

FOR SUBLEASE

CBRE

2771 North Market Street

Up to 1,085,280 SF Immediately Available



ELIZABETHTOWN, PA

FOR SUBLEASE

Building Details

2771 N. Market Street is a Class A warehouse conveniently located off of I-283 in Elizabethtown, PA. With over 1M SF immediately available, this space can be customized to users needs, with racking in place ideal for retail users. This sublease opportunity presents a rare chance to occupy a large, high-visibility space in a prime location.



Square Footage
1,085,280



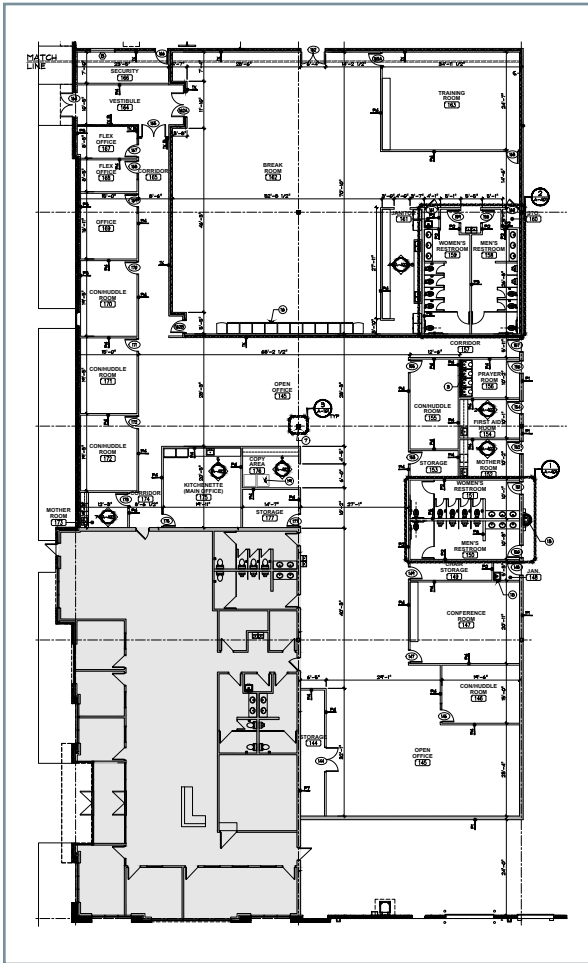
Clear Height
40'



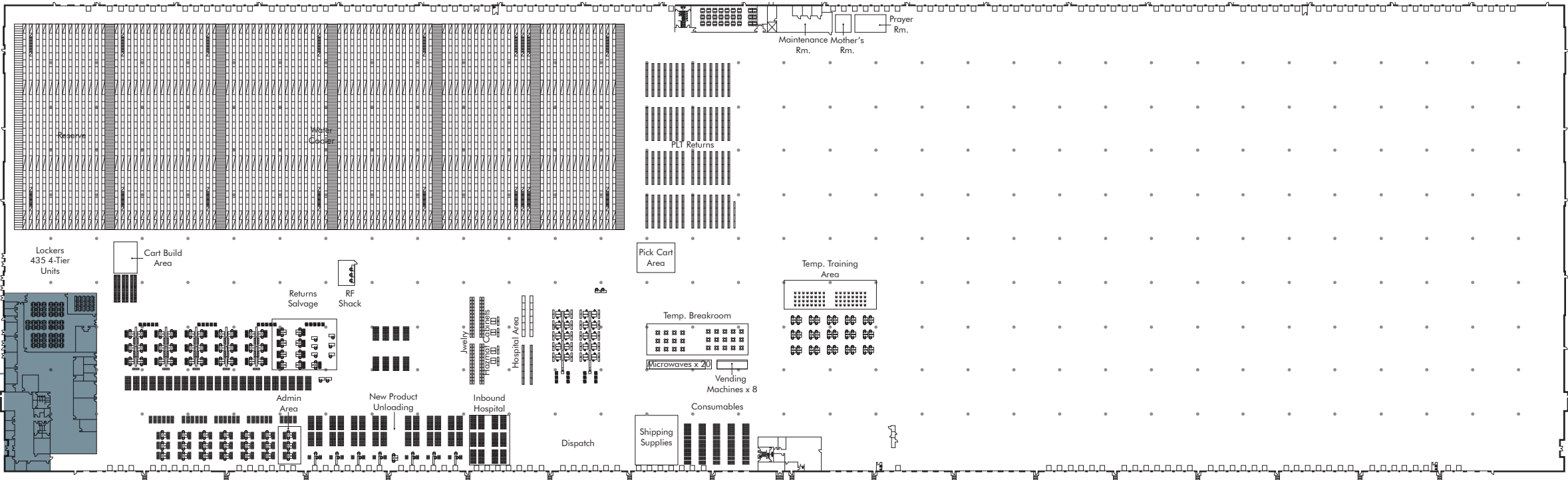
Dock Doors
225



Drive-in Doors
4



Office Plan



Specifications

Building SF	1,085,280 SF
Office SF	23,510 SF
Building Dimensions	570' x 1,904'
Column Spacing	56' W x 53'9" D with 70' Speed Bays
Dock Doors	225 (9' x 10') doors
Drive-Ins	4 (12' x 14') drive-ins
Power	5,000 AMP, 277/480V, 3-phase service
Year Built	2022
Trailer Parking	292 dedicated stalls (secured)
Car Parking	490 parking spaces
Sprinklers	ESFR system with K-25 heads
Slab	8" unreinforced concrete with 4,000 PSI





