



RAIL SERVED INDUSTRIAL COMPLEX

AIR DEPOT MIDDLETOWN

532 E EMAUS STREET, MIDDLETOWN PA 17057



PROVIDING REAL ESTATE SOLUTIONS










OFFERING SUMMARY

Available SF	9,200 - 42,500 SF
Lease Rate	\$4.95 - \$6.95 SF/yr (NNN)
Lot Size	27 acres
Year Built	1940
Last Renovated	2024
County	Dauphin
Municipality	Middletown Borough
Zoning	Manufacturing Limited (M1)
APN	41-022-033 & 41-022-004

PROPERTY HIGHLIGHTS

- Renovations include:
 - Significant Upgrades to Dock Loading
 - LED Conversion
 - Roof Replacement
 - New Restroom & Office Core
 - New Glass Storefront Entryways
- Easy Access to     
- Current tenants in complex include



EXECUTIVE SUMMARY

Opportunity to lease space in an extremely rare +/- 430,000 SF rail served industrial complex which provides 24/7/365 onsite security personnel as well as trailer parking & staging. The property is currently going through extensive renovations which will include significant upgrades to dock loading, LED lighting, new bathrooms & office cores as well as paving. Ideally located in Middletown, PA which offers easy access to Harrisburg International Airport, Regional HUB locations for FedEx, UPS, and USPS, as well as primary East Coast Interstate highway system.

PROPERTY DETAILS

LEASE RATE	\$4.95 - \$6.95 SF/YR
-------------------	------------------------------

LOCATION INFORMATION

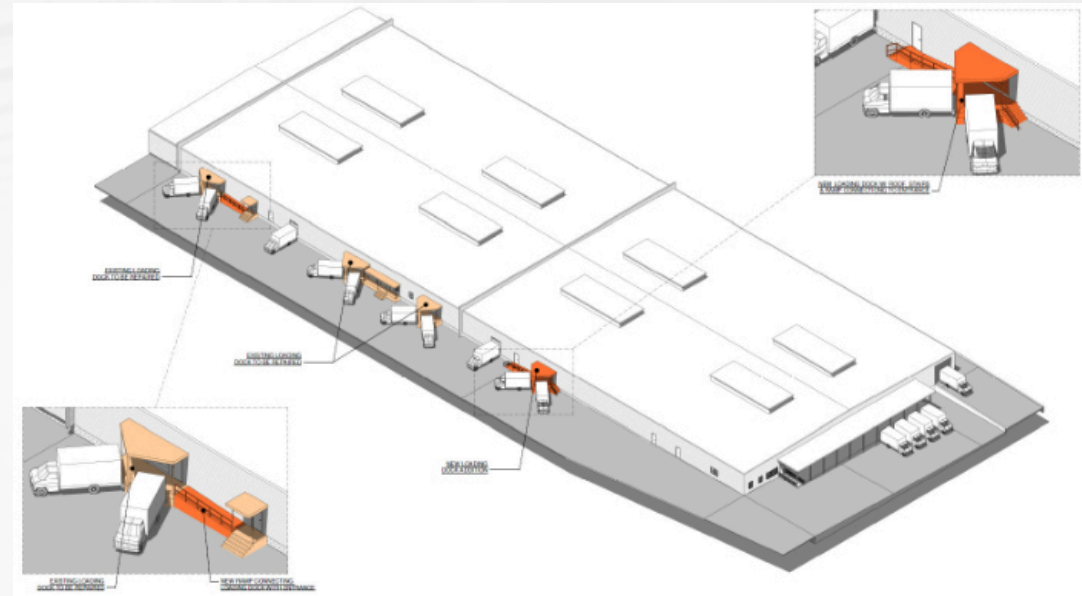
Business Park Name	AIR DEPOT MIDDLETOWN
Street Address	532 E Emaus St
City, State, Zip	Middletown, PA 17057
County	Dauphin
Municipality	Middletown Borough

BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	15' - 36'9"
Number of Floors	One (1)
Year Built/Renovated	1940 / 2024
Construction	Masonry
Roof	Rubber
Sprinklers	Yes (Dry System)
Dock Doors	41

