

Industrial | Sublease

CBRE

140 Fulling Mill Road

MIDDLETOWN, PA 17057 | DAUPHIN COUNTY

249,600 SQUARE FEET AVAILABLE

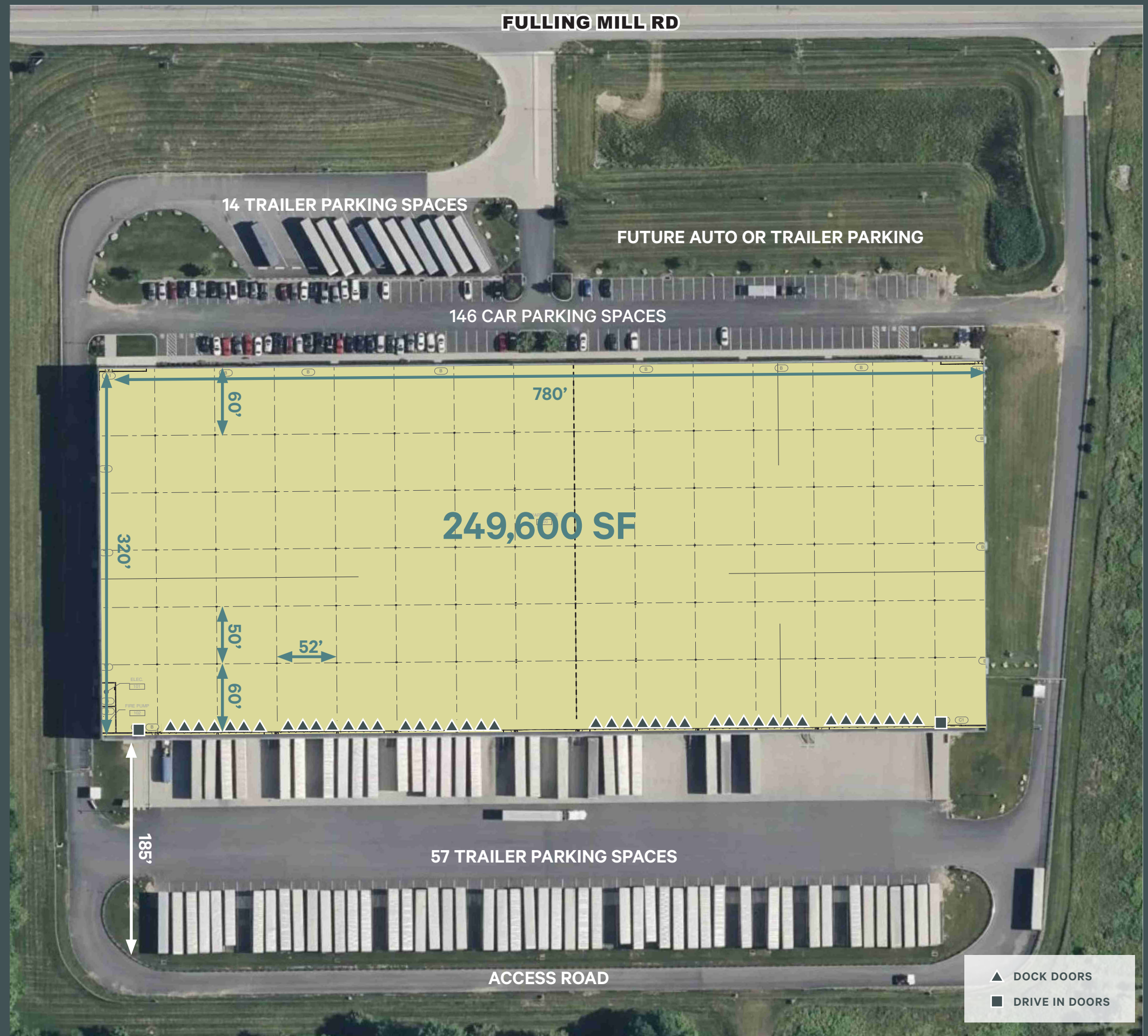
Sublease through November 30, 2030



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Building Specifications

BUILDING SIZE	249,600 SF
AVAILABLE SIZE	249,600 SF
YEAR BUILT	2015
OFFICE SPACE	±3,385 SF main office with restrooms Two (2) remote restrooms
CLEAR HEIGHT	32'
COLUMN SPACING	50'D x 52'W 60'D at speed bay
FIRE PROTECTION	ESFR
CONFIGURATION	Single-side load
DOCK DOORS	42 dock doors equipped with levelers, bumpers and seals
DRIVE-IN DOORS	2 (12' x 14') doors on grade
TRUCK COURT DEPTH	185'
CAR PARKING	146 spaces (expandable)
TRAILER PARKING	71 spaces
LIGHTING	LED light fixtures
HEATING	Roof-mounted Cambridge Gas-Fired Heaters
POWER	2000-amp, 277/480 volt, 3 phase service



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Nearby Corporate Tenants

- + Situated in a while established industrial park along 283.
- + Excellent access to the PA Turnpike (I-76), I-283 and I-83.

