

STATE | LINE

L O G I S T I C S P A R K

10 YEAR LERTA APPROVED



15651 Greenmount Rd, Greencastle, PA 17225

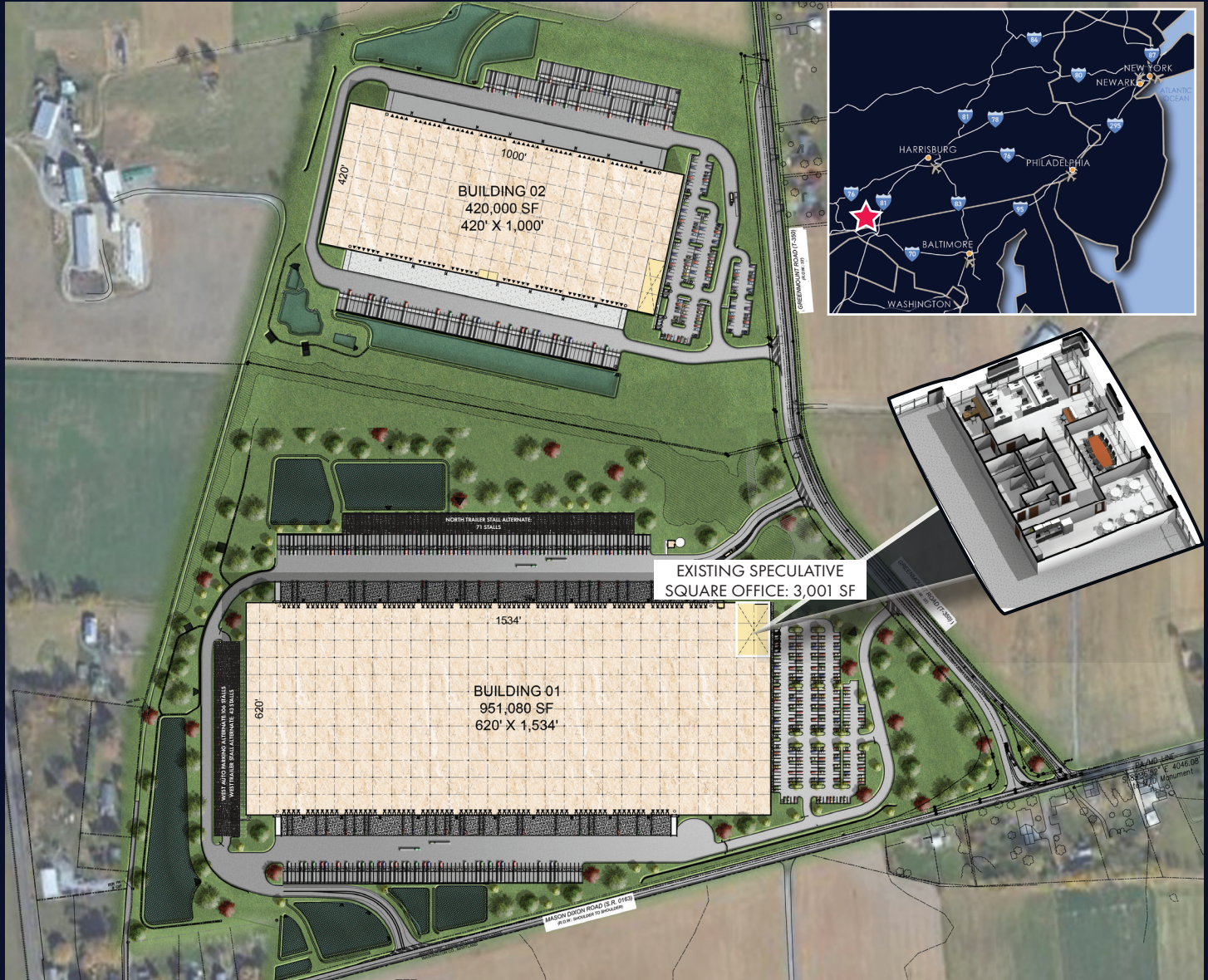
- 951,080 SF recently delivered - Occupancy Ready
- Near immediate access to I-81 at Exit 1
- Strong labor force of over 350,000
- Excellent proximity to parcel hubs

STATELINELOGISTICSPARK.COM

 HILLWOOD

 JLL

MRP | INDUSTRIAL



BUILDING 1

▶ EXISTING

Dimensions	1,534' Length x 620' Deep
Building Clear Height	40' Clear
Column Bay Width	56' x 50' with 60' Speed Bays
Construction	Concrete Tilt Panels
Loading Docks	147 Dock Doors, 100 equipped
Auto Stalls	297 + 106 future stalls
Trailer Stalls	159 fully selective + 70 future stalls

Counter Clockwise Circulation

BUILDING 2

▶ SHOVEL READY

Dimensions	1,000' Length x 420' Deep
Building Clear Height	40' Clear
Column Bay Width	56' x 50' with 60' Speed Bays
Construction	Concrete Tilt Panels
Loading Docks	97 Loading Dock Doors 4 Drive-in Doors
Auto Stalls	180
Trailer Stalls	153

