

**BLDG #1 AVAILABLE FOR LEASE: ± 1,223,220,SF
(EXPANDABLE TO ±1,400,000 SF)
THREE BUILDING LOGISTICS CAMPUS**



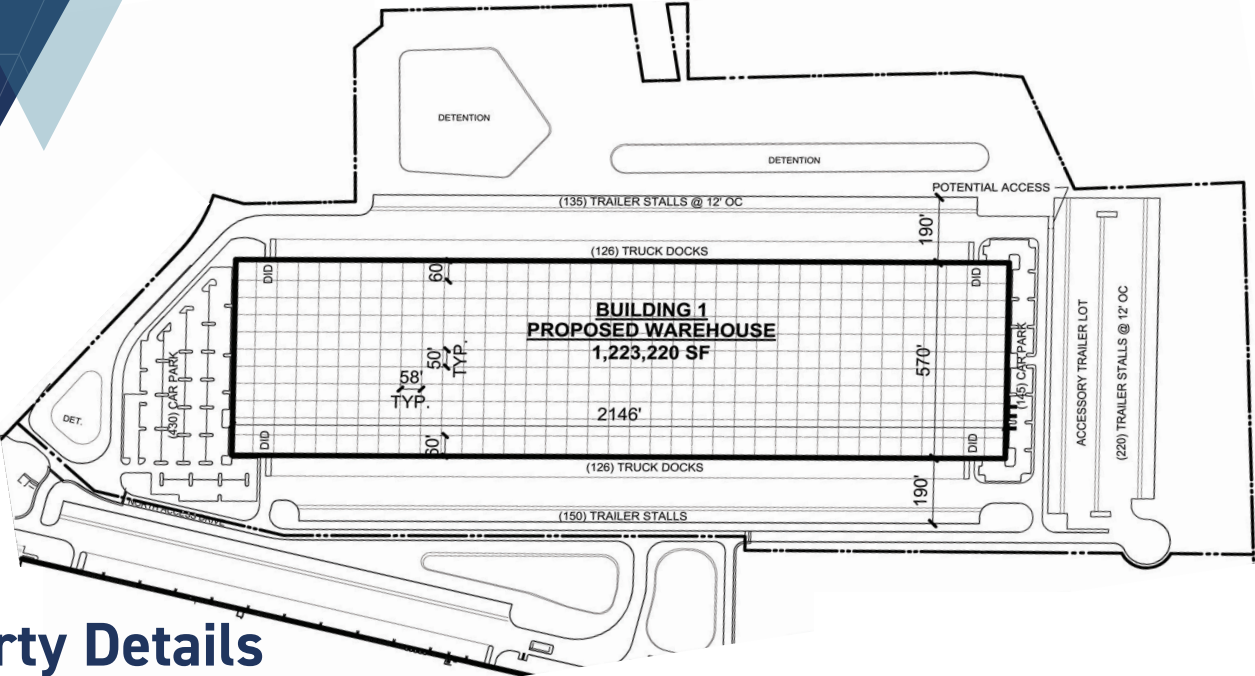
Clear Springs Logistics Park

600 KILLINGER ROAD, ANNVILLE, PA

CBRE

Clear Springs Logistics Park

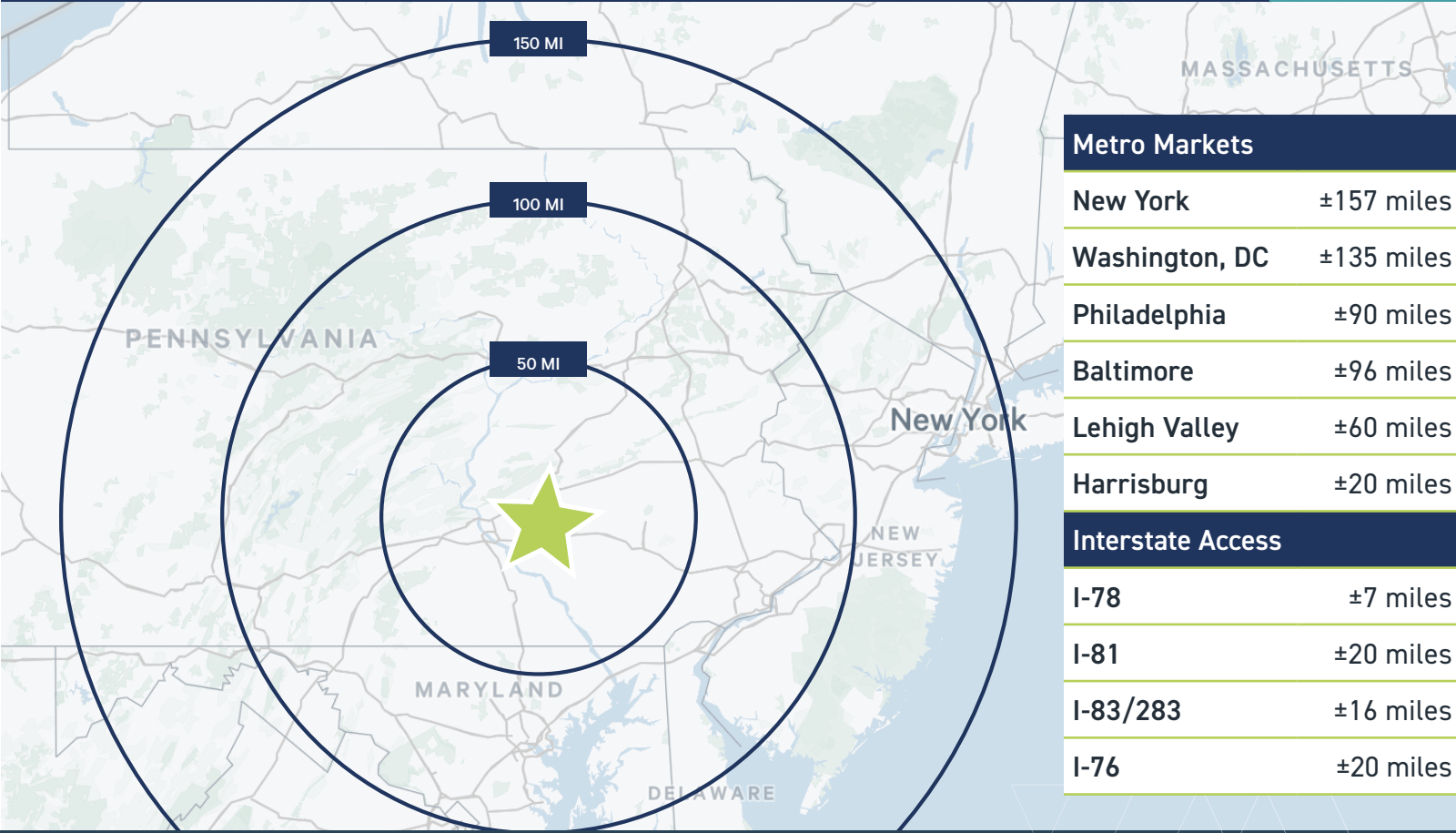
600 KILLINGER ROAD, ANNVILLE, PA



Property Details

Building Size	1,223,220 SF (2146' x 570') (expandable to ±1,400,000 SF)
Office Area	Build to Suit - existing warehouse restroom
Column Spacing	50' x 58' (60' loading bays)
Drive in Doors	Four (4) doors
Dock Doors	252 Doors (40K hydraulic levelers & seals)
Clear Height	40' clear height at 1st column line
Car Parking	575 spaces
Trailer Parking	505 spaces (across from loading area)
Truck Court	190'
Roofing	60' mil TPO membrane (R-30)
HVAC	Cambridge Units
Sewer	Three (3) sanitary laterals
Lighting	LED lighting with motion sensors
Electric Service	8,000 amp (Two 4,000 amp services)
Sprinkler System	ESFR (Class IV commodity storage); Factory Mutual overlay
Floor Slab	8" unreinforced with reinforcement in loading bays
ESG Features	LED lighting with motion controls; Solar array roof ready (108,000 SF); Solar reflective roof; Tinted, low E insulated glass; Walking, exercise path sidewalk; Conduit for EV charging; Clerestory windows

Location & Demographics



Workforce Overview

LEBANON, PA AREA

KEY METRICS	MARKET	NATIONAL
