

INDUSTRIAL/FLEX INVESTMENT OPPORTUNITY



FOR SALE ON BEHALF OF  **brightspeed**



FOR
SALE

1765 W TRINDLE ROAD
CARLISLE, PA





OFFERING SUMMARY

Sale Price	\$1,215,000
APN	40-22-0119-010
Property Taxes	\$17,774.77
Occupancy	Vacant
Building Size	27,800 SF
Lot Size	9.13 AC
Zoning	I-1 Light Industrial
Market	S MIDDLETON TOWNSHIP

PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present an outstanding industrial property in the heart of South Middleton Township. This single-tenancy building, situated along the bustling Route 641, offers a strategic location with easy access to Interstate-81 (Harrisburg, PA - Hagerstown, MD). The building, with its exposed metal construction and metal roof, provides a versatile space, accommodating diverse industrial needs.

PROPERTY HIGHLIGHTS

- Located on W Trindle Road, with over 12,000 vehicles per day.
- Strategically situated less than 1-mile from (Harrisburg, PA - Hagerstown, MD)
- Property sits on an oversized lot with flexible zoning for a variety of uses.

TO VIEW THE PROPERTY - ALL SHOWINGS MUST BE SCHEDULED WITH THE LISTING AGENT.



PROPERTY DETAILS

Building Size	27,800 SF
Lot Size	9.13 AC
Property Sub-type	Industrial
Building Class	B
Tenancy	Single
Number of Buildings	3
Year Built	Unknown
Restrooms	Commercial Interior
Parking Type	In-Common Secured Fenced Lot
Parking Count	100 Spaces
Parking Ratio	3.6 : 1,000
Ceiling Height	Varies throughout
Ceiling Type	Exposed
Construction	Metal
Roof	Metal
Lighting	Fluorescent
Power	220v
HVAC	Commercial
Sprinklers	No
Security	Yes, Fenced in lot
Signage	Yes, Exterior on W Trindle Road
Submarket	South Middleton Township