Counter Clockwise Circulation



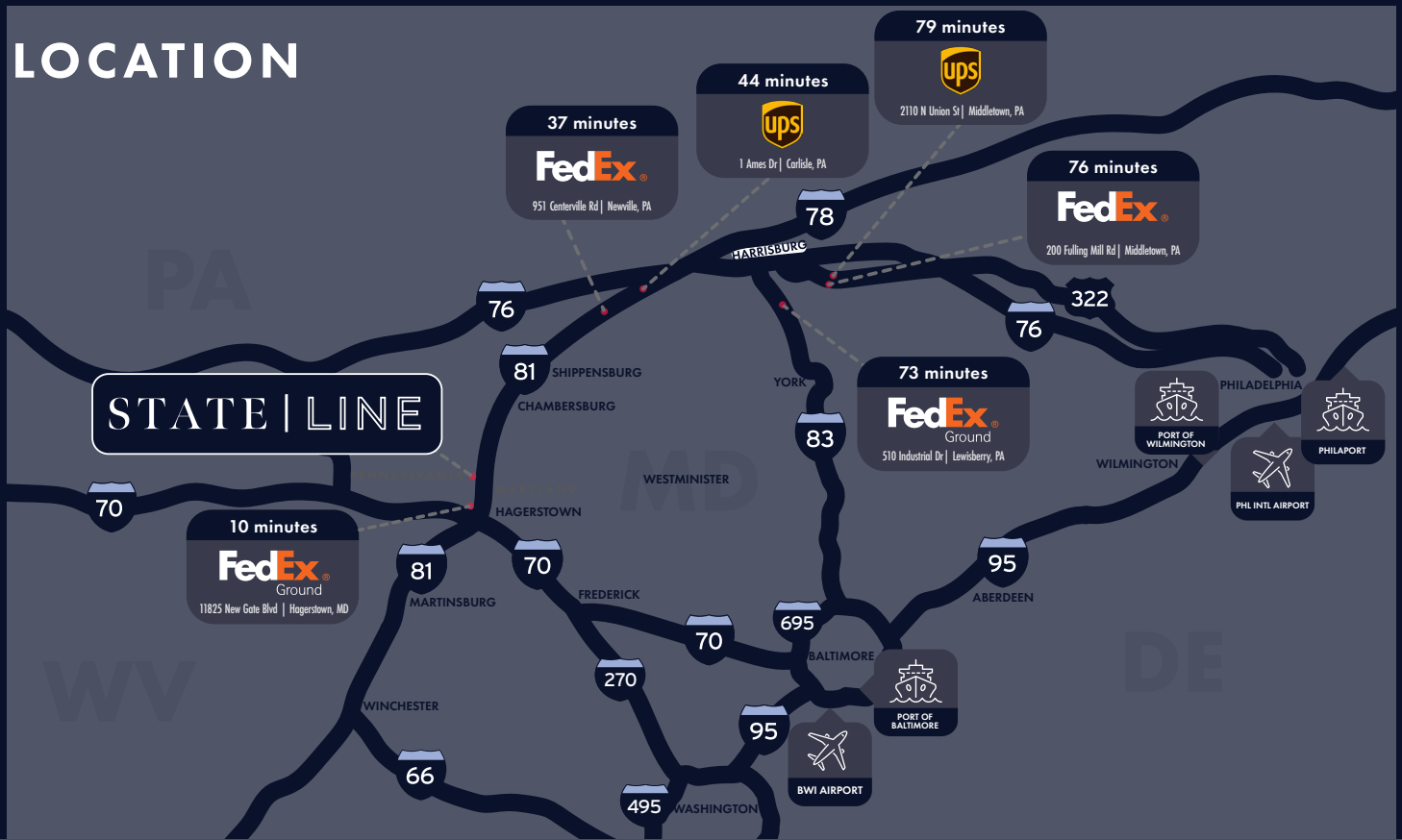
BUILDING 1

▶ EXISTING

Dimensions	1534' Length x 620' Deep
Building SF	951,080 SF
Office SF	3,001 SF
Building Clear Height	40' Clear
Column Bay Width	56' x 50' with 60' Speed Bays
Construction	Concrete Tilt Panels
Loading Docks	147 Loading Dock Doors + 4 Drive in Doors 100 Doors equipped with 40,000 lb Blue Giant mechanical levelers, brush seals, bumpers
Auto Stalls	297 Auto Parks, + 106 future Auto Parks (West Auto Lot)
Trailer Stalls	159 Fully Selective, + 70 Future Trailer Stalls

Counter Clockwise Circulation

LOCATION



Located on the Pennsylvania and Maryland border along Interstate 81, the property allows users to quickly reach both the Baltimore-Washington and Harrisburg metropolitan areas via the robust interstate networks supporting broad mid-Atlantic and Northeast consumer centers.



1 minute
to I-81



10 minutes
to parcel hub



<1 Day
truck drive to the
entire east coast

KEY DISTANCES

PARCEL HUBS

FEDEX HUB HAGERSTOWN	8.9 miles	10 min
FEDEX GROUND MARTINSBURG	24 miles	25 min
FEDEX GROUND ECON. MARTINSBURG	24 miles	25 min
FEDEX DISTRIBUTION CENTER NEWVILLE	39 miles	37 min
UPS SORTING FACILITY CARLISLE	46 miles	44 min

AIRPORTS

BWI AIRPORT	83 miles	1 hr 15 min
PHL INTL AIRPORT	160 miles	2 hr 30 min

PORTS

PORT OF BALTIMORE	84 miles	1 hr 15 min
PORT OF WILMINGTON	146 miles	2 hr 20 min
PHILAPORT	178 miles	2 hr 40 min

MAJOR CITIES

HARRISBURG, PA	70 miles	1 hr 10 min
WASHINGTON, D.C	73 miles	1 hr 14 min
BALTIMORE, MD	76 miles	1 hr 7 min
PHILADELPHIA, PA	173 miles	3 hr
NEW YORK, NY	236 miles	3 hr 53 min



45 MIN
DRIVE TIME

TOTAL POPULATION

695,591

BLUE COLLAR
(81,356 BLUE COLLAR EMPLOYEES)

24%

TOTAL LABOR FORCE

352,022

CONTACT



FOR LEASING INFORMATION:

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