Population (vs. nat'l metro avg)	552,830	760,791
Labor Force (vs. nat'l metro avg)	294,684	387,174
Proj. Pop Growth	1.0%	1.3%
Unemployment (Monthly)	3.3%	3.9%
Median Household Income - USD	\$75,754	\$72,407
Proj. Income Growth	10.7%	14.3%
Cost of Living	96.9%	100.0%
% Population 21-34 (Millennials)	16.1%	19.1%
Median Home Value	\$240,856	\$283,232

MARKET INDEXES

Labor Supply	137
Availability and Quality	103
Skill Set Employment per 10,000 Workers	171
Labor Cost	104
Macro Labor Costs	112
Cost Skill Sets	103

GENERAL LABOR RATING: 117
(NATIONAL AVERAGE: 100)

Clear Springs Logistics Park

600 KILLINGER ROAD, ANNVILLE, PA



Intermodal & Parcel Facilities

FedEx Ground (Middletown)	±15.5 miles
FedEx Freight (Middletown)	±14.2 miles
UPS Northeast Regional Hub	±14.3 miles
USPS (Harrisburg)	±27 miles
Norfolk Rail Southern (Lucknow)	±60 miles
Norfolk Rail Southern (Rutherford)	±16.3 miles
Norfolk Rail Southern (Bethlehem)	±84.3 miles

CONTACTS

Bill Wolf

Vice Chairman
+1 610 398 7175
bill.wolf@@cbre.com
Licensed: PA

Leah Balerno

Senior Vice President
+1 610 251 0820
leah.balerno@cbre.com
Licensed: PA

Andrew Belcher

First Vice President
+1 484 567 2475
andrew.belcher@cbre.com
Licensed: PA

CBRE, Inc.

1275 Glenlivet Dr, Ste 320
Allentown, PA 18106
www.cbre.us
Licensed Real Estate Broker

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE