<b>FRAMING</b>	<b>STEEL</b>
<b>ROOF</b>	<b>STANDING SEEM</b>
<b>SUBMARKET</b>	<b>HARRISBURG WEST</b>
<b>MUNICIPALITY</b>	<b>MIDDLESEX TOWNSHIP</b>
<b>COUNTY</b>	<b>CUMBERLAND</b>
<b>ZONING</b>	<b>LIGHT INDUSTRIAL (LI)</b>
<b>APN</b>	<b>21-07-0465-035</b>
<b>TAXES</b>	<b>\$9,184.15 (2025)</b>



## PARCEL



LOCATION AERIAL



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

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TRADE AERIAL

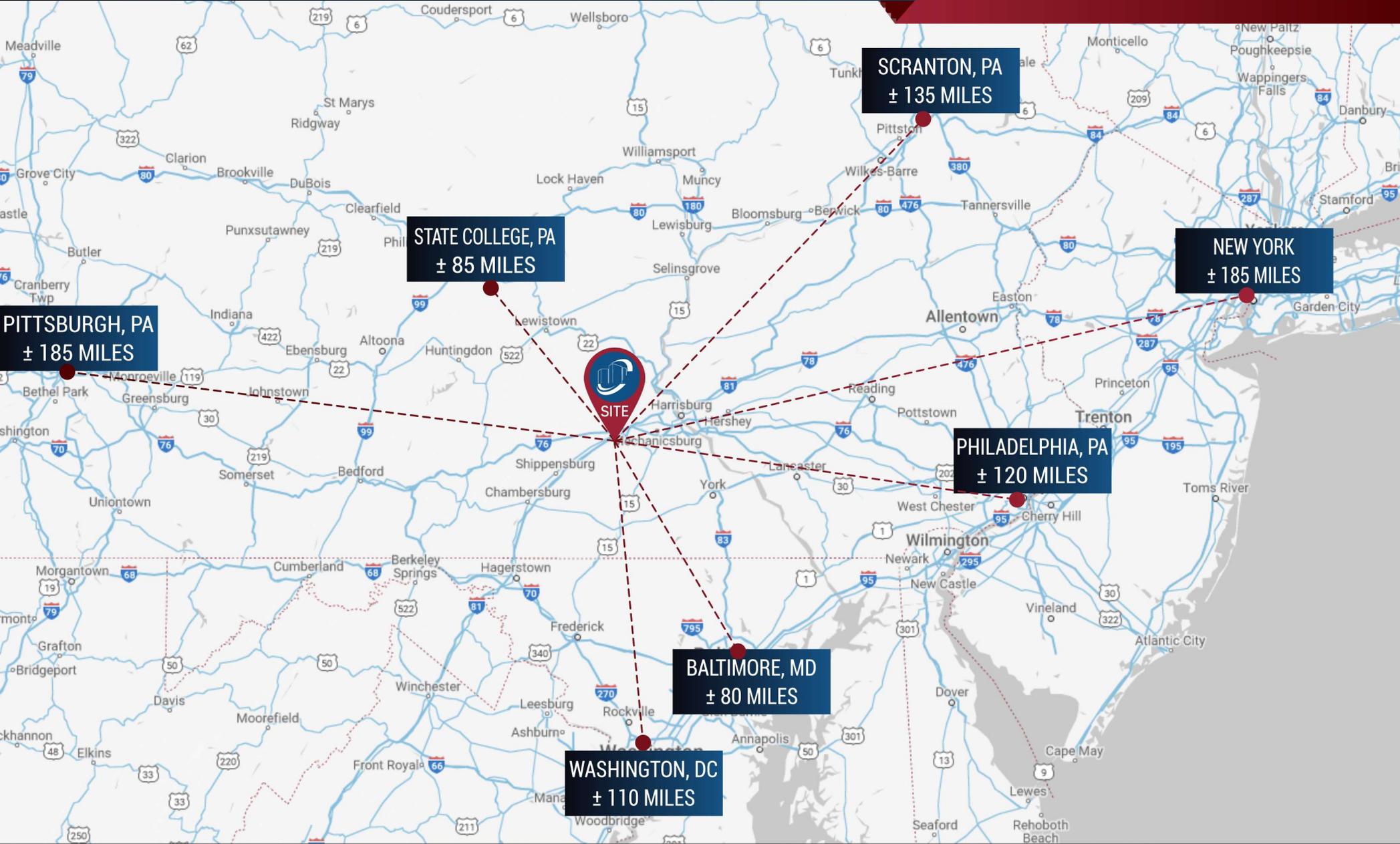