283 INTERSTATE 83
4.4 miles via
Exit 2

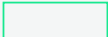

83 INTERSTATE 83
5.9 miles via I-283
to Exit 46

76 INTERSTATE 76
3.8 miles via 283
to Exit 247




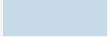



Labor Density Map

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

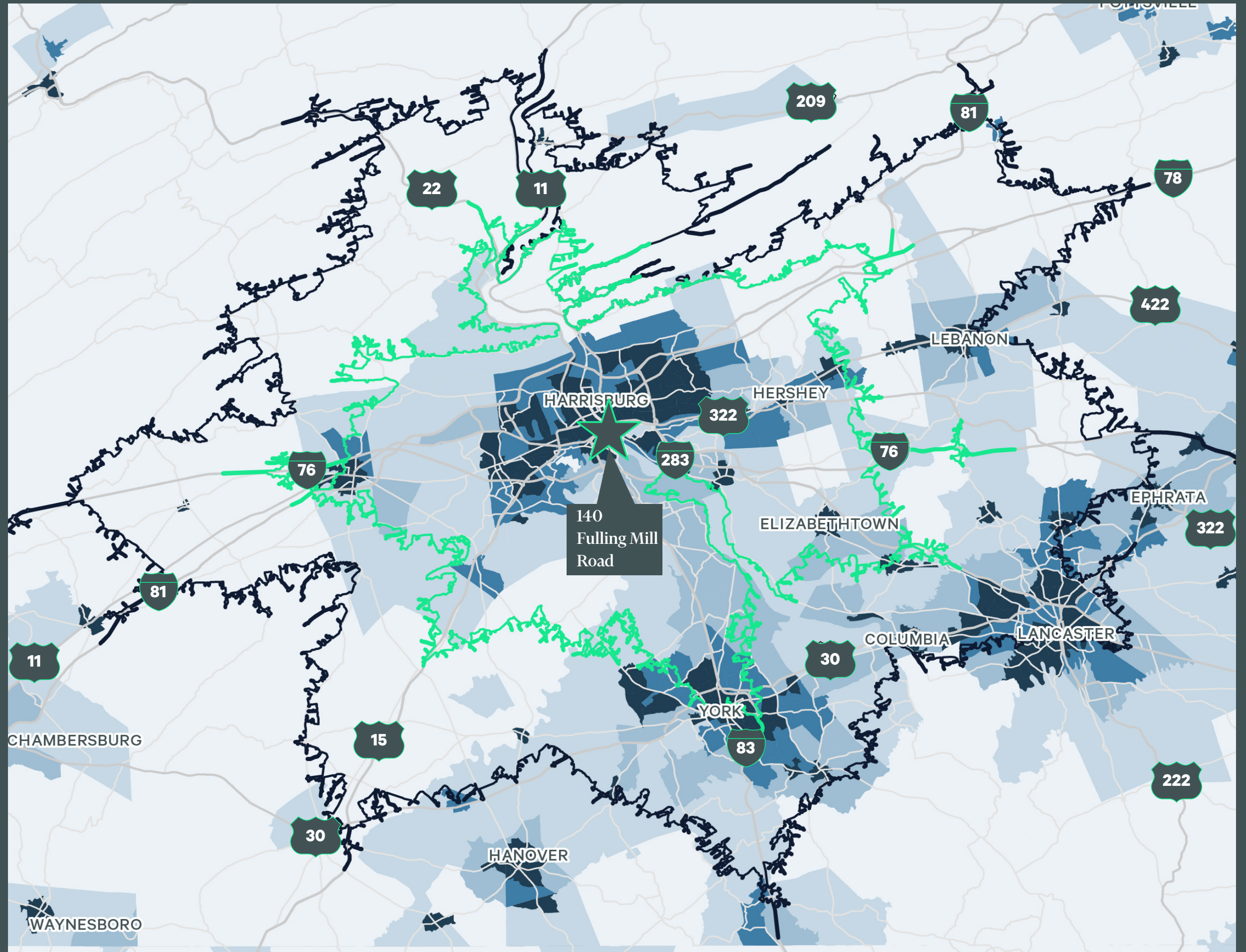
LABOR FORCE

-  30 Min. Drive Time

361,159 Total Labor Force

-  45 Min. Drive Time

793,628 Total Labor Force



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