

Industrial | Available

CBRE Investment
Management

Capital Logistics Center, Building 500

500 INDUSTRIAL LANE | MIDDLETOWN, PA 17057

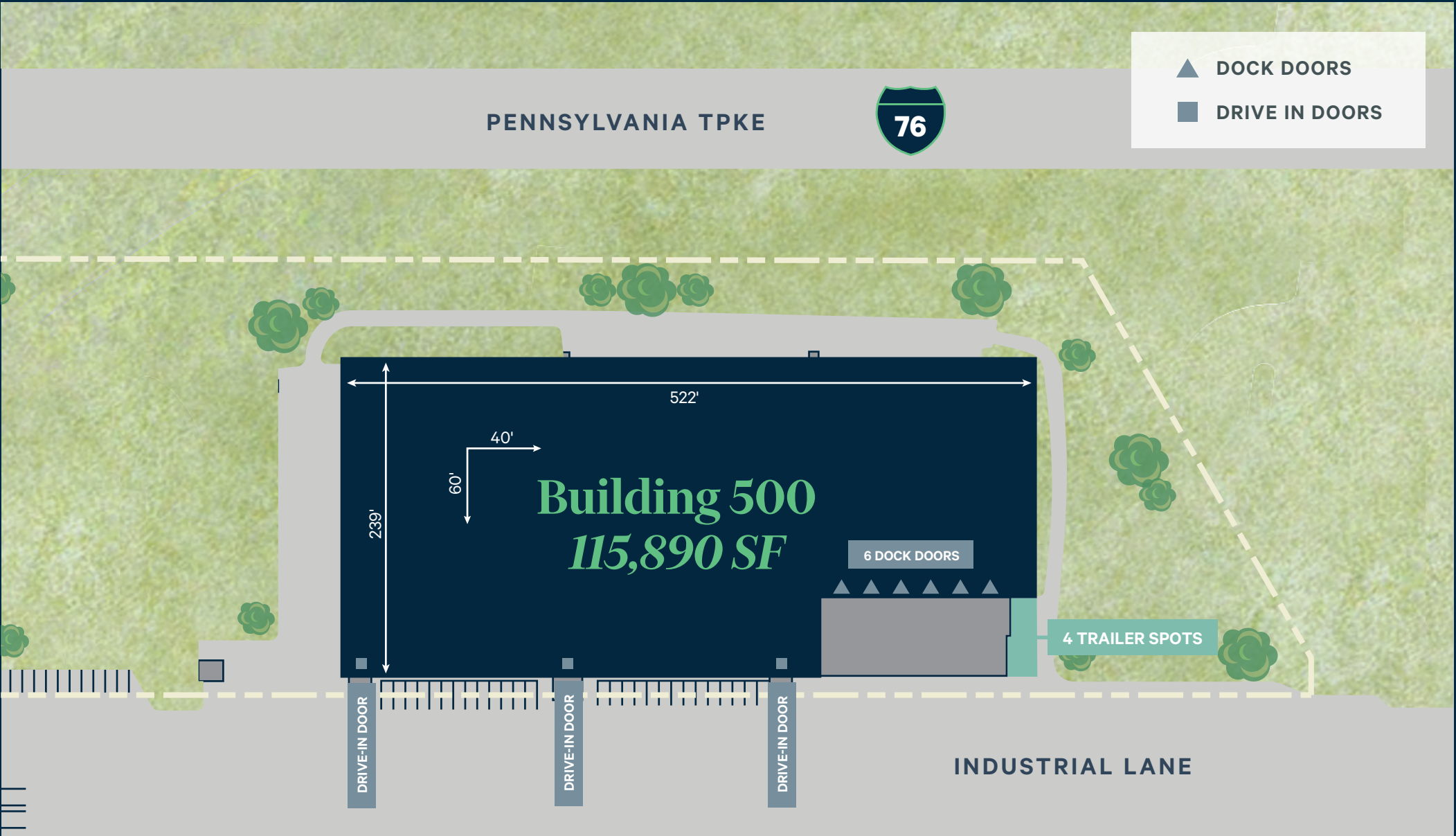
115,890 SF AVAILABLE



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Building Specifications

TOTAL AVAILABLE	115,890 SF
OFFICE SPACE	1,158 SF
CLEAR HEIGHT	22'3" - 30'
DOCK DOORS	6 dock doors
GRADE LEVEL DOORS	3 drive-in doors
POWER	400 amp, 277/480 volt
HVAC	Unit Heaters
CONSTRUCTION	CMU Metal Panel
YEAR BUILT	1970
SPRINKLERS	Wet System
TRAILER PARKING	4 spaces
CAR PARKING	40 surface parking spaces
COLUMN SPACING	40' x 60'
LIGHTING	LED with motion sensors
SITE SIZE	8.93 acres



