

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	82,500 SF
Lease Rate (Shell):	\$7.95 SF/YR (NNN)
Lot Size:	9.1 Acres
OPEX (2021 Estimate):	\$1.95/PSF
Building Size (Divisible):	82,500 SF
Grade Level Doors:	(2) 12' x 14'
Dock High Doors:	25
Ceiling Height:	30'
Year Built:	2021
Zoning:	Industrial
Cross Streets:	N Union Street
Sprinkler	ESFR
Floor:	6" reinforced concrete
Column Spacing:	50' x 50'

PROPERTY OVERVIEW

Highly functional design with 30' clear ceiling heights, ample dock loading capability (1 per 4,000 SF) and 120' truck court. LED light fixtures with professional office core to suit. Steel frame construction w/masonry block /metal panel exterior. Abundant on-site parking as well as route or service delivery fleet staging area. Efficient operating expenses. Fully approved with delivery expected Q2 2022.

PROPERTY HIGHLIGHTS

- Well located high bay warehouse space available for last mile delivery needs.
- In-Fill location in Middletown PA provides opportunity to maximize parcel service (UPS/FedEx) pick up times, allowing late afternoon sales order cut off.
- Quick access to PA Turnpike (I-76), I-81/78 & I-83 nationally recognized transportation corridors via Rt. 581 Capitol Beltway.
- Greater Harrisburg/Central PA sub-market location offers significant U.S. and Canadian next day ship/return service coverage to nearly 70% of population.
- Available Q2 2022.
- Immediate proximity to new Northeast Regional UPS hub, existing Fedex Ground/Freight hubs and new Amazon Logistics last mile delivery hub.
- Located within (3) miles of Harrisburg International Airport (MDT)



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ADDITIONAL PHOTOS



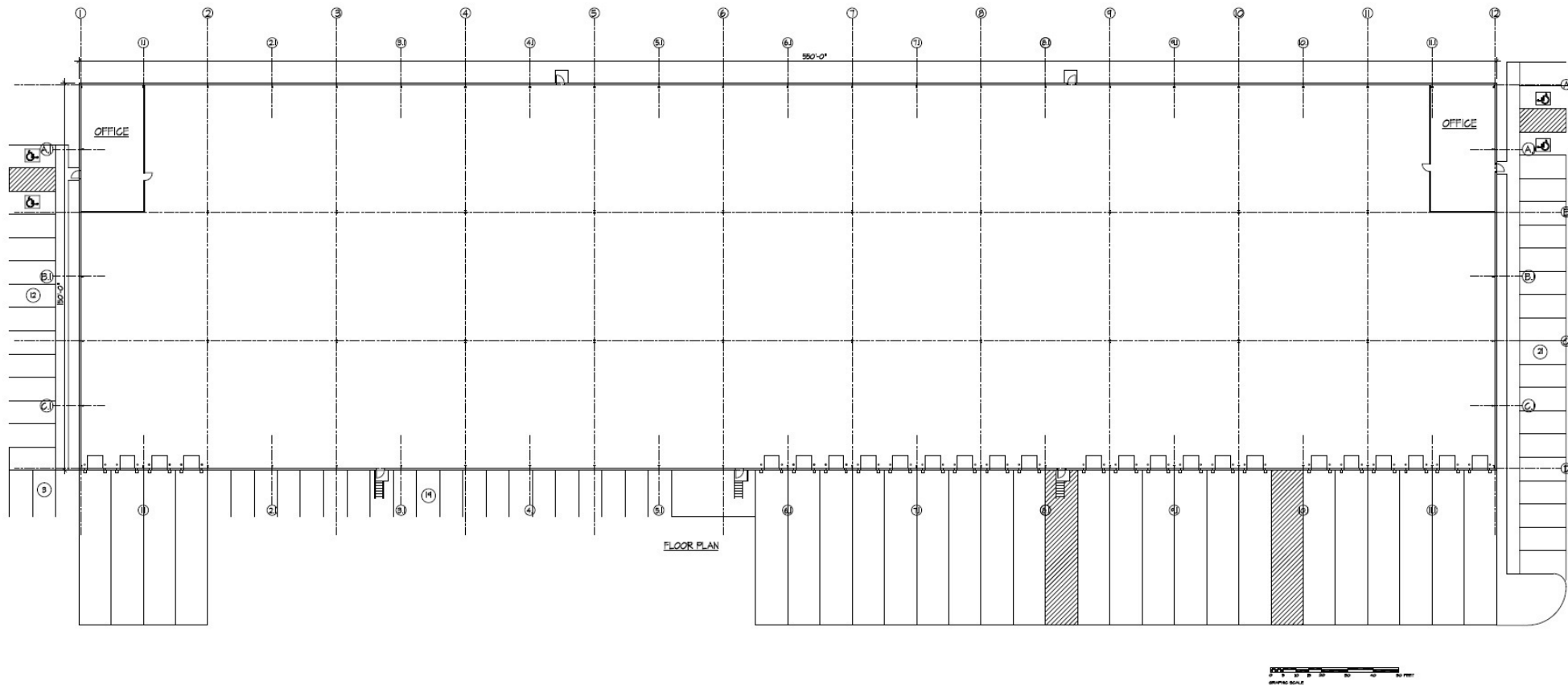
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AERIAL



