Industrial | For Lease or Sale

CBRE

60 Industrial Road

ELIZABETHTOWN, PA | LANCASTER COUNTY

±300,240 SQ FT | DIVISIBLE TO ±150,000 SF | CROSS DOCK

60 Industrial Road
Elizabethtown, PA

Divisible to ±150,000 SF

New Class A Construction

SIZE
± 300,240 SF,
Divisible to ±150,000 SF

OFFICE SIZE
2,800 SF

PARKING
92 Cars, 45 Trailer Stalls

BUILDING CLEAR HEIGHT
36’

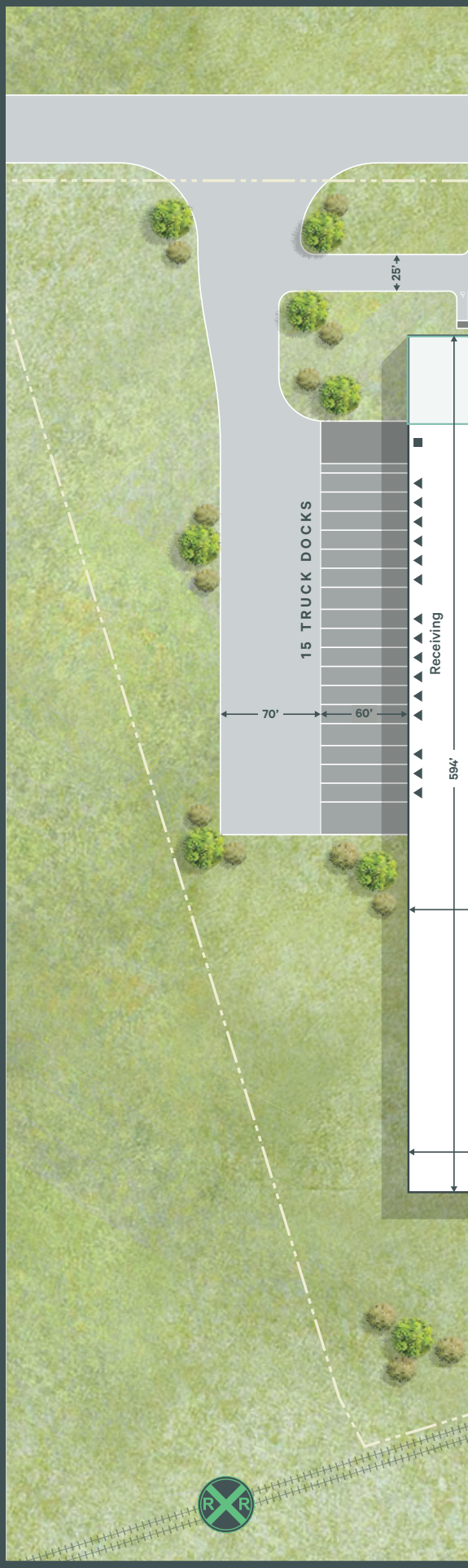
POWER
3000 Amp Service

RAIL ACCESSIBILITY
Rail Capable

60 Industrial Road
Elizabethtown, PA

Building Specifications

BUILDING SIZE	300,240 SF, Divisible to ±150,000 SF
OFFICE	2,800 SF of spec office, restrooms and breakroom
CLEAR HEIGHT	36’ clear height
COLUMN SPACING	50’ X 54’ typical w/60’ speed bay
FIRE PROTECTION	ESFR with K-22 heads
CONSTRUCTION	Concrete tilt-up panels w/2” rigid board insulation
LIGHTING	LED fixtures on sensors to provide average 30 fc @ 36” AFF
PARKING	92 Cars, 45 Trailer Stalls
LOADING DOORS	40 docks equipped with 40,000 lb. mechanical levelers, bumpers and seals
DRIVE-IN DOORS	2 (14’ x 16’) with ramps to grade
ROOF	Fully adhered 60 mil EPDM w/R-30 insulation
FLOOR SLAB	7” thick slab, unreinforced to provide 4,000 psi
POWER	3000 Amp Service
RAIL	Rail Accessibility Capable