PROPERTY INFORMATION

Property Type	Industrial/Manufacturing/IOS
Property Sub-type	Warehouse/Distribution
Rail Access	Yes, Norfolk Southern via M&H
Guarded Property	Yes, onsite security (24/7/365)
Trailer Storage	Yes, ± 300 Drops
Exterior Storage	Yes, Fenced
Employee Parking	Yes, ± 100 spaces



LEASE AVAILABILITY

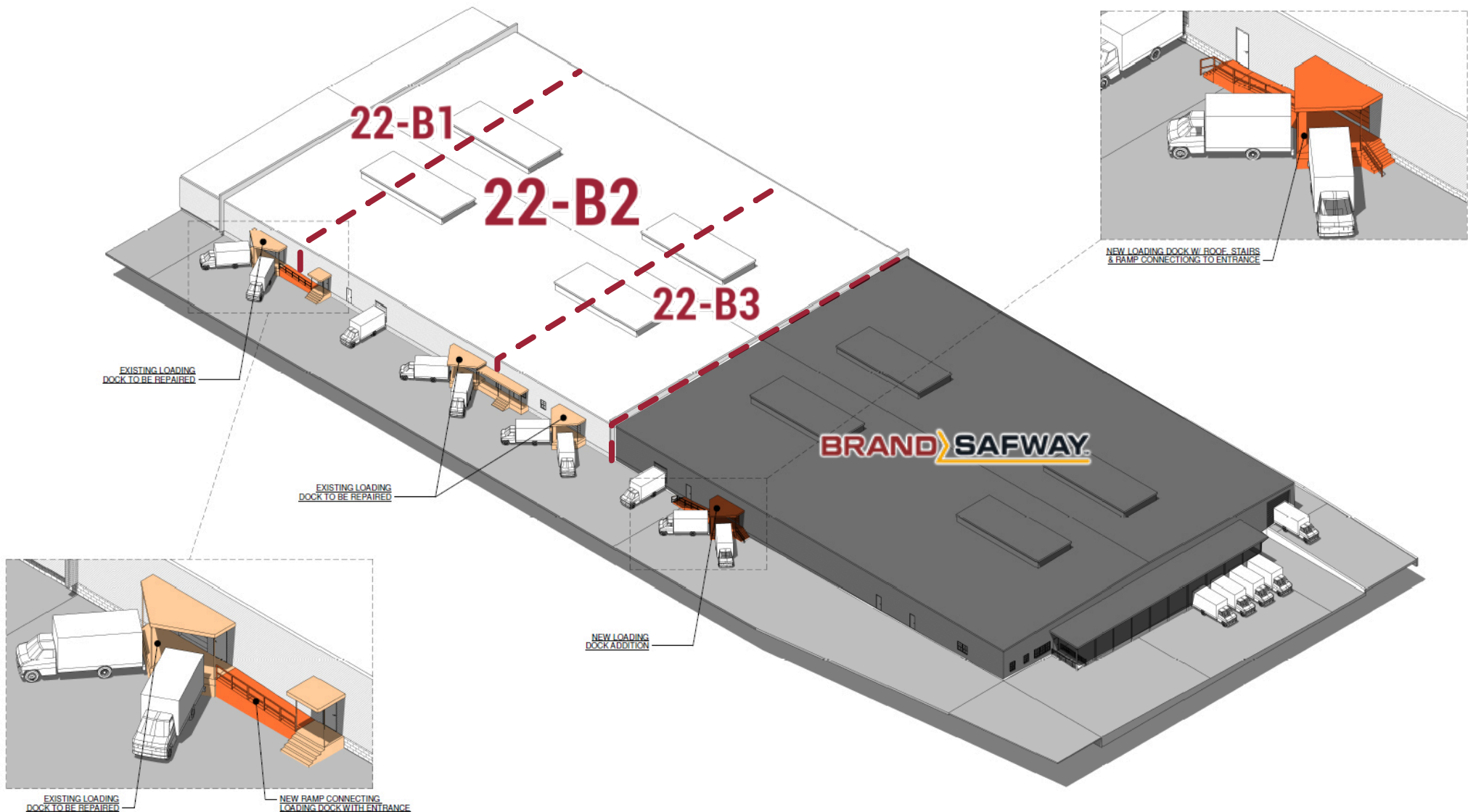


LEASE INFORMATION

Lease Type	NNN	Lease Term	Negotiable
Available SF	9,200 SF - 42,500 SF	Lease Rate	\$4.95 - \$6.95 SF/YR

