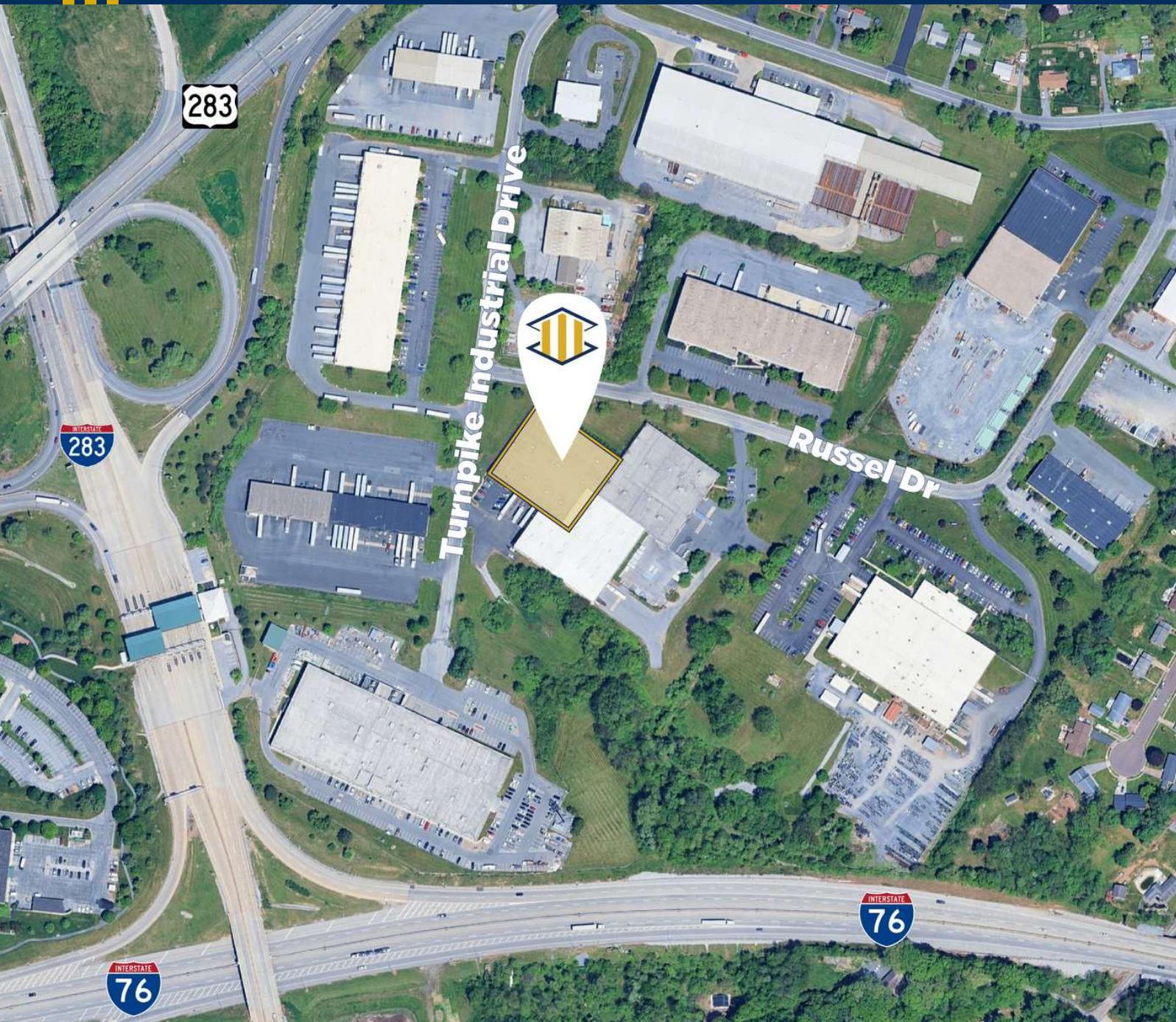


INDUSTRIAL PROPERTY
FOR LEASE

2810 TURNPIKE INDUSTRIAL DRIVE | MIDDLETOWN, PA 17057

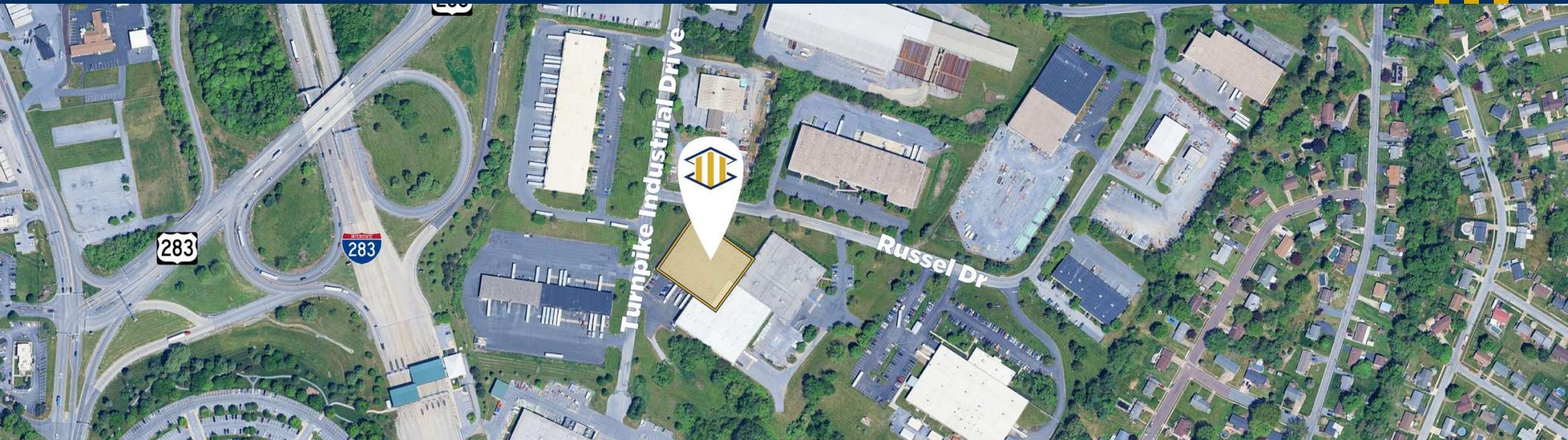
Presented By:
Ida McMurray,
CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR
imcmurray@capstonecre.com
O: 717.820.1127 X701
C: 717.443.5500



LISTING OVERVIEW

2810 Turnpike Industrial Drive | Middletown, PA 17057



PROPERTY DESCRIPTION

Warehouse with 3000 SF of newly renovated office. 20'-21' clear height with 6 docks. Ideally located near PA Turnpike and Eisenhower Interchange.

SPACES	LEASE RATE	SPACE SIZE
Available	\$7.95 SF/yr	41,731 SF

OFFERING SUMMARY

Lot Size:	10.15 Acres
Building Size:	120,500 SF
APN:	36-007-031
Zoning:	Industrial Park
Municipality:	Lower Swatara Twp
County:	Dauphin

PROPERTY DETAILS

2810 Turnpike Industrial Drive | Middletown, PA 17057

Lease Rate

\$7.95 SF/YR

BUILDING INFORMATION

Building Size	120,500 SF
Occupancy %	67.0%
Tenancy	Single
Ceiling Height	20-21 ft
Office Space	3,000 SF
Number of Floors	1
Year Built	1980
Year Last Renovated	2022
Column Space	40 ft
Roof	Metal/Rubber
Number of Buildings	1
Walls	Warehouse - Exposed Office - Drywall
Floor Coverings	Carpet tiles
Office Buildout	3 private offices, breakroom, and restrooms (multi)

LOCATION INFORMATION

Street Address	2810 Turnpike Industrial Drive
City, State, Zip	Middletown, PA 17057
County	Dauphin
Township	Lower Swatara

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial Park
Lot Size	10.15 Acres
APN #	36-007-031

