



# INDUSTRIAL CAMPUS FOR LEASE

## 6 BUILDINGS ON 51 ACRES

12393 WILLIAM PENN HWY | THOMPSONTOWN, PA 17094



[WWW.LANDMARKCR.COM](http://WWW.LANDMARKCR.COM)  
(717) 731.1990









### OFFERING SUMMARY

Available SF	3,195 - 292,030 SF
Lease Rate	\$4.95 - \$5.95 PSF/yr
Lease Type	NNN
Campus SF	292,030 SF
Buildings	6
Lot Size	51.2 Acres
Submarket	Greater Harrisburg
County	Juniata
Municipality	Delaware Twp
Zoning	Commercial Industrial A

### PROPERTY HIGHLIGHTS

- Excellent opportunity to lease industrial space in multi-building industrial campus
- The 6 building campus offers:
  - Buildings ranging from 3,195 SF up to 186,365 SF each with dedicated parking and loading
  - Sprawling 51.2 acre site with expansive parking for up to +/- 475 cars and 290 trailers
  - Former corporate manufacturing HQ campus offers 12,715 SF of corporate & administrative office space
- Favorable Commercial Industrial A (CI-A) zoning allows for a myriad of uses by right
- Access to nearly 70% of US & Canadian population with 1 day ship/return service
- Location allows for round trip service to Northern NJ, Baltimore, MD & Philadelphia deep water ports
- Central PA submarket offers access to a strong, established blue-collar labor force
- Adjacent to  with quick connection to 

### CAMPUS MAP

#### BUILDING INFORMATION

Building	Available Size	Office Space	Clear Height	Loading
Building 1	186,365 SF	12,595 SF	13' - 27'	15 Docks 4 Drive In
Building 2	3,195 SF	N/A	17'	Drive thru ISF
Building 3	24,310 SF	120 SF	17' - 23'	6 Docks 1 Drive In
Building 4	30,260 SF	N/A	17' - 23'	1 Docks 1 Drive In
Building 5	36,000 SF	N/A	38'	2 Docks 1 Drive In
Building 6	11,900 SF	N/A	27'	2 Docks 2 Drive In

#### PARKING INFORMATION

Lot	Size	Parking
Lot 1	+/- 9 AC	Approximately 150 trailers
Lot 2	+/- 5 AC	Approximately 350 cars
Lot 3	+/- 3 AC	Approximately 90 trailers
Additional Parking	Various	Approximately 125 cars & 50 trailers





### PROPERTY DETAILS

Property Type	Industrial Campus
Total Building SF	292,030 SF
Number of Buildings	6
Campus Lot Size	51.2 Acres

Available Space	3,195 - 292,030 SF
Office Space	12,715 SF
Dock Doors	26
Drive In Doors	11
Clear Ceiling Height	13' - 38'
Trailer Parking	290 Spaces
Car Parking	475 Spaces
Year Built	1992
Construction	Steel / Masonry
Roof	Standing Seam
HVAC	Propane
Power	3-Phase (Bldg 1: 10,000a, Bldg 3: 1,600a, Bldg 5: 800a)
Water/Sewer	Public
Sprinkler	Wet (Buildings 1,3,5 only)

Submarket	Greater Harrisburg
County	Juniata
Municipality	Delaware Twp
Zoning	Commercial Industrial A
APN	02-02-004-000
Taxes	\$137,398.49 (2025)





### PROPERTY DESCRIPTION

Positioned along the Juniata River in Juniata County, just north of Harrisburg, this expansive multi-building industrial campus at 12393 William Penn Highway presents a rare opportunity to lease within the dynamic Central Pennsylvania submarket. Situated on 51.2 acres, the property offers six buildings totaling 292,030 SF with a range of industrial and office facilities, with individual buildings spanning from a 3,195 SF industrial service facility to 186,365 SF—each featuring dedicated parking and loading areas to accommodate a variety of operational needs. Buildings are available for lease individually or together, offering flexibility for users of all sizes.

The campus, formerly serving as a corporate manufacturing headquarters, includes 12,715 SF of high-quality administrative office space, a drive-through industrial service facility, and robust infrastructure ideal for a wide array of industrial, manufacturing, distribution, or flex users. Zoning under the Commercial Industrial A (CI-A) district provides flexibility for a diverse range of uses by right. The property comes equip to meet heavy power needs with 3-phase throughout and Building 1 having 10,000 amp, Building 3 with 1,600 amp, and Building 5 having 800 amps.

