

Industrial | For Lease or Sale

CBRE Investment
Management

Capital Logistics Center, Building 500

500 INDUSTRIAL LANE | MIDDLETOWN, PA 17057

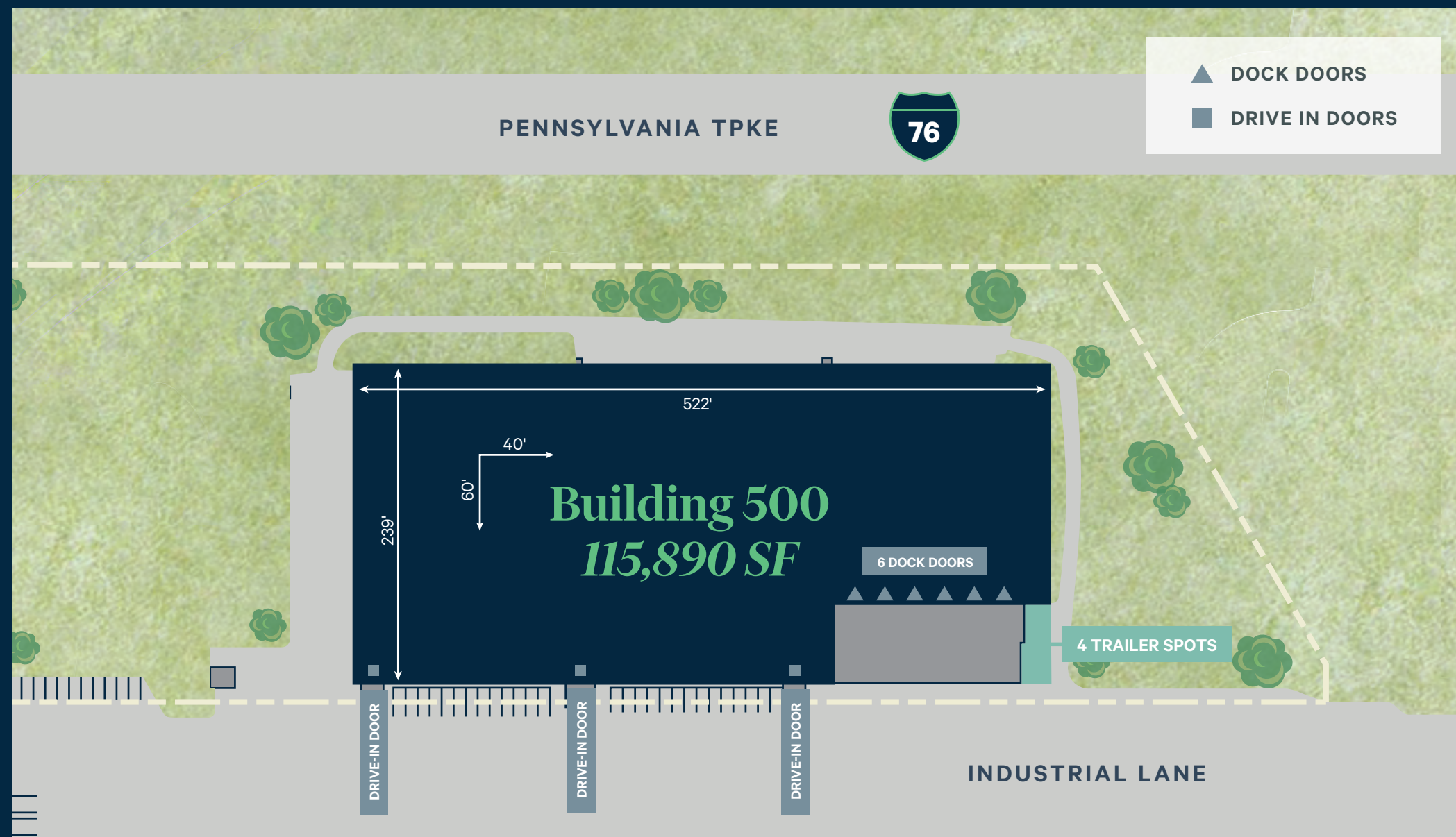
115,890 SF AVAILABLE



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Building Specifications

TOTAL AVAILABLE	115,890 SF
OFFICE SPACE	1,158 SF
CLEAR HEIGHT	22'3" - 30'
DOCK DOORS	6 dock doors
GRADE LEVEL DOORS	3 drive-in doors
POWER	400 amp, 277/480 volt
HVAC	Unit Heaters
CONSTRUCTION	CMU Metal Panel
YEAR BUILT	1970
SPRINKLERS	Wet System
TRAILER PARKING	4 spaces
CAR PARKING	40 surface parking spaces
COLUMN SPACING	40' x 60'
LIGHTING	LED with motion sensors
SITE SIZE	8.93 acres



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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

78 INTERSTATE 78
29 miles

76 INTERSTATE 76
0 miles

83 INTERSTATE 83
6.1 miles



81 INTERSTATE 81
10.2 miles



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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