LOCATION

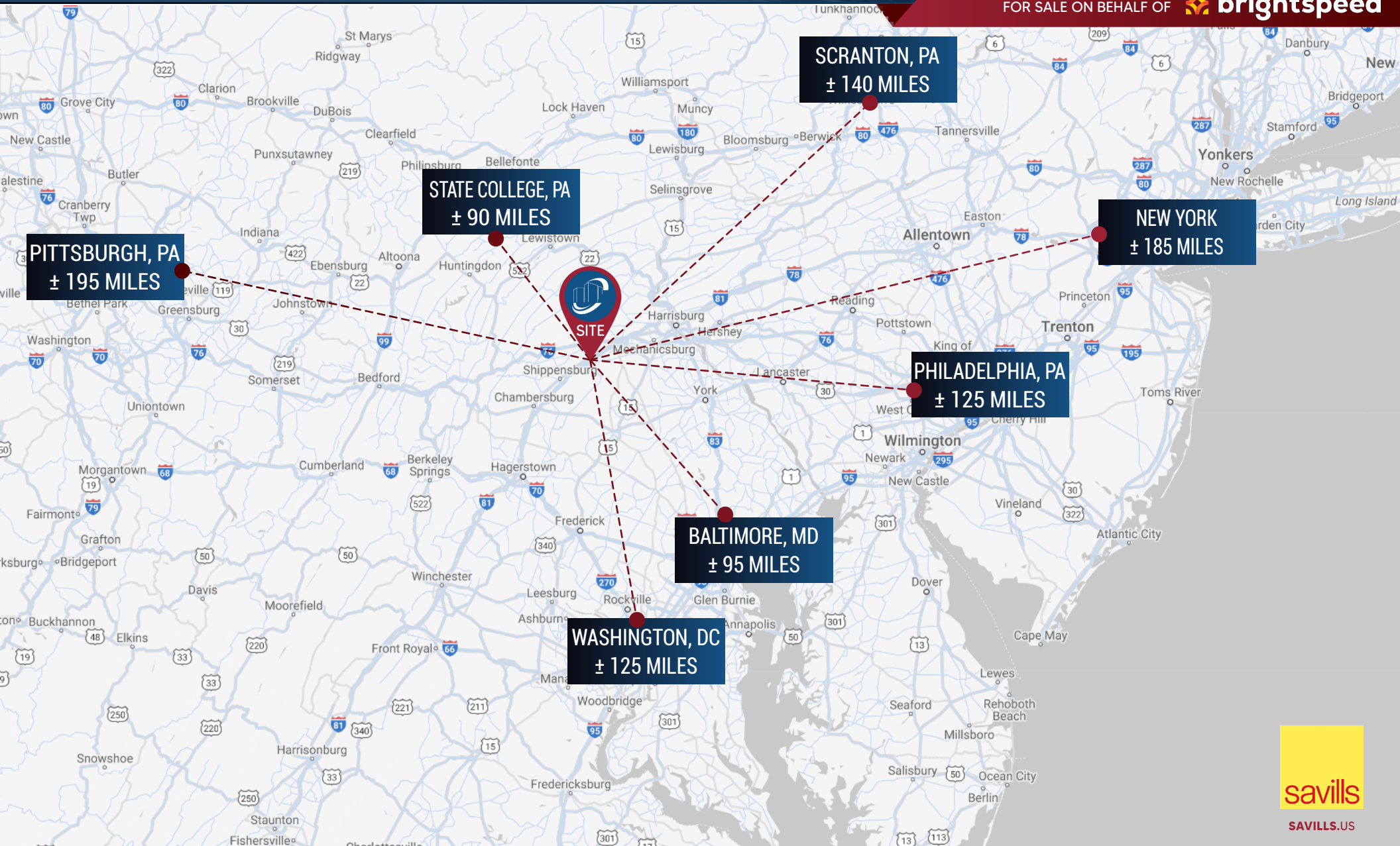




INDUSTRIAL GARAGE ON OVERSIDE LOT FOR SALE IN CARLISLE, PA

1765 W TRINDLE ROAD
CARLISLE, PA 17015

FOR SALE ON BEHALF OF **brightspeed**



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

TOM POSAVEC, SIOR
SENIOR VICE PRESIDENT, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

CHRIS NEWTON
SENIOR ASSOCIATE
CNEWTON@LandmarkCR.com
C: 717.439.5656



LANDMARKCR.COM

DEMOGRAPHICS

POPULATION

1 MILE	3,471
3 MILE	36,569
5 MILE	54,576

HOUSEHOLDS

1 MILE	1,406
3 MILE	14,958
5 MILE	22,183

AVERAGE HOUSEHOLD INCOME

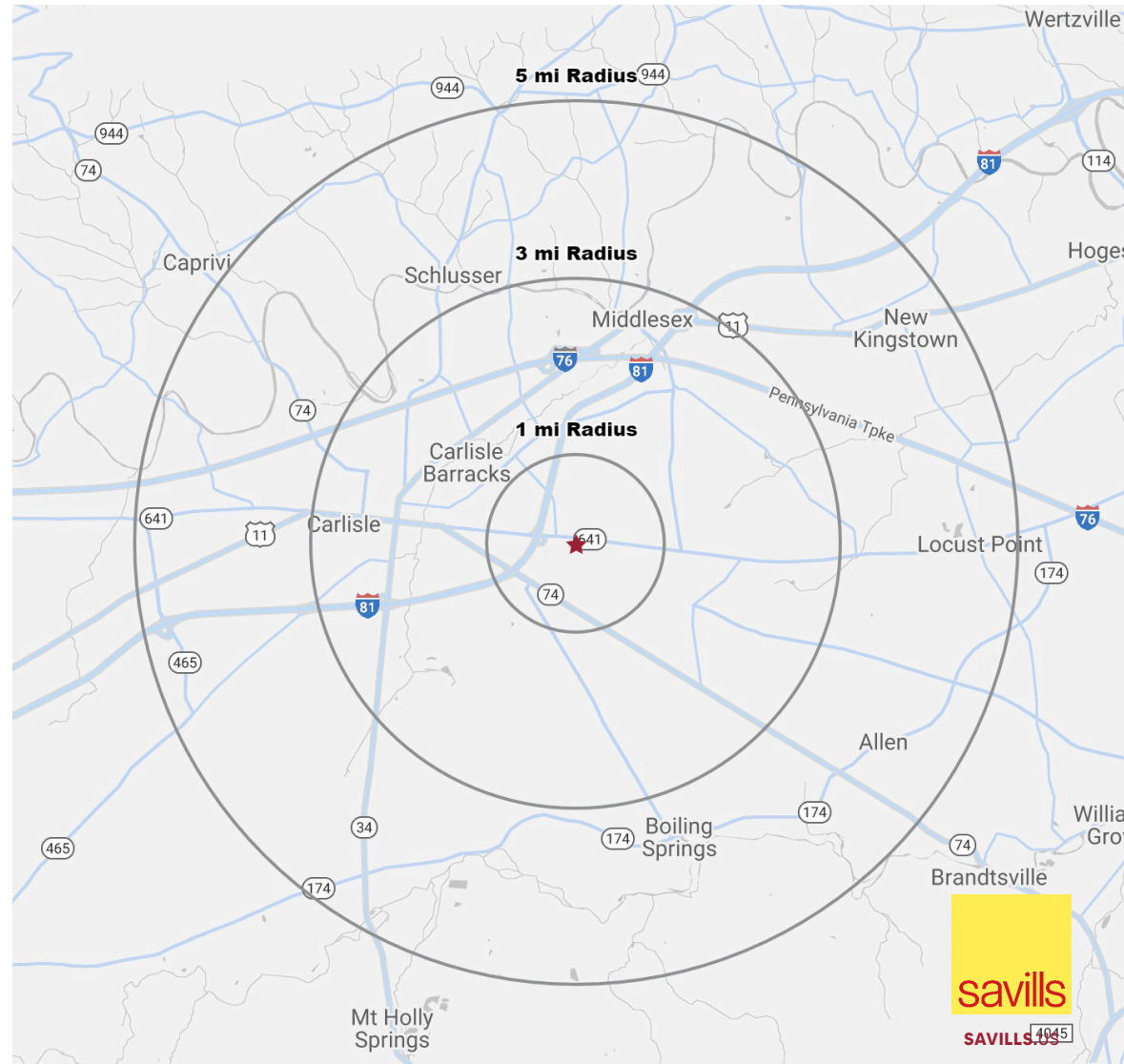
1 MILE	\$122,226
3 MILE	\$97,469
5 MILE	\$101,582