PARKING & TRANSPORTATION

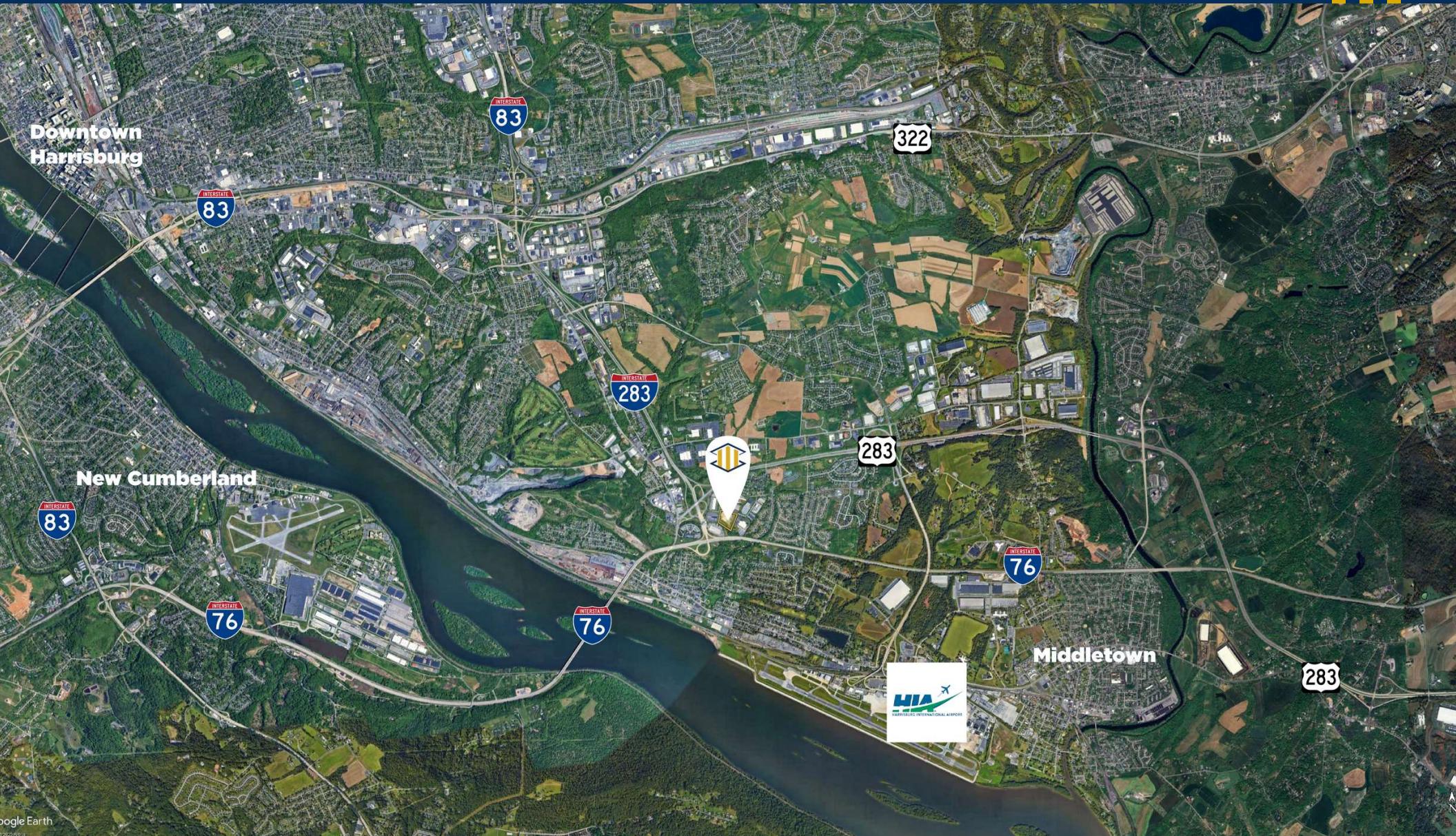
Parking Type	In Common
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UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	2
Gas / Propane	Yes

