

FOR LEASE

Owned and Operated by 

2040 N. UNION STREET

Middletown, PA 17057

±507,000 SF

Available Q4-2024



**LEASING INFO
& CONTACT**

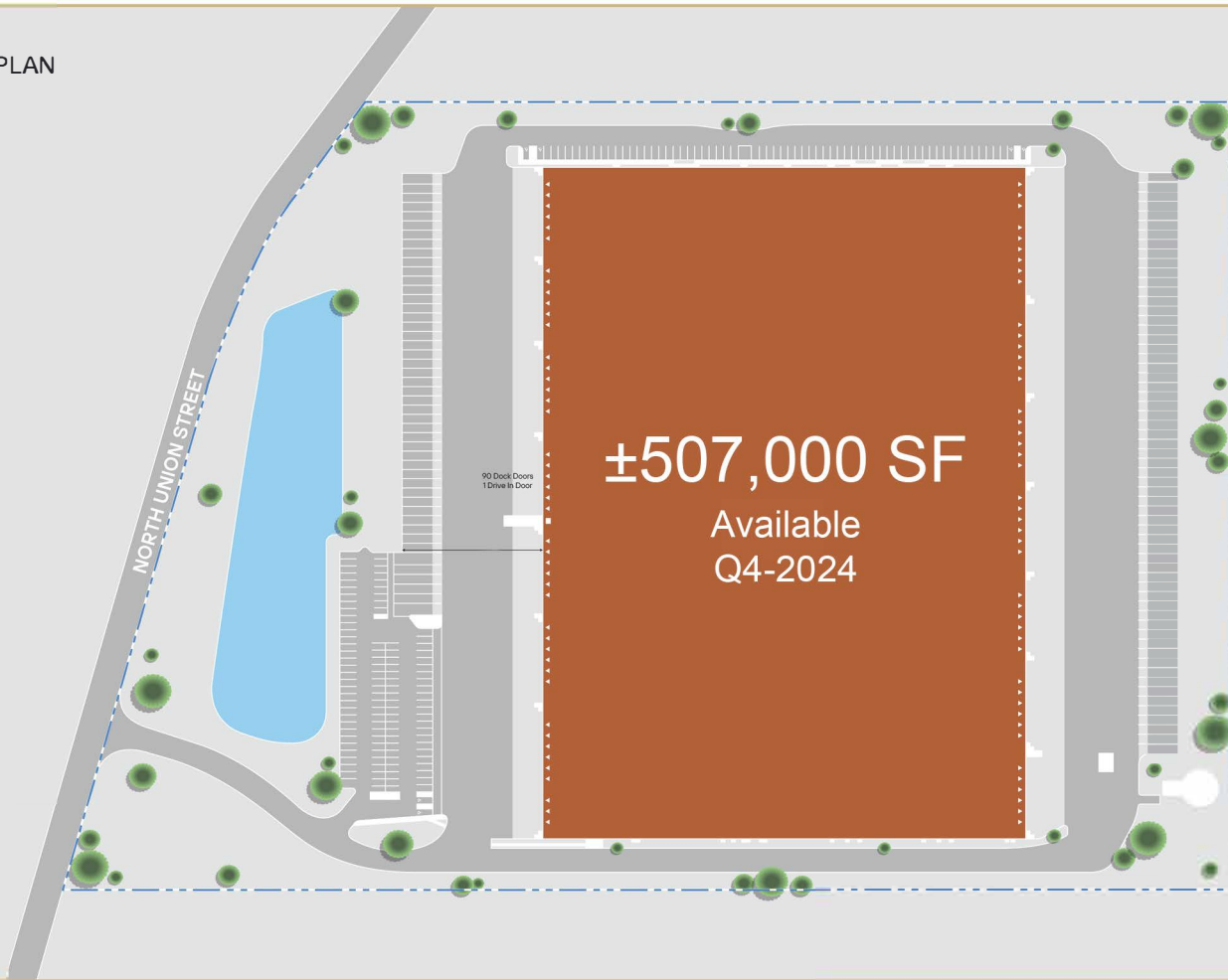
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CBRE

