

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



# Clear Springs Logistics Park

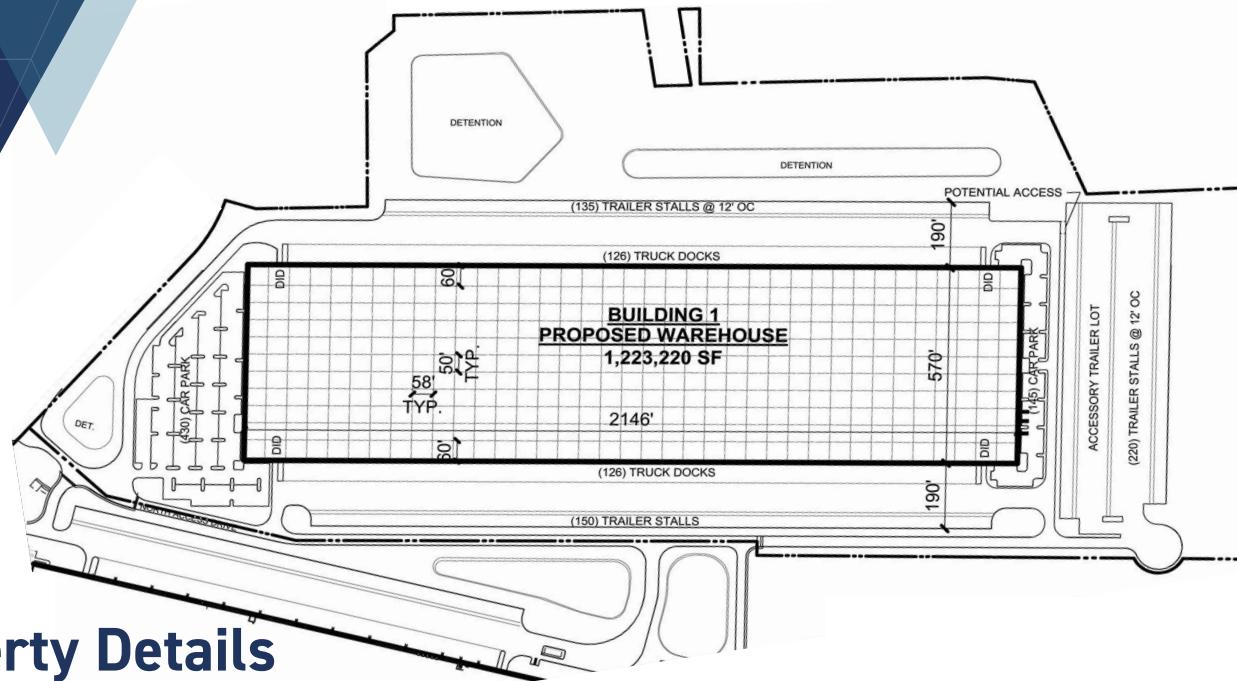
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600 KILLINGER ROAD, ANNVILLE, PA

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

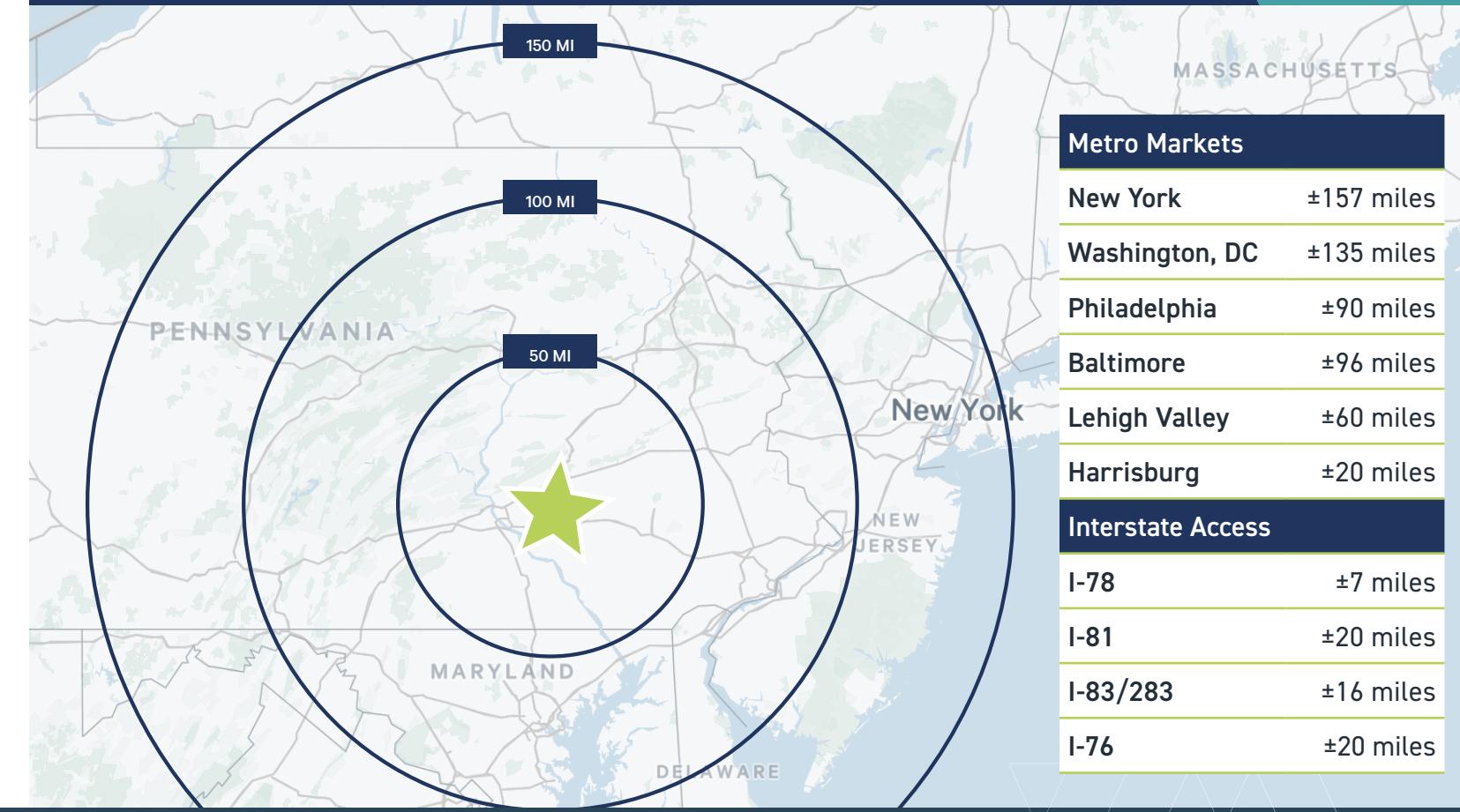
**Electric Service** 8,000 amp (Two 4,000 amp services)

**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

GENERAL LABOR RATING: 117  
(NATIONAL AVERAGE: 100)

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



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## CONTACTS

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