



INDUSTRIAL IOS FACILITY

STOVER DR | CARLISLE, PA 17015



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(717) 731.1990





OFFERING SUMMARY

Lease Rate	Subject to Guidance
Lot Size	3.69 Acres
Truck Parking	+/- 100 Trailer Spaces
Secured Yard	Yes (fully gated)
Corridor	I-81 & I-76 PA Turnpike
Submarket	Harrisburg West
County	Cumberland
Municipality	Middlesex Twp
Zoning	Light Industrial (LI)

PROPERTY HIGHLIGHTS

- Turn-key Industrial Outdoor Storage (IOS) or drop lot available for lease in Carlisle, PA
- The large 3.69 acre site offers:
 - Lot is fully gated and secured
 - Parking for approx. 100 trailers spaces
 - Ideal for containers, trailers and/or equipment
- 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 Interchange with easy access to Interchange
- Less than 3 miles to I-76 PA Turnpike access and less than 1 mile to I-81 access

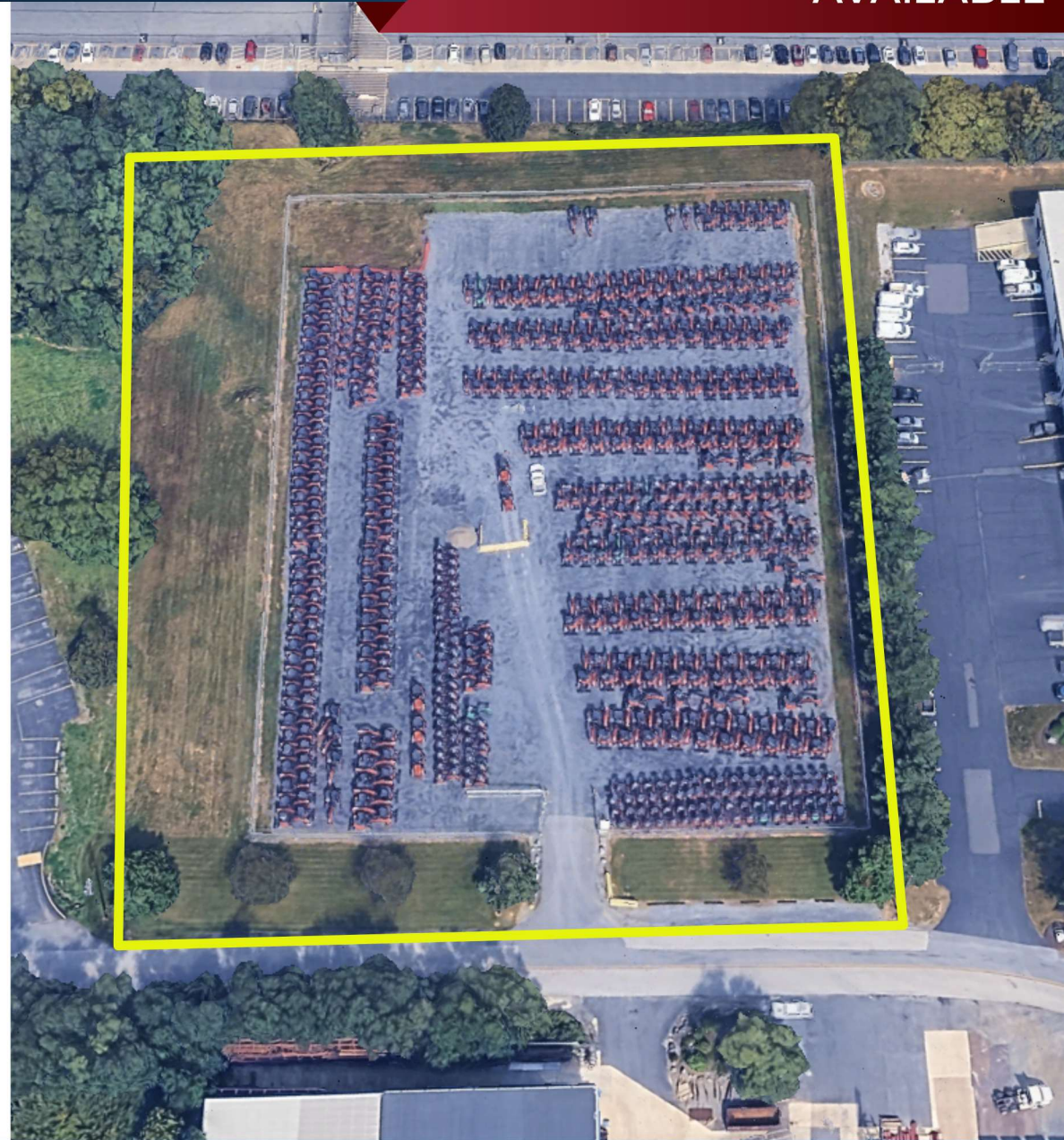


STOVER DRIVE CARLISLE, PA 17015

**INDUSTRIAL IOS FACILITY
AVAILABLE**

PROPERTY DETAILS

Property Address	Stover Dr Carlisle, PA 17015
Property Type	Industrial IOS / Drop Lot
Tenancy	Single
Lot Size	3.69 Acres
Secured	Yes (fully gated)
Floor	Crushed stone
Trailer Parking	Up to 100 Spaces
Utilities	Available
Submarket	Harrisburg West
County	Cumberland
Municipality	South Middleton Twp
Zoning	Transportation Industrial (I-3)
Corridor	I-81 (Exit 44)
APN	21-07-0465-036
Taxes	\$3,155.95 (2026)



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

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PARCEL



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LOCATION AERIAL



**PENNA
TURN-
PIKE**



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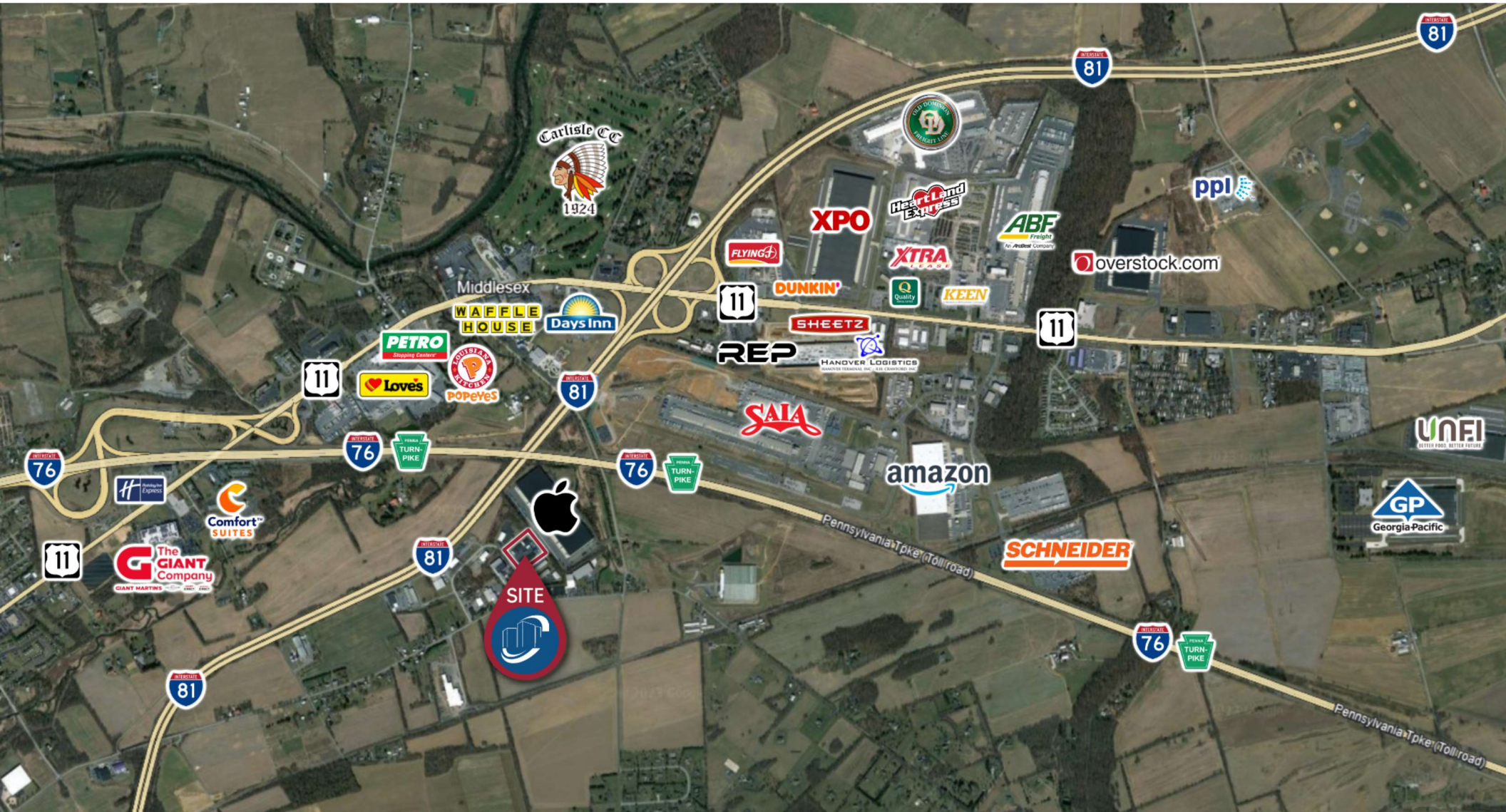
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TRADE AERIAL