INDUSTRIAL RD
10 Spaces
10 Spaces
10 Spaces
10 Spaces
6 Spaces
92 TOTAL CAR SPACES
10 Spaces
10 Spaces
8 Spaces
8 Spaces
10 Spaces
25'
OFFICE
2,800 SF
300,240 SF
Shipping
60'
65'
39'
25 TRUCK DOCKS
45 TRAILER PARKING SPACES
520'
160'
360'
64'
DOCK DOORS
DRIVE IN DOORS

60 Industrial Road
Elizabethtown, PA

Aerial

+ Proximity to parcel hubs, intermodal, and major highways
+ UPS recently opened its fourth largest hub facility in the country in Middletown, PA

Easy Highway & Road Access

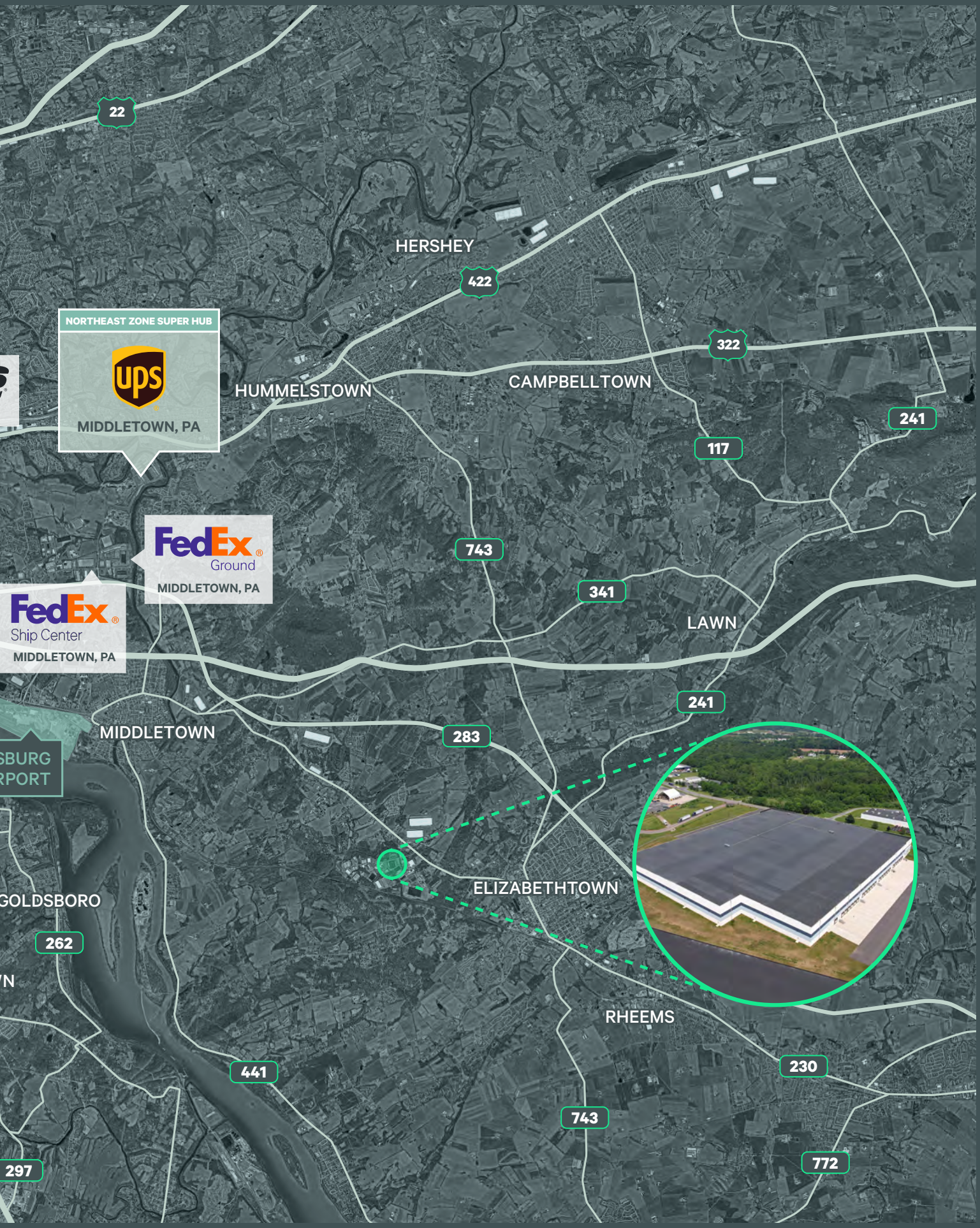
230 ROUTE 230
.5 miles

283 ROUTE 283
3.5 miles

76 INTERSTATE 76
11 miles

83 INTERSTATE 83
14 miles

81 INTERSTATE 81
17 miles


22
HERSHEY
422
NORTHEAST ZONE SUPER HUB
ups
MIDDLETOWN, PA
322
HUMMELSTOWN
CAMPBELLTOWN
241
117
FedEx Ground
MIDDLETOWN, PA
743
341
FedEx Ship Center
MIDDLETOWN, PA
LAWN
241
MIDDLETOWN
283
ELIZABETHTOWN
GOLDSBORO
262
RHEEMS
441
230
743
297
772