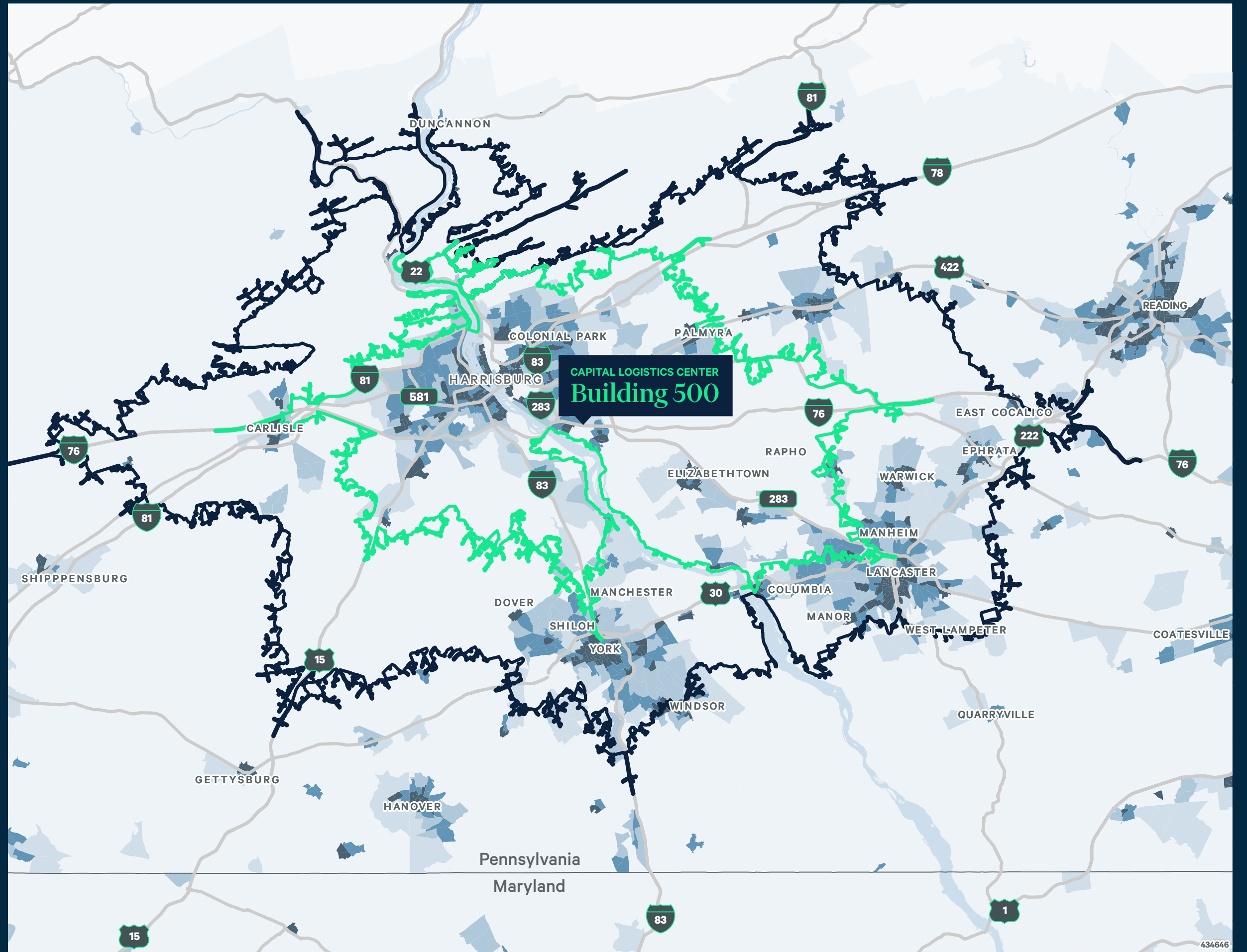
LABOR FORCE

-  30 Min. Drive Time

331,259 Total Labor Force

-  45 Min. Drive Time

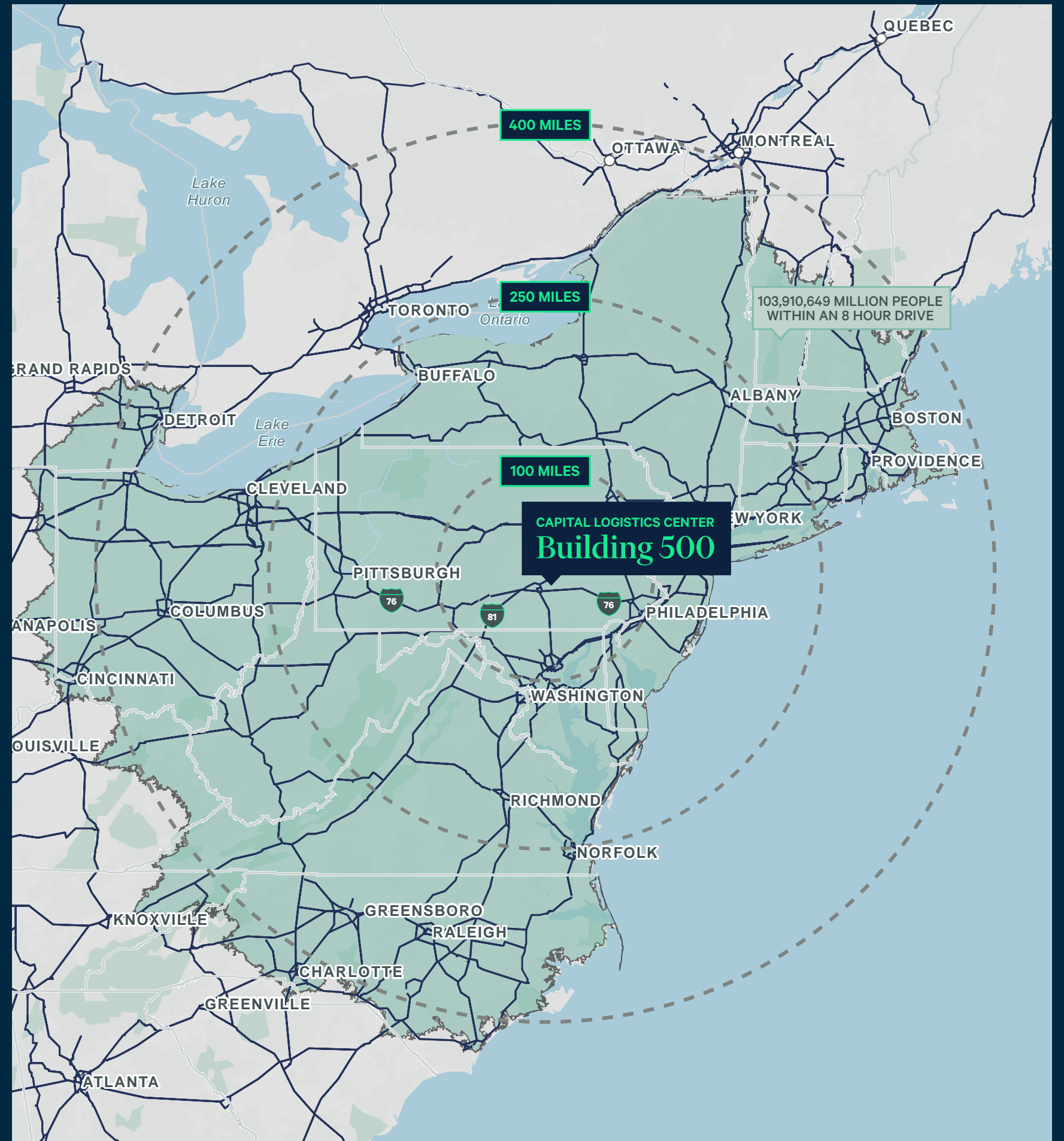
752,215 Total Labor Force



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Inbound/Outbound

CITY	MILES	MINUTES
WILMINGTON, DE	75	85
BALTIMORE, MD	83	86
PHILADELPHIA, PA	99	97
NEW YORK, NY	174	204
PARCEL FACILITIES	MILES	MINUTES
FEDEX SHIP CENTER, MIDDLETOWN	2	6
NORTHEAST ZONE SUPER HUB, MIDDLETOWN	3	6
FEDEX GROUND, MIDDLETOWN	3	7
UPS - HARRISBURG	8	16
FEDEX - LEWISBERRY HUB	15	23
USPS - HARRISBURG	15	20
UPS CARLISLE PACKAGE DISTRIBUTION CENTER	36	40
PORTS	MILES	MINUTES
PORT OF BALTIMORE	84	89
PORT OF PHILADELPHIA	101	101
PORT OF NY/NJ	173	162
INTERMODAL	MILES	MINUTES
NORFOLK SOUTHERN RUTHERFORD, PA	7	16
NORFOLK SOUTHERN HARRISBURG, PA	16	21
CRX INTERMODAL CHAMBERSBURG, PA	66	75
AIRPORT	MILES	MINUTES
HARRISBURG INTERNATIONAL AIRPORT	2	5





LEASED BY: CBRE, INC.

Patrick Lafferty
Executive Vice President
+1 717 540 2704
patrick.lafferty@cbre.com

Michael Pietropola
Vice President
+1 717 540 2713
michael.pietropola@cbre.com

Nicholas Sather
Senior Associate
+1 717 540 2709
nicholas.sather@cbre.com

CBRE

OWNED BY: CBRE INVESTMENT MANAGEMENT

Christian Ramos
Director, Logistics AM
+1 201 615 8586
christian.ramos1@cbreim.com

Maci Fazekas
Analyst, Logistics AM
+1 973 432 9191
maci.fazekas@cbreim.com

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