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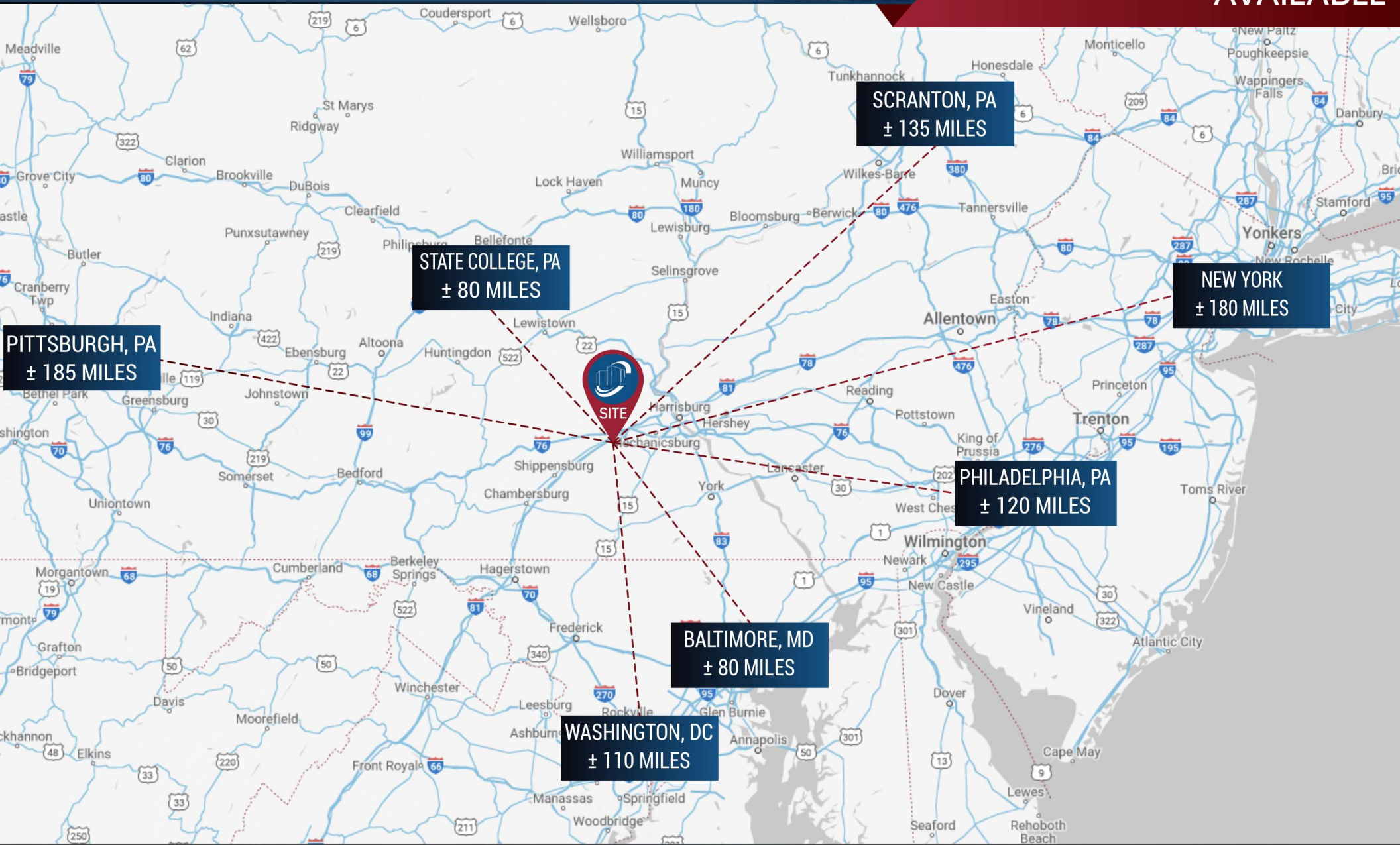
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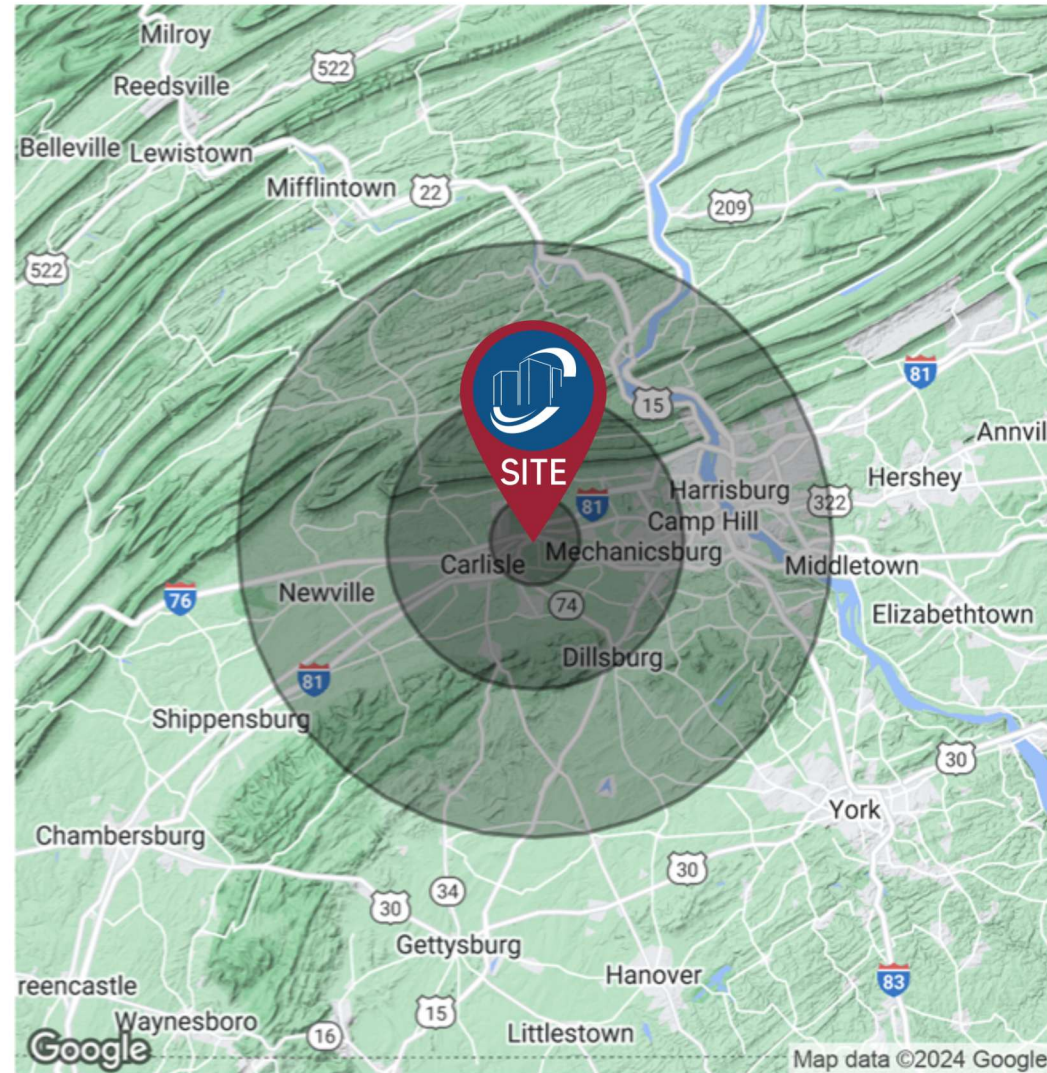
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DEMOGRAPHICS

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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