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Aerial

- + Proximity to parcel hubs, intermodal, and major highways
- + UPS recently opened its fourth largest hub facility in the country in Middletown, PA

Easy Highway & Road Access

78 INTERSTATE 78
29 miles

76 INTERSTATE 76
0 miles

83 INTERSTATE 83
6.1 miles

81 INTERSTATE 81
10.2 miles



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Labor Density Map

DRIVE TIMES

30 Minutes

45 Minutes

LABOR DENSITY

Census Blocks Estimated by
People per Square Mile

Less than 250

250 to 500

501 to 1,000

1,001 to 2,000

More than 2,000

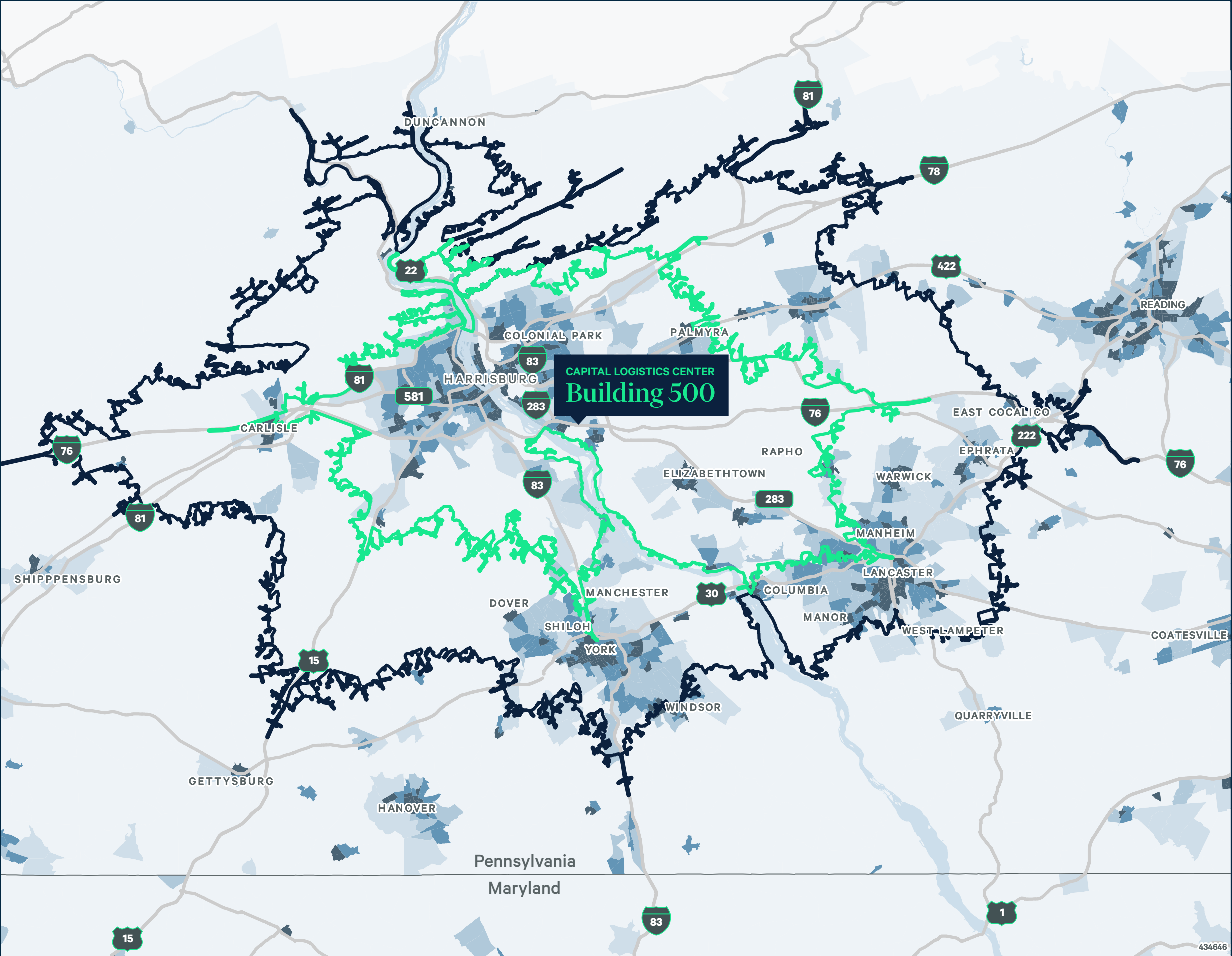
LABOR FORCE

30 Min. Drive Time

45 Min. Drive Time

331,259 Total Labor Force

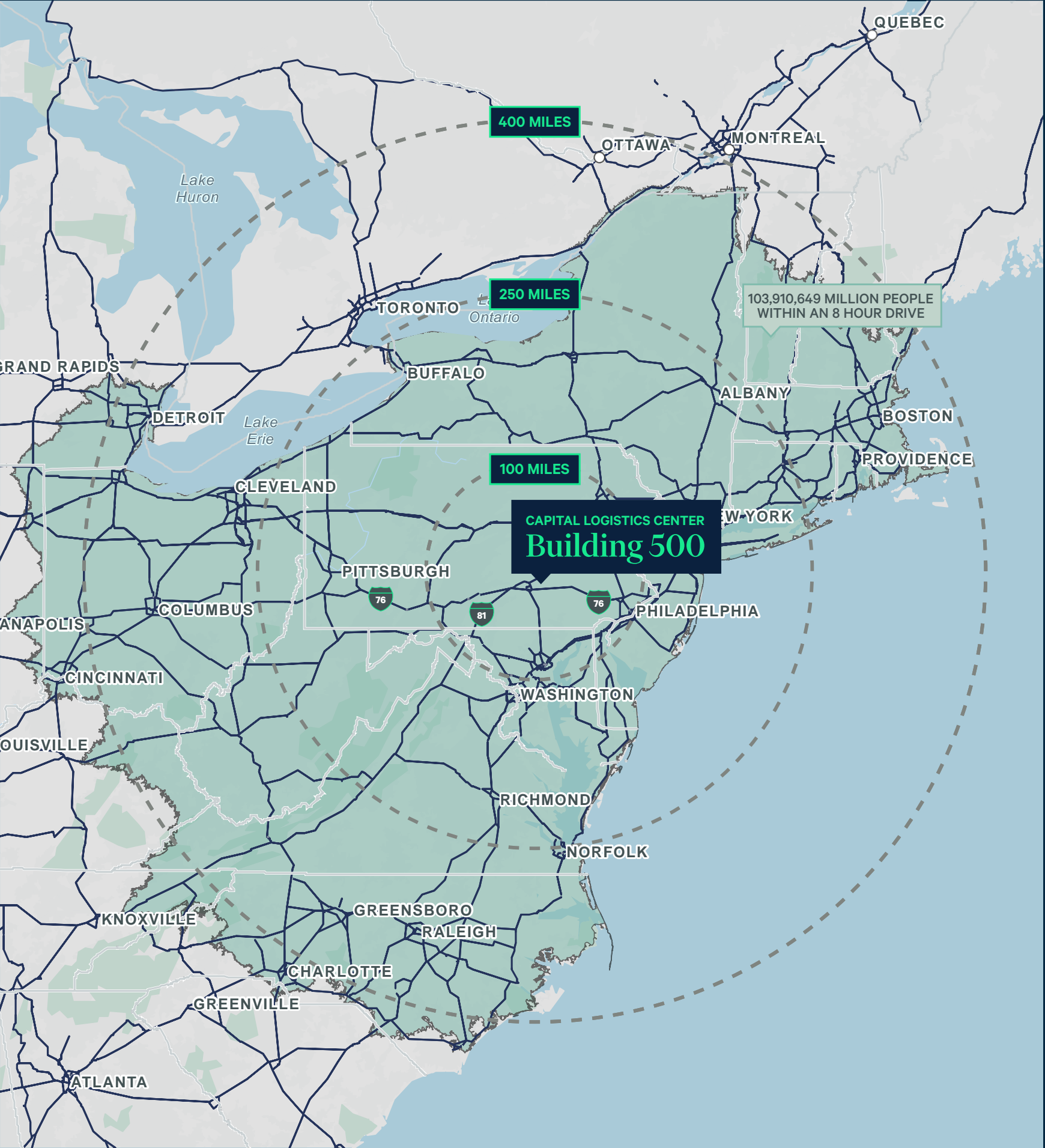
752,215 Total Labor Force



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Inbound/Outbound

CITY	MILES	MINUTES
WILMINGTON, DE	75	85
BALTIMORE, MD	83	86
PHILADELPHIA, PA	99	97
NEW YORK, NY	174	204
PARCEL FACILITIES	MILES	MINUTES
FEDEX SHIP CENTER, MIDDLETOWN	2	6
NORTHEAST ZONE SUPER HUB, MIDDLETOWN	3	6
FEDEX GROUND, MIDDLETOWN	3	7
UPS - HARRISBURG	8	16
FEDEX - LEWISBERRY HUB	15	23
USPS - HARRISBURG	15	20
UPS CARLISLE PACKAGE DISTRIBUTION CENTER	36	40
PORTS	MILES	MINUTES
PORT OF BALTIMORE	84	89
PORT OF PHILADELPHIA	101	101
PORT OF NY/NJ	173	162
INTERMODAL	MILES	MINUTES
NORFOLK SOUTHERN RUTHERFORD, PA	7	16
NORFOLK SOUTHERN HARRISBURG, PA	16	21
CRX INTERMODAL CHAMBERSBURG, PA	66	75
AIRPORT	MILES	MINUTES
HARRISBURG INTERNATIONAL AIRPORT	2	5





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