With parking for approximately 475 cars and 290 trailers, the site is built for scale and functionality. Tenants benefit from strategic logistical advantages—providing one-day ship and return service to nearly 70% of the U.S. and Canadian population. The location enables efficient round-trip access to deep water ports in Northern New Jersey, Baltimore, and Philadelphia.

Direct adjacency to US-322 and US-22, along with immediate connectivity to US-11, US-15, I-81, I-83, I-78, and the PA Turnpike (I-76), ensures seamless regional and interstate transportation. Additionally, the property is within a labor market known for its deep bench of experienced blue-collar workers.

This is an ideal setting for companies seeking scalability, connectivity, and a central footprint within the Mid-Atlantic and Northeastern U.S. logistics corridor.







12393 WILLIAM PENN HWY  
THOMSPONTOWN, PA

INDUSTRIAL WAREHOUSE SPACE  
AVAILABLE

## PROPERTY PHOTOS



**LANDMARK COMMERCIAL REALTY**  
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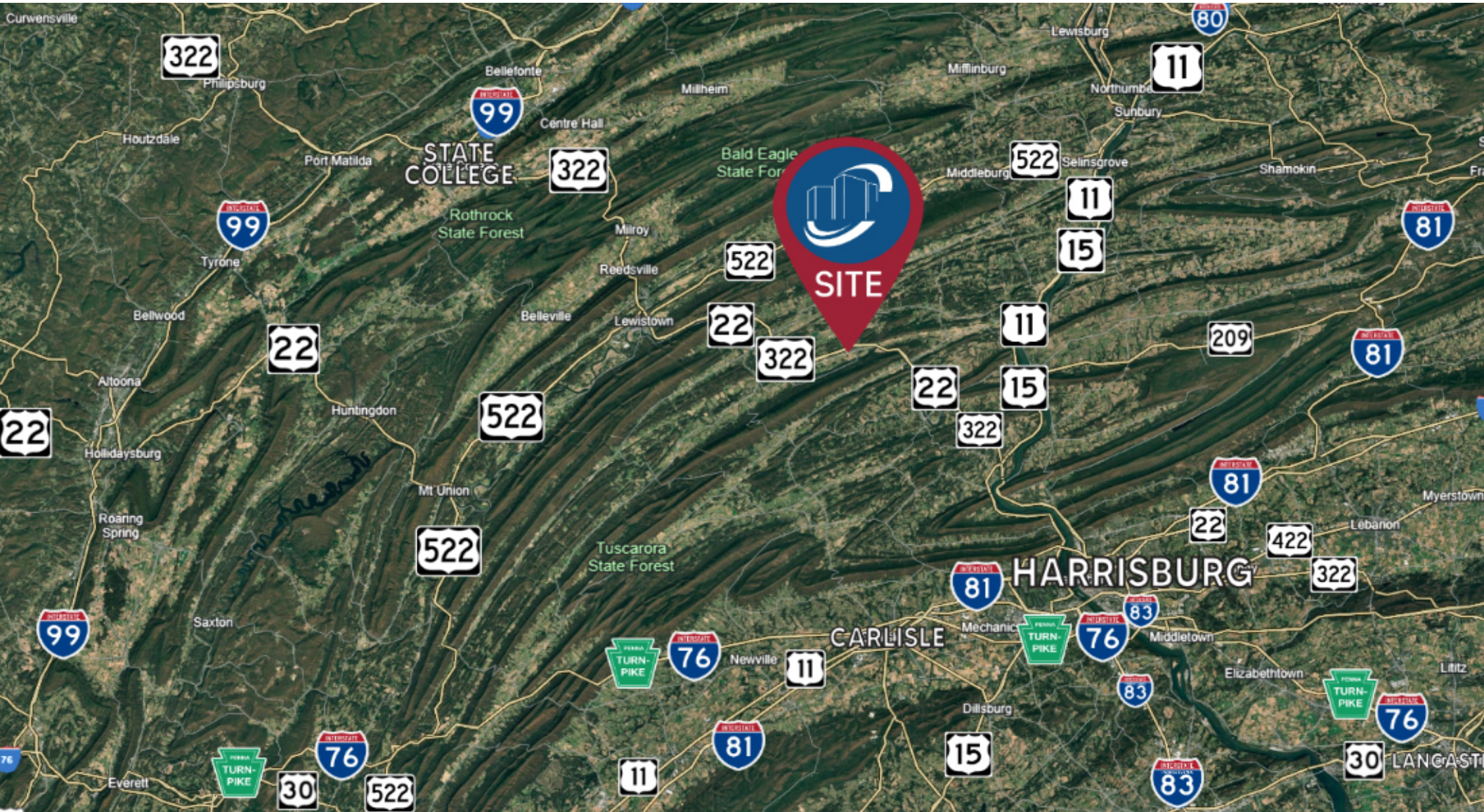
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## REGIONAL MAP