TOTAL BUSINESSES

1 MILE	206
2 MILE	1,406
3 MILE	1,958

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,861
2 MILE	17,357
3 MILE	23,926





INDUSTRIAL GARAGE ON OVERSIDE LOT FOR SALE IN CARLISLE, PA

1765 W TRINDLE ROAD

CARLISLE, PA 17015

FOR SALE ON BEHALF OF **brightspeed**

CARLISLE, PA

AREA OVERVIEW: Founded in 1751, Carlisle Borough is one of Pennsylvania’s most treasured historic communities. Located in picturesque south-central Pennsylvania, Carlisle’s history is rich, ideals are plentiful, and diversity abundant. Carlisle’s tree-lined streets invite residents and visitors alike to walk the same paths as those walked by the Commander of the Continental Army and President of the United States, George Washington; Declaration of Independence signer, James Wilson; Olympic medalist, Jim Thorpe; and Battle of Monmouth heroine, “Molly Pitcher”.

With a reputation as a growing and viable community, historic Carlisle continues to meet the ever-evolving economic needs of its citizens. The combination of small and large retail businesses, along with the addition of technology-based firms, and strong service industries, the community has reinvented itself.



HIGHLIGHTS

TOP COLLEGES/UNIVERSITIES

- DICKINSON COLLEGE
- US ARMY WAR COLLEGE
- PENN STATE DICKINSON LAW
- DICKINSON SCHOOL OF LAW

TOP COMPANIES

- USF GLEN MOORE INC.
- US ARMY WAR COLLEGE
- CUMBERLAND COUNTY
- DICKINSON COLLEGE

2023 ESTIMATED POPULATION **269,991**

DEMOGRAPHICS



39.8
MEDIAN AGE



\$116,859
AVERAGE HOUSEHOLD INCOME



39.8
MINUTES
AVERAGE TRAVEL TIME TO WORK



107,636
EST TOTAL EMPLOYEES (ALL INDUSTRIES)



SAVILLS.US

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

TOM POSAVEC, SIOR
SENIOR VICE PRESIDENT, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

CHRIS NEWTON
SENIOR ASSOCIATE
CNEWTON@LandmarkCR.com
C: 717.439.5656



LANDMARKCR.COM



INDUSTRIAL GARAGE ON OVERSIDE LOT FOR SALE IN CARLISLE, PA

1765 W TRINDLE ROAD

CARLISLE, PA 17015

FOR SALE ON BEHALF OF  **brightspeed**

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



SAVILLS.US

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

TOM POSAVEC, SIOR
SENIOR VICE PRESIDENT, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

CHRIS NEWTON
SENIOR ASSOCIATE
CNEWTON@LandmarkCR.com
C: 717.439.5656



LANDMARKCR.COM