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FLOOR PLANS



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DRIVE TIME

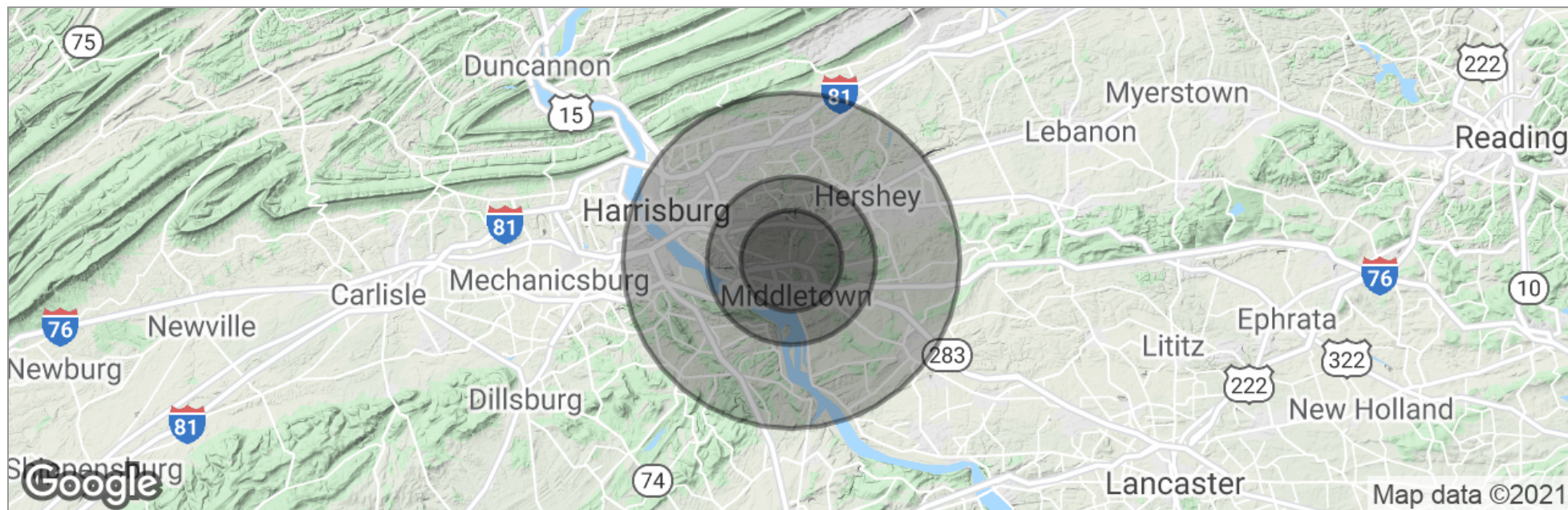


TimeDist	ups	FedEx Freight	FedEx Ground	Norfolk Southern	UPS	amazon	ups	UNITED STATES POSTAL SERVICE	Norfolk Southern	Norfolk Southern	ups	FedEx Ground
Tier - Miles	Middletown	Middletown	Middletown	Rutherford	Middletown	Elizabethtown	Harrisburg	Harrisburg	Harrisburg	Enola	Mechanicburg	Louisberry
Dialer - Miles	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D	T D
	4 1.5	2 0.4	1 0.1	11 4	6 4	11 7.5	18 8	18 14	17 14	19 17	23 17	20 14



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DEMOGRAPHICS MAP



Total Population	32,173	75,303	291,455
Population Density	1,138	959	928
Median Age	38.1	38.2	38.5
Median Age (Male)	37.0	37.3	37.1
Median Age (Female)	39.6	39.6	39.7
Total Households	12,898	30,140	117,430
# of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$72,615	\$74,619	\$67,818
Average House Value	\$162,678	\$165,126	\$179,159

* Demographic data derived from 2010 US Census



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