

# CLIMATE CONTROLLED!



## MODERN STORAGE WAREHOUSE AVAILABLE



### ABOUT THE PROPERTY

Explore the limitless potential of this recently constructed storage warehouse, completed in 2022 with interior enhancements finalized in 2023. Designed with convenience and versatility in mind, this facility offers easy access to all major destinations within Carlisle and quick connectivity to I-81.

Whether you're seeking a premium small storage space or looking to expand your business operations, this property is truly unmatched in quality and flexibility. Impeccably maintained, it stands as one of the finest storage buildings in the area, ready to meet a variety of needs.

SALES PRICE

# \$375,000



180 PETERSBURG RD  
CARLISLE, PA

**DOUG PUGH**



717-329-1556



dougpughrealtor@outlook.com

**J. MICHAEL ADLER, MBA**



717-574-0452



jmadler@comcast.net



www.SterlingPMI.com



(717) 258-5800





# MODERN STORAGE WAREHOUSE



**CONSTRUCTED IN 2022 WITH INTERIOR UPGRADES COMPLETED IN 2023**

## FEATURES

- ✓ Building Size: 2,389 SF
- ✓ Lot Size: 0.40 AC
- ✓ 13' 6" Clear Ceiling Height
- ✓ Private Parking onsite
- ✓ Available Immediately

## HIGHLIGHTS

- Convenient access to Downtown Carlisle and I-81
- Excellent visibility from I-81, the main corridor connecting MD-PA-NY.
- Equipped with ADA Restrooms
- Zoned C-2: commercial General

ASKING PRICE

**\$375,000**



# FOR SALE



## CLIMATE-CONTROLLED STORAGE WAREHOUSE



### AREA OVERVIEW

Strategically located in the heart of Central Pennsylvania, Carlisle is a premier destination for industrial and warehouse users. Positioned along the I-81 corridor and with easy access to major highways such as the Pennsylvania Turnpike (I-76), Carlisle offers seamless connectivity to major East Coast markets including New York, Philadelphia, Baltimore, and Washington, D.C.

ASKING PRICE

**\$375,000**



# WHEN YOU PARTNER WITH US...

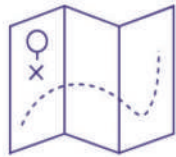


You get comprehensive marketing support to help leverage your property in the competitive real estate market. We use the most up-to-date market research available to monitor local demographics, comparable listings in the area, and zoning changes to ensure your success!

## GRAPHIC DESIGN



## MAPPING



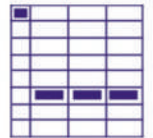
## RESEARCH



## DEMOGRAPHICS



## COMPS



### MARKETING SUPPORT

- Full Demographic Reports
- Flyer/Site Presentation Design
- Tax Maps
- Market Comparable Sales and Leases
- Retail Competition Mapping
- Traffic Counts

### MARKET EXPOSURE

- CoStar Group, Inc.
- LoopNet
- Crexi
- Mailing/Social Media/Email Template Artwork
- Social Media Management

### SERVICES

- Owner/Landlord Representation
- Buyer/Tenant Representation
- Land Development
- Brokerage Consulting Services
- Commercial Lease Administration



**Contact: Doug Pugh**  
Director of Commercial Real Estate  
**Email: dougpughrealtor@outlook.com**  
**Mobile: (717) 329-1556**

**Contact: J. Michael Adler, MBA**  
Broker / Principal  
**Email: jmadler@comcast.net**  
**Mobile: (717) 574-0452**