LEASE INFORMATION

SUITE	SIZE	
21-B2	59,970 SF	LEASED
21-C3	35,432 SF	LEASED
21-C1	60,620 SF	LEASED
BUILDING 21 TOTAL (COMBINED)		FULLY LEASED (RAIL SERVED)
22-C	42,600 SF	LEASED
22-B3	11,900 SF	
22-B2	21,400 SF	
22-B1	9,200 SF	
BUILDING 22 TOTAL (COMBINED)		42,500 SF AVAILABLE



PROPOSED LOADING PLAN



DOCK COUNT			
A	21-B2	± 60,000 SF	11 DOCKS
B	21-C3	± 35,000 SF	5 DOCKS
C	21-C1	± 60,800 SF	12 DOCKS
D	22-C	± 42,600 SF	8 DOCKS
E	22-B3	± 11,900 SF	2 DOCKS
F	22-B2	± 21,400 SF	3 DOCKS
G	22-B1	± 9,200 SF	2 DOCKS

BUILDING CONCEPT PHOTOS



SITE AERIAL



AREA OVERVIEW

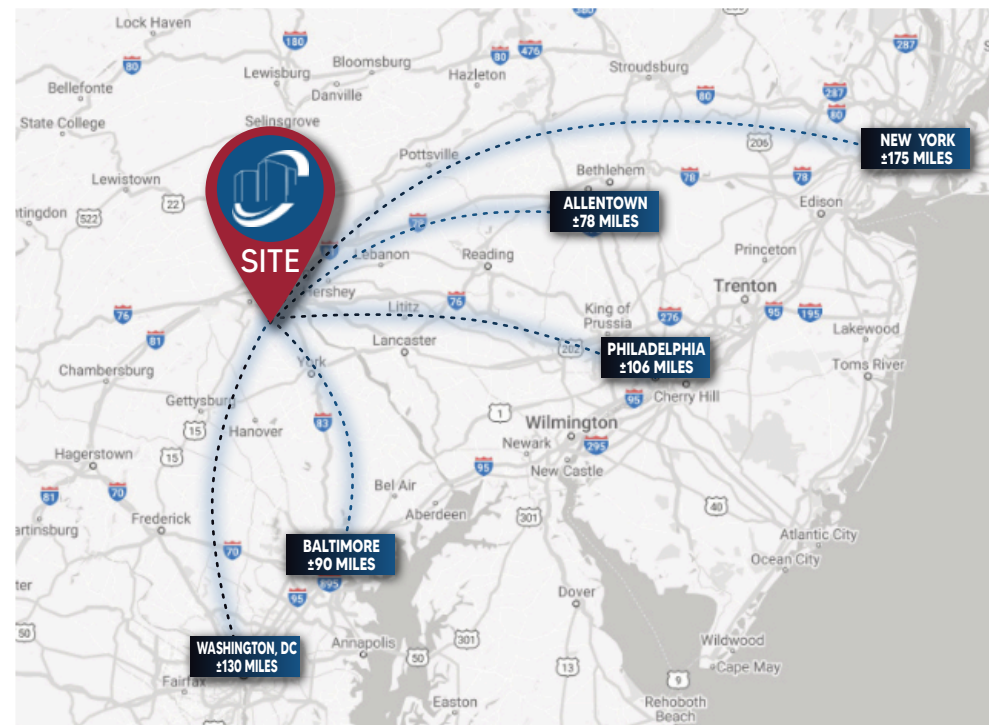
DAUPHIN COUNTY is located in south-central Pennsylvania, from part of Lancaster County. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.



Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



2025 ESTIMATED
POPULATION **288,176**

DEMOGRAPHICS



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



RAIL SERVED INDUSTRIAL WAREHOUSE FOR LEASE

For More Information Contact:

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

SEAN FITZSIMMONS
DIRECTOR - SALES & LEASING
E: SEAN@LANDMARKCR.COM
C: 717.421.6031

ADAM BOUSSATTA, MBA
SALES ASSOCIATE
E: ADAM@LANDMARKCR.COM
C: 717.603.1209

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302 CAMP
HILL, PA 17011
P. 717.731.1990 F. 717.731.8765



AIR DEPOT INDUSTRIAL COMPLEX
523 E EMAUS ST
MIDDLETOWN, PA 17057