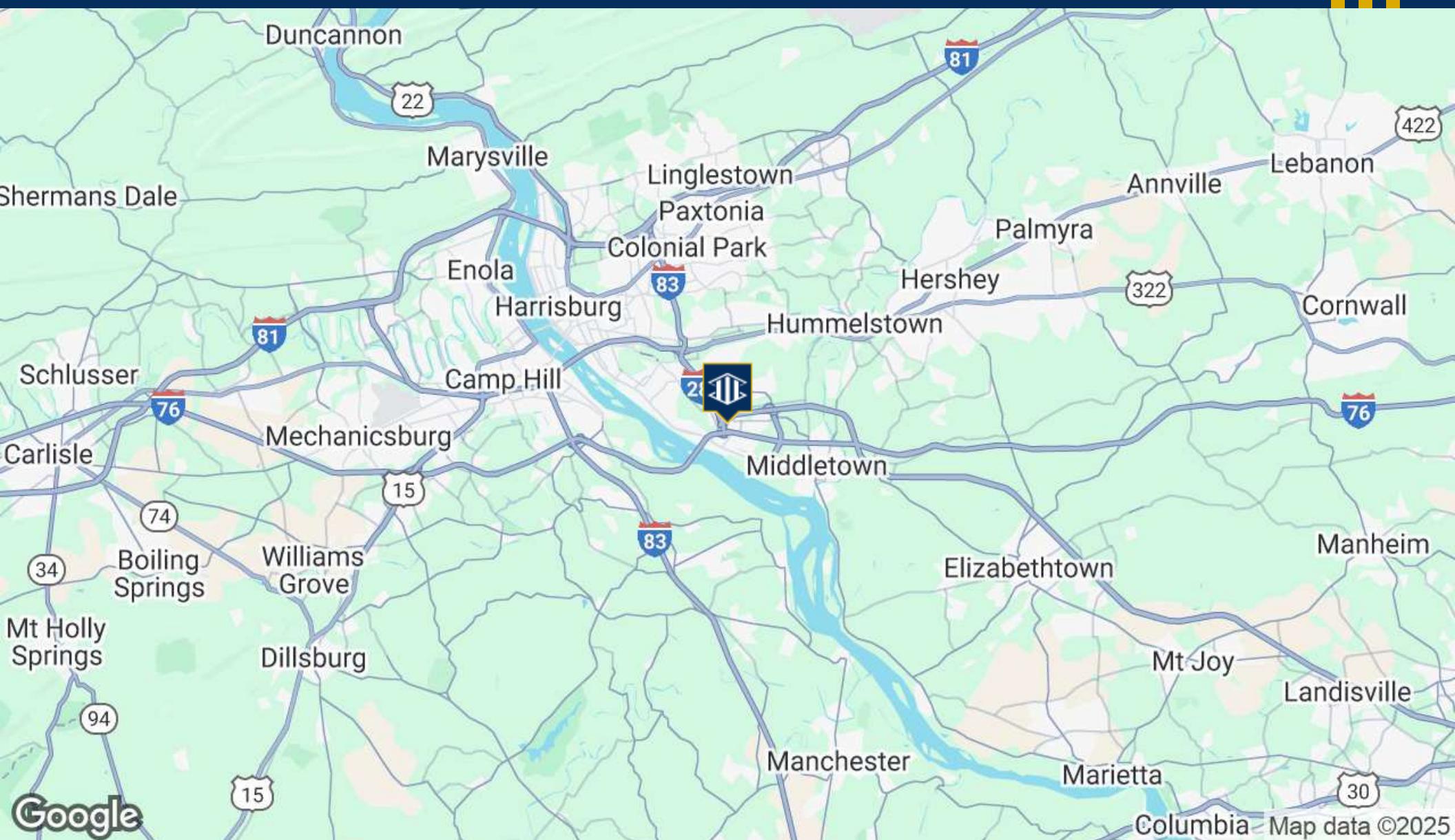
NEARBY TRANSPORTATION

2810 Turnpike Industrial Drive | Middletown, PA 17057



GREATER AREA

2810 Turnpike Industrial Drive | Middletown, PA 17057



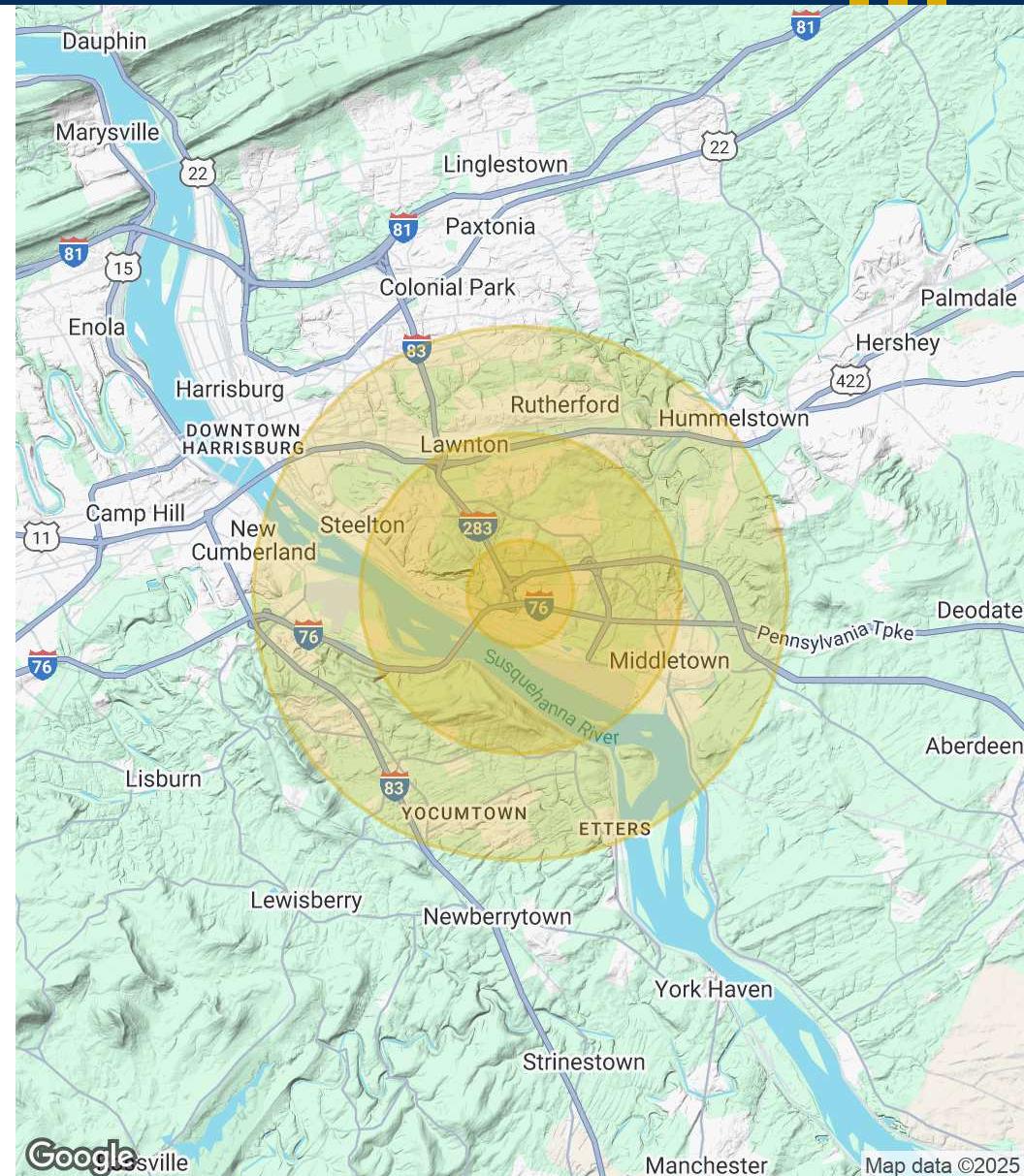
DEMOGRAPHICS

2810 Turnpike Industrial Drive | Middletown, PA 17057

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,463	29,102	116,729
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,741	11,396	46,247
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$91,912	\$93,746	\$92,006
Average House Value	\$170,405	\$202,172	\$224,902

Demographics data derived from AlphaMap



ADVISOR BIO

2810 Turnpike Industrial Drive | Middletown, PA 17057



Ida McMurray

CCIM, SIOR

Principal & Senior Advisor

imcmurray@capstonecre.com
(O) 717.820.1127 x701
(C) 717.443.5500

Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.

LEGAL

2810 Turnpike Industrial Drive | Middletown, PA 17057

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