60 Industrial Road
Elizabethtown, PA

Labor Density Map

DRIVE TIMES

- 30 Minutes
- 45 Minutes

LABOR DENSITY

Census Blocks Estimated by People per Square Mile

- Less than 250
- 250 to 500
- 501 to 1,000
- 1,001 to 2,000
- More than 2,000

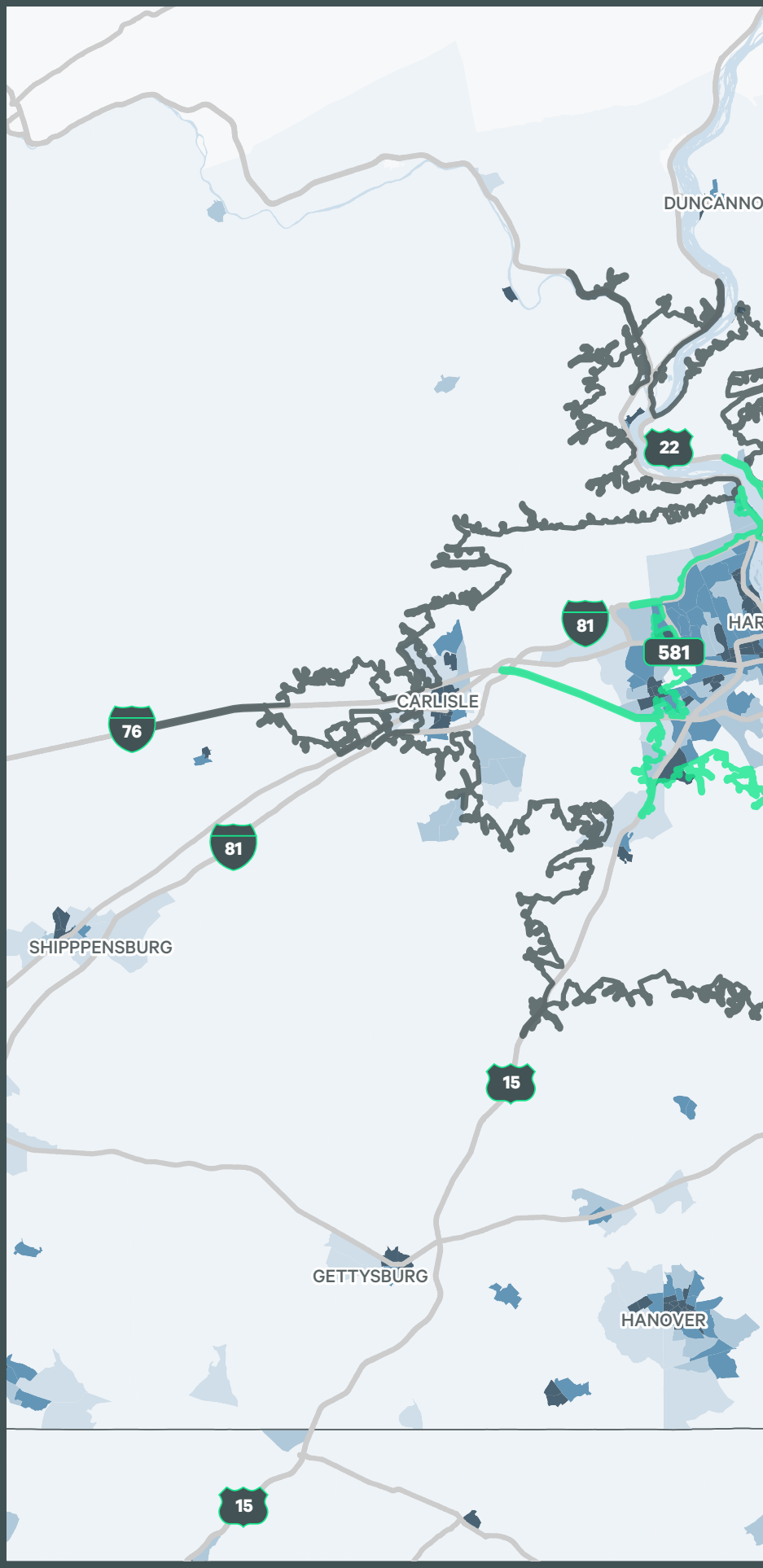
LABOR FORCE

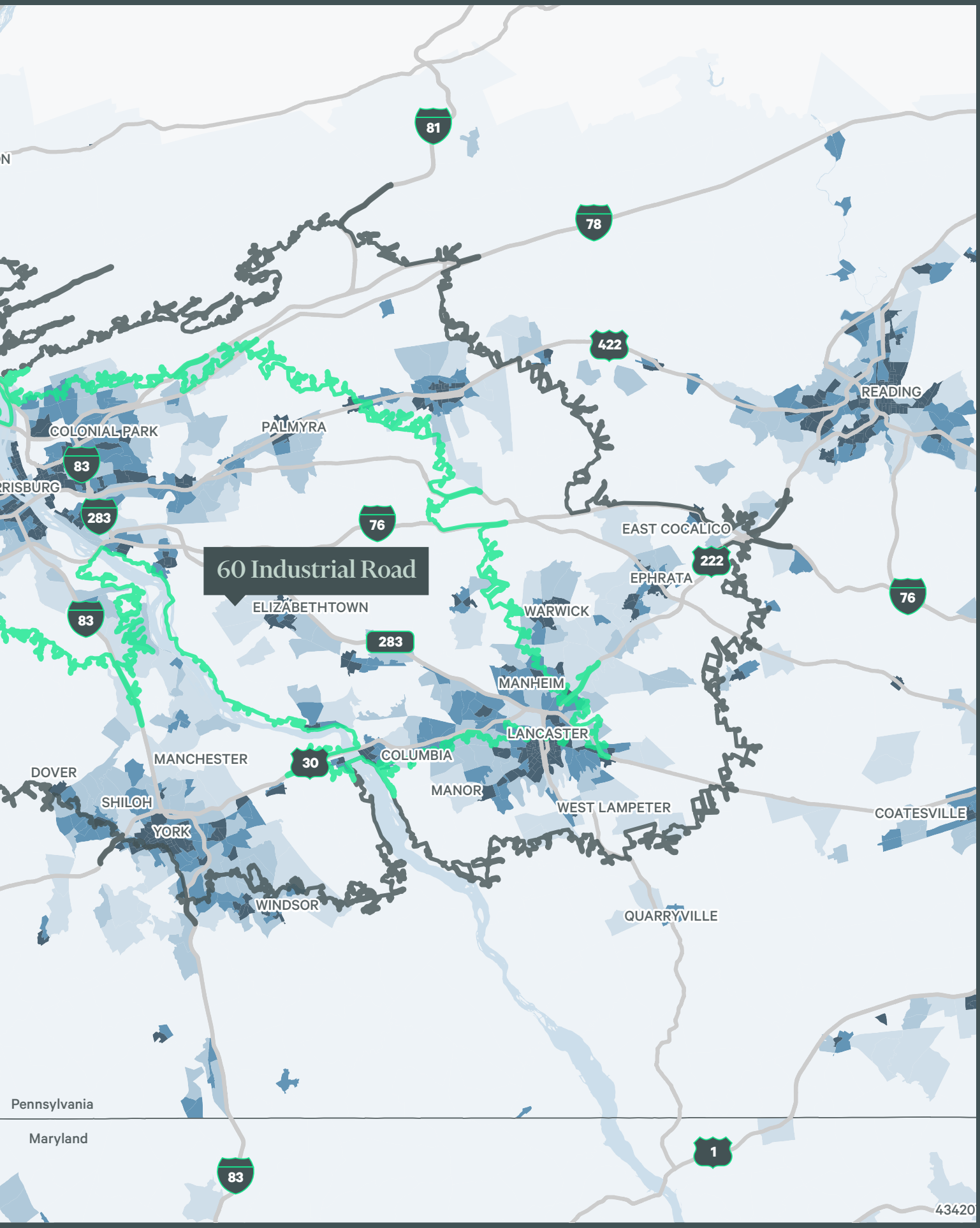
30 Min. Drive Time

370,020 *Total Labor Force*

45 Min. Drive Time

750,907 *Total Labor Force*

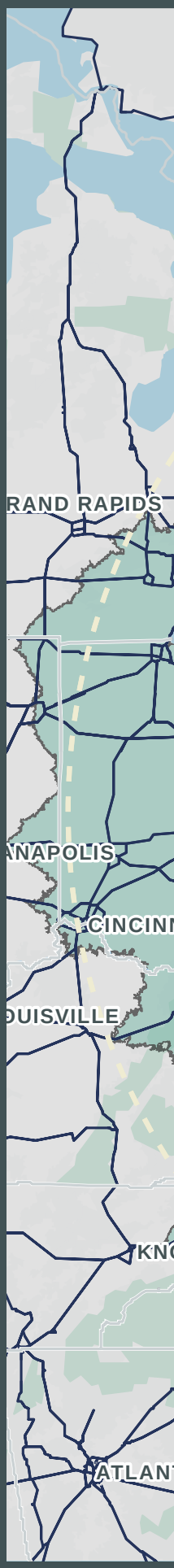