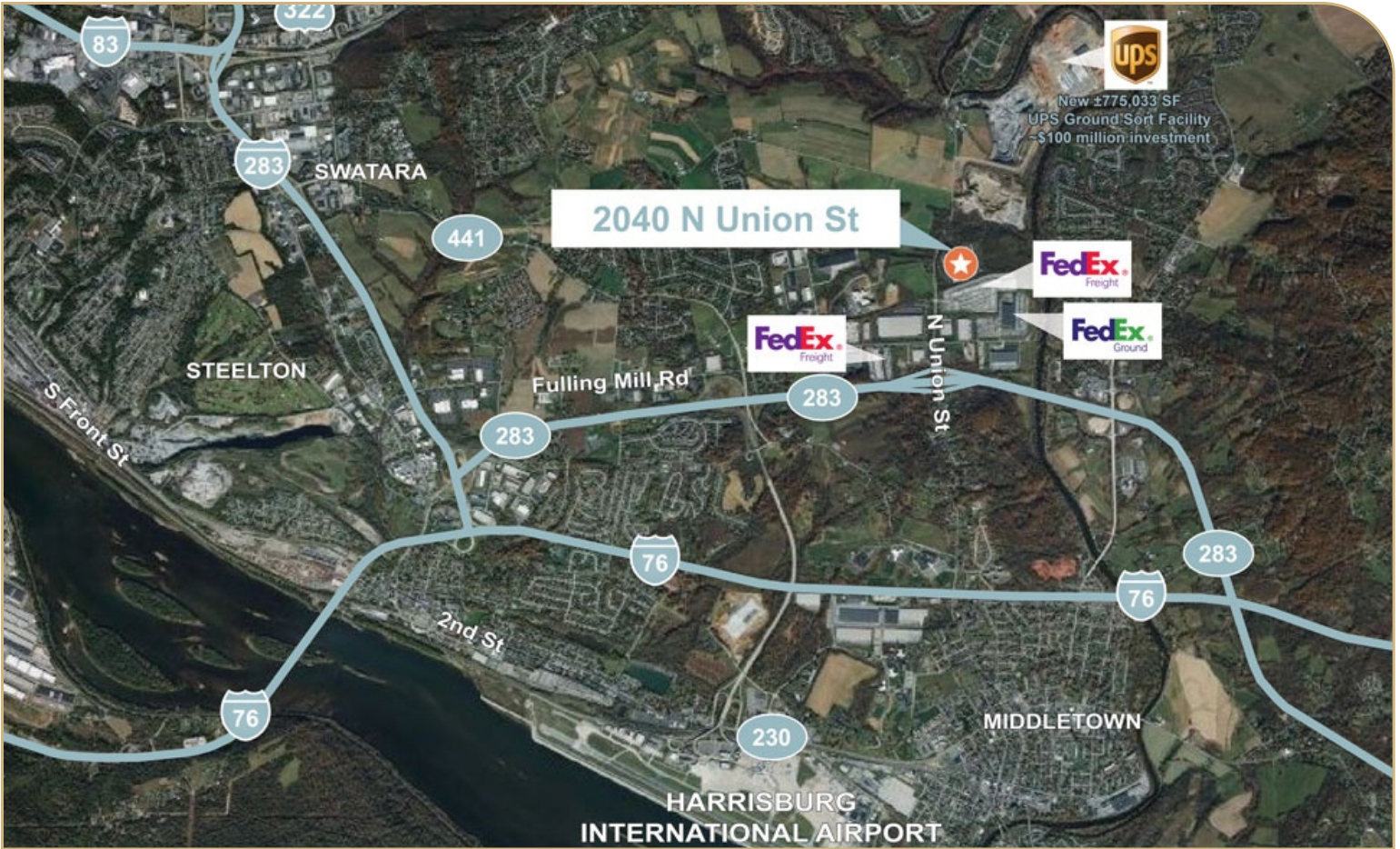
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