Prime Location, Easy Access


Immediate Proximity
to UPS and FedEx Hub


Abundant
Trailer Parking


Strong Blue Collar
Workforce

Demographics That Deliver

Population
15 minutes: 78,599
30 minutes: 674,893
45 minutes: 1,383,049

Labor Force
15 minutes: 44,317
30 minutes: 376,086
45 minutes: 754,845

Blue Collar
15 minutes: 9,768
30 minutes: 72,421
45 minutes: 172,607

White Collar
15 minutes: 26,832
30 minutes: 240,489
45 minutes: 452,081

Daytime Workers
15 minutes: 31,893
30 minutes: 437,892
45 minutes: 784,836





East Coast Advantage



Regional Access

Located at the epicenter of major East Coast cities and ports, 2771 N. Market Street provides the opportunity for users to expand their reach in a convenient and accessible location.



Cities

Harrisburg, PA: 27 minutes, 18 miles
Baltimore, MD: 93 minutes, 89 miles
Philadelphia, PA: 117 minutes, 95 miles
New York City: 186 minutes, 179 miles



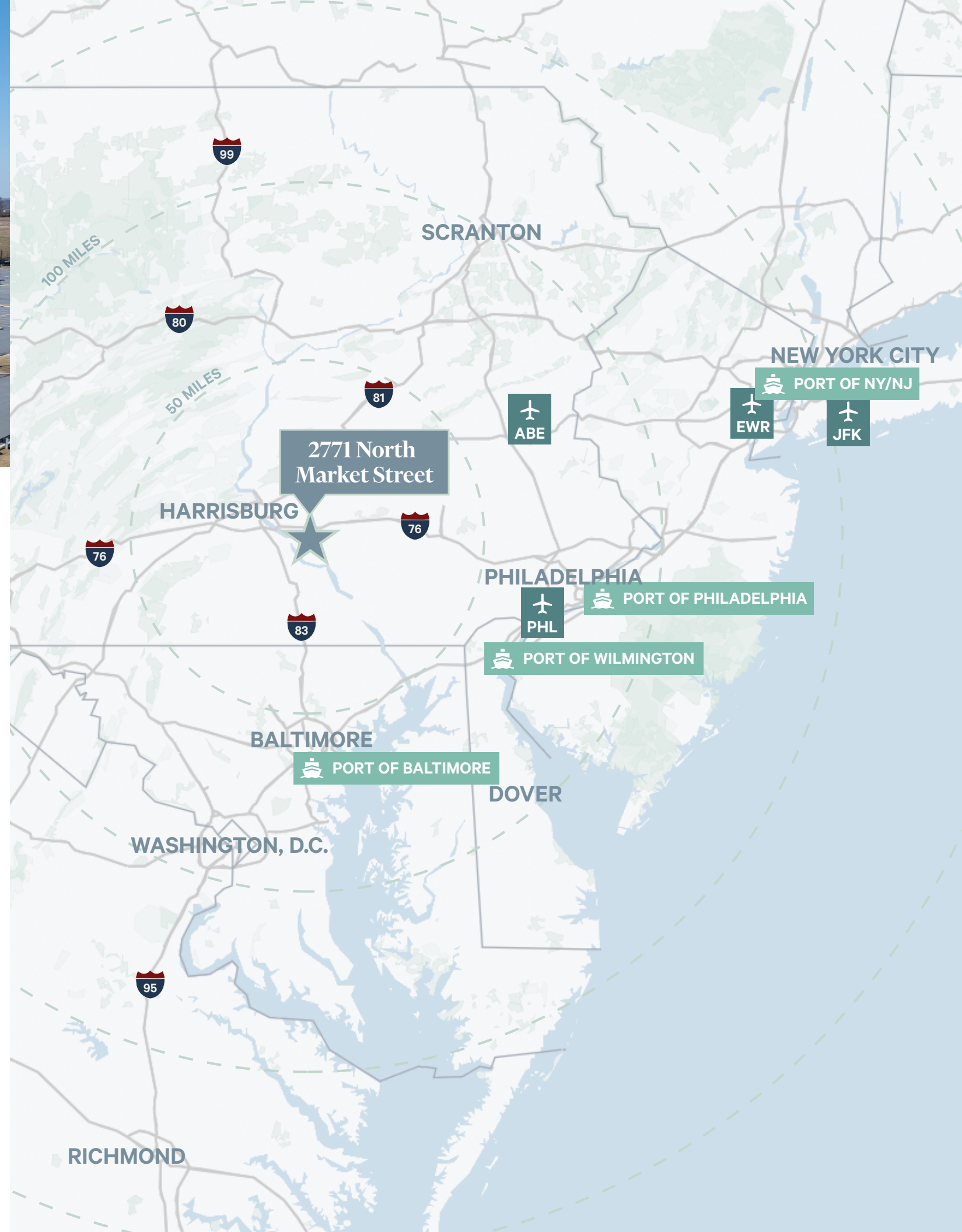
Ports

Port of Baltimore: 93 minutes, 89 miles
Port of Wilmington: 113 minutes, 74 miles
Port of Philadelphia: 124 minutes, 117 miles
Port of NY/NJ: 165 minutes, 166 miles



Airports

ABE: 96 minutes, 97 miles
PHL: 111 minutes, 108 miles
EWR: 163 minutes, 172 miles
JFK: 206 minutes, 195 miles





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Elizabethtown, PA

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