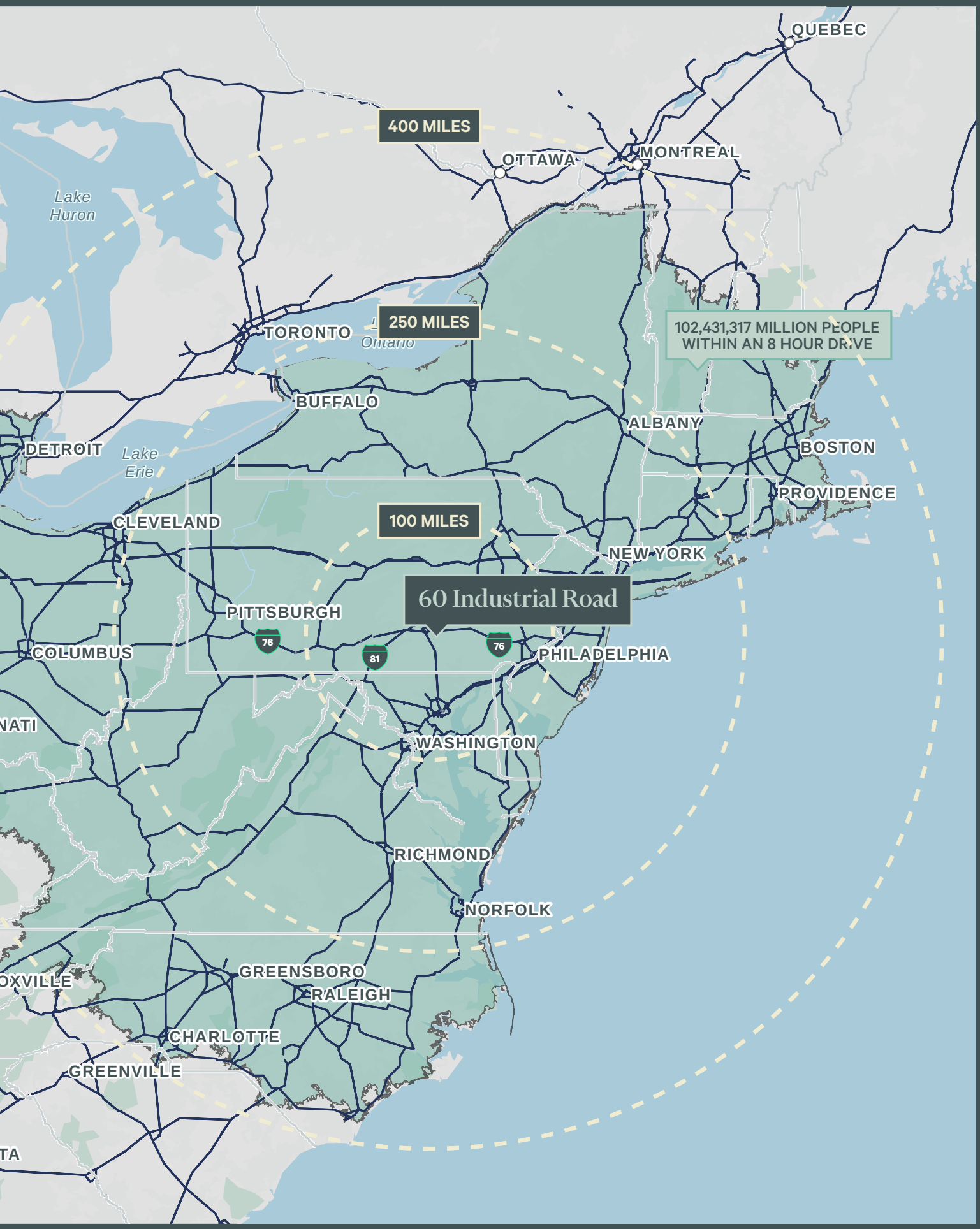

60 Industrial Road
81
78
422
READING
COLONIAL PARK
PALMYRA
83
RRISBURG
283
76
EAST COCALICO
222
EPHRATA
76
ELIZABETHTOWN
WARWICK
83
283
MANHEIM
LANCASTER
MANCHESTER
30
COLUMBIA
DOVER
MANOR
SHILOH
WEST LAMPETER
COATESVILLE
YORK
WINDSOR
QUARRYVILLE
Pennsylvania
Maryland
1
83
43420

60 Industrial Road
Elizabethtown, PA

Inbound/Outbound

CITY	MILES	MINUTES
BALTIMORE, MD	79	90
WILMINGTON, DE	72	90
PHILADELPHIA, PA	95	100
CHERRY HILL, NJ	107	180
NEW YORK, NY	177	210