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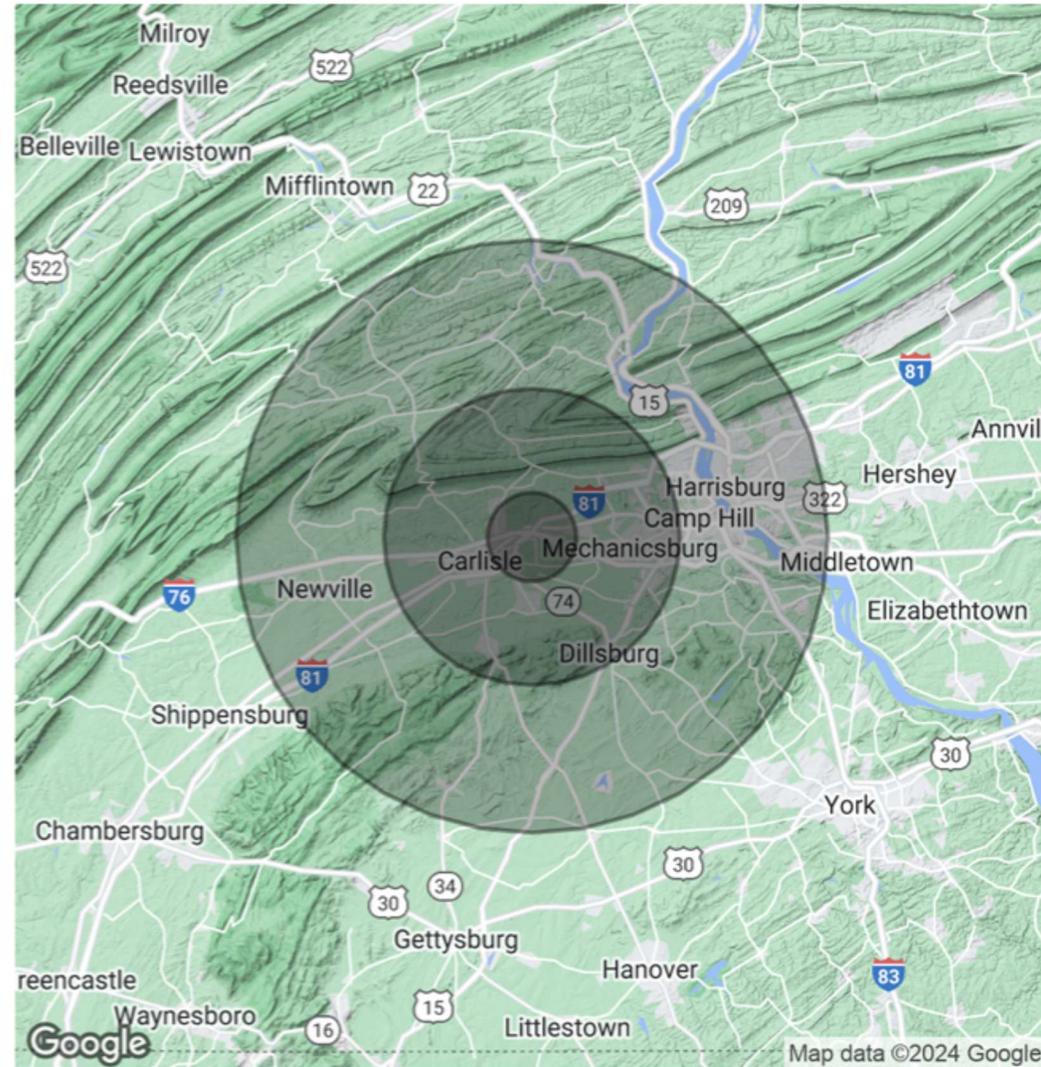
### DEMOGRAPHICS

POPULATION	3 MILES	10 MILES	20 MILES
Total Population	18,542	213,099	518,075
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
Total Households	7,358	83,285	207,534
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$99,212	\$119,480	\$105,114
Average House Value	\$272,406	\$343,814	\$288,612

Demographics data derived from AlphaMap





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