SITE PLAN



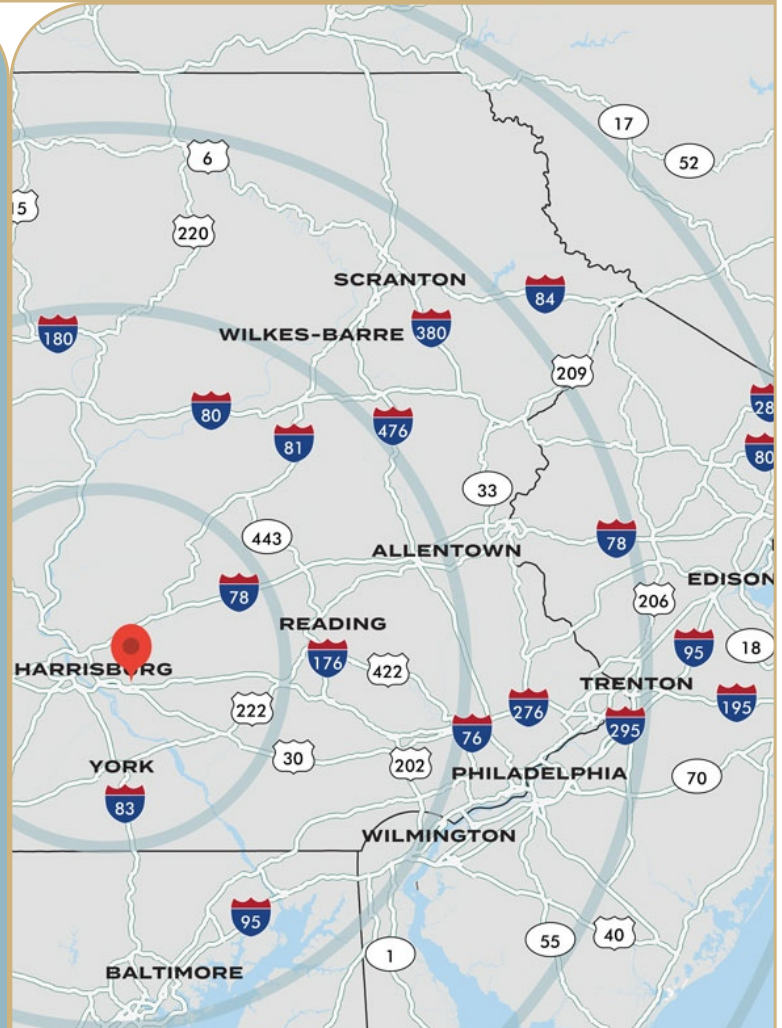
BUILDING SPECIFICATIONS

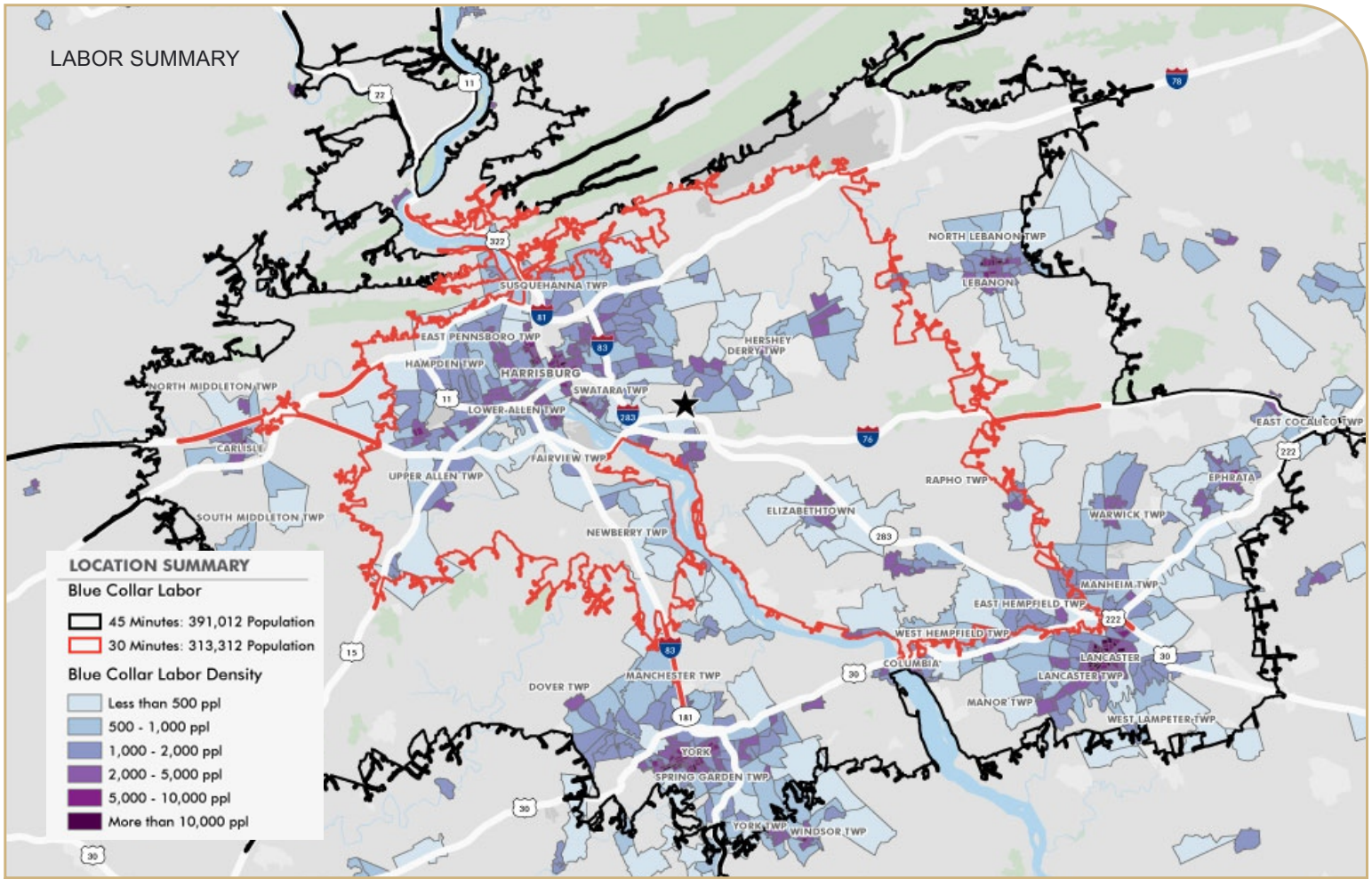
Building Size:	±507,000 SF	Drive-in Doors:	1 (12' x 16') with lift
Building Dimensions:	600' x 845'	Power:	2,000 amp service
Site Size:	32.82 Acres	Lighting:	LED w/motion sensors
Office Space:	Main Office: 4,100 SF Shipping: 1,480 SF Receiving: 1,250 SF	Car Parking:	170 spaces
Year Built:	1996	Trailer Parking:	106 spaces
Column Spacing:	56'5" x 40'	Configuration:	Cross-dock
Clear Height:	26'5"-37'8" (center)	Truck Court:	195'
Loading Docks:	90 (8'6" x 9') 84 equipped	Security:	Fenced and gated Guard Shack with electric and restroom



DISTANCE TO MAJOR CITIES

Harrisburg, PA	10.9 miles
Baltimore, MD	82.9 miles
Philadelphia, PA	102 miles
Washington, D.C.	124 miles
Newark, NJ	166 miles
New York, NY	175 miles
Pittsburgh, PA	210 miles
Columbus, OH	376 miles
Boston, MA	396 miles





FOR MORE INFORMATION, PLEASE CONTACT:

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