PARCEL FACILITIES	**MILES**	**MINUTES**
NORTHEAST ZONE SUPER HUB, MIDDLETOWN	9	14
FEDEX SHIP CENTER, MIDDLETOWN	8	14
FEDEX GROUND, MIDDLETOWN	8	16
FEDEX - LEWISBERRY HUB	21	28
UPS - HARRISBURG	17	25
USPS - HARRISBURG	21	27
UPS CARLISLE PACKAGE DISTRIBUTION CENTER	42	48
PORTS	**MILES**	**MINUTES**
PORT OF BALTIMORE	83	130
PORT OF PHILADELPHIA	100	99
PORT OF NY/NJ	168	200
INTERMODAL	**MILES**	**MINUTES**
NORFOLK SOUTHERN HARRISBURG, PA	21	30
NORFOLK SOUTHERN RUTHERFORD, PA	17	30
CRX INTERMODAL CHAMBERSBURG, PA	71	85
AIRPORT	**MILES**	**MINUTES**
HARRISBURG INTERNATIONAL AIRPORT	9	16




QUEBEC
400 MILES
OTTAWA
MONTREAL
Lake Huron
250 MILES
TORONTO
Ontario
102,431,317 MILLION PEOPLE WITHIN AN 8 HOUR DRIVE
BUFFALO
ALBANY
DETROIT
Lake Erie
BOSTON
PROVIDENCE
CLEVELAND
100 MILES
NEW YORK
60 Industrial Road
PITTSBURGH
76
81
76
COLUMBUS
PHILADELPHIA
NATI
WASHINGTON
RICHMOND
NORFOLK
OXVILLE
GREENSBORO
RALEIGH
CHARLOTTE
GREENVILLE
TA

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