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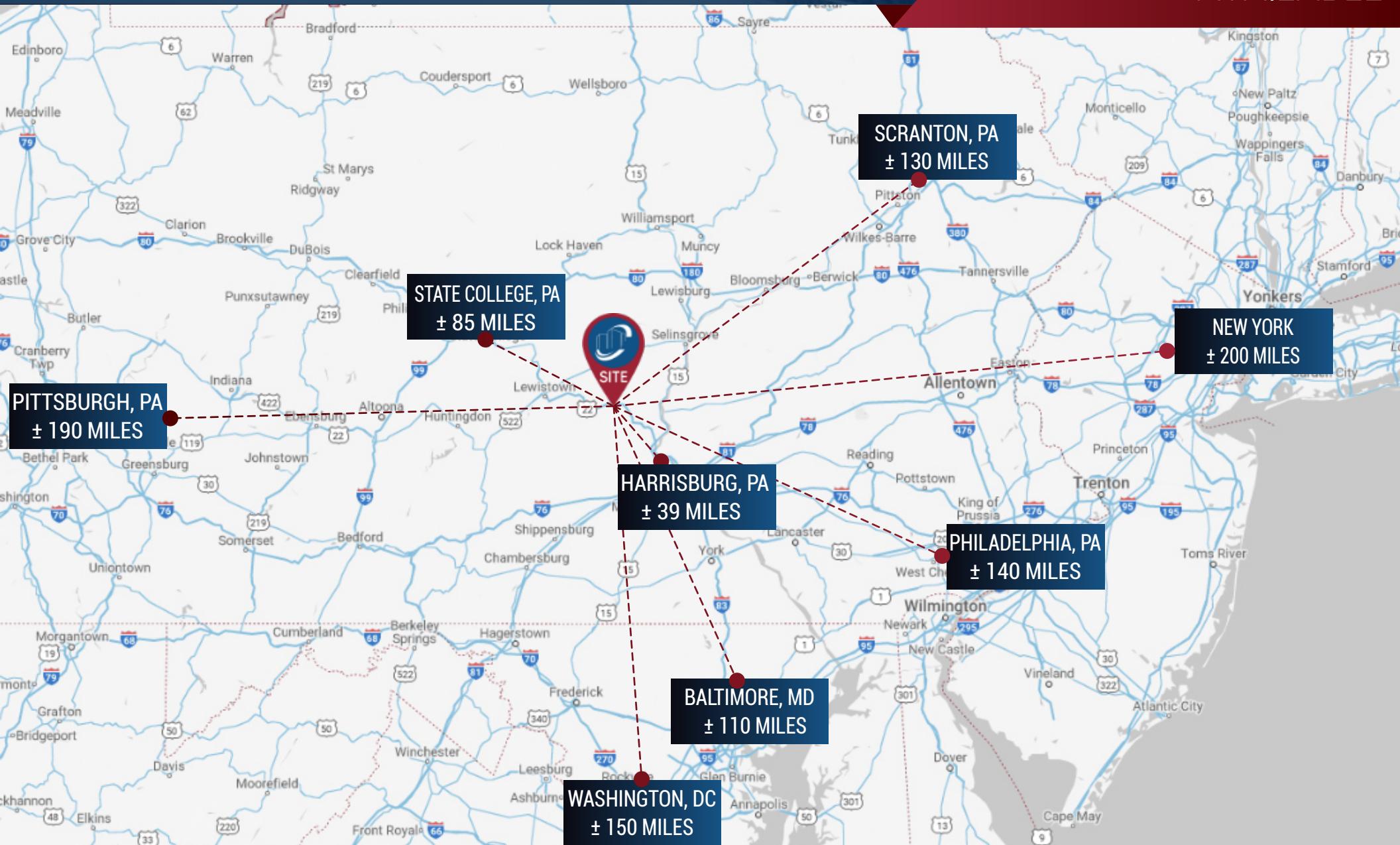
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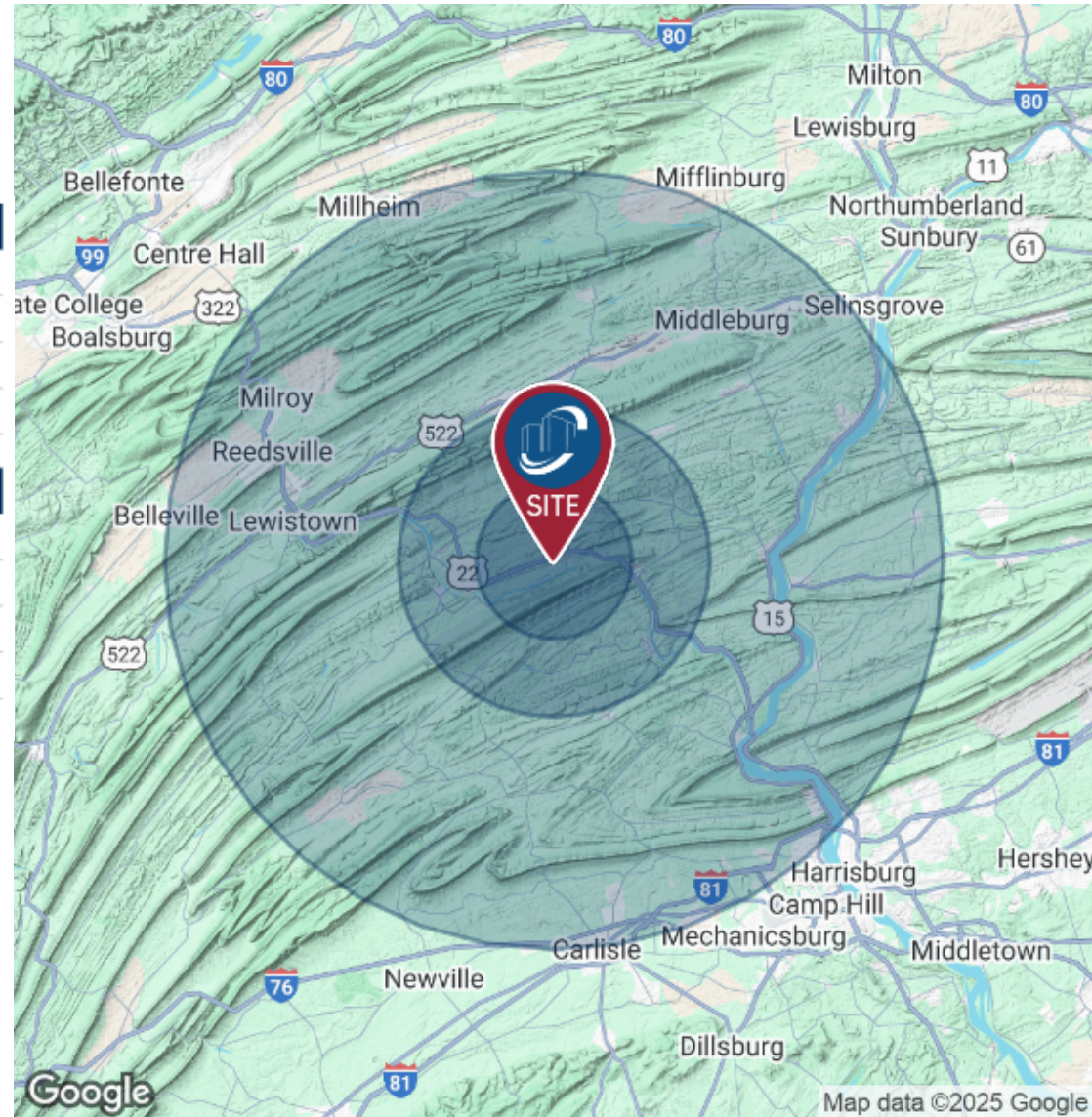
### DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	25 MILES
Total Population	5,688	24,770	211,466
Average Age	41	42	43
Average Age (Male)	40	42	42
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	2,181	9,699	84,150
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$90,205	\$93,765	\$97,592
Average House Value	\$276,259	\$283,793	\$259,871

Demographics data derived from AlphaMap







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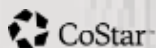
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