



# INDUSTRIAL IOS / DROP LOT AVAILABLE UP TO 17 ACRES

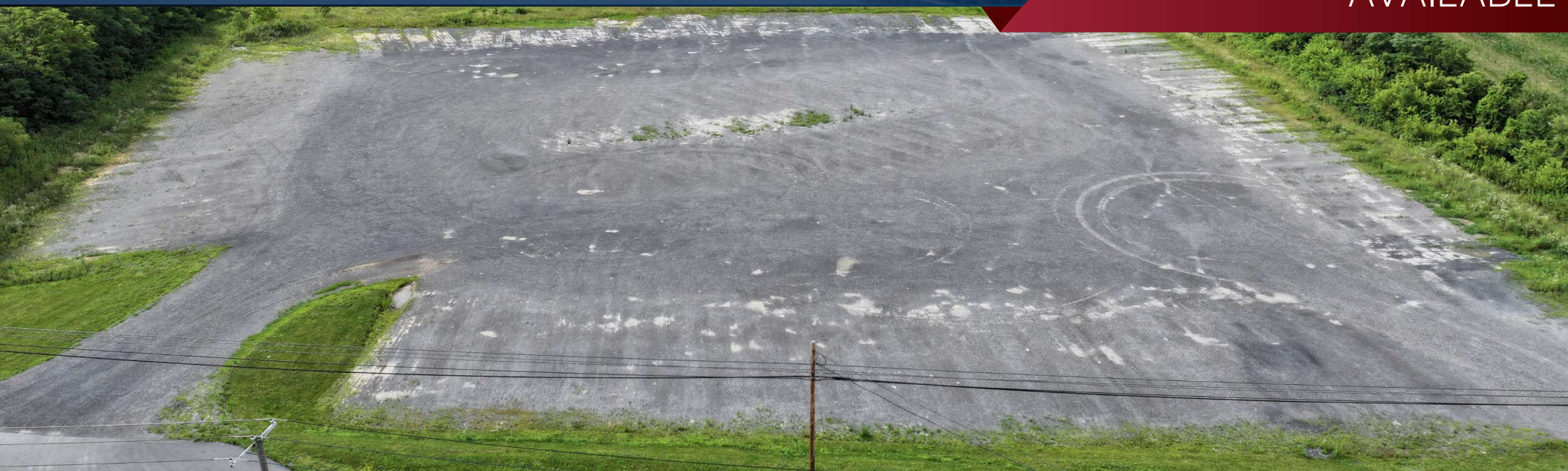
12393 WILLIAM PENN HWY | THOMPSONTOWN, PA 17094



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REAL ESTATE SERVICES







### OFFERING SUMMARY

Lease Rate	Subject to Offer
Available Space	3 AC - 17 AC
Use	Trailer Drop Lot / IOS
Parking	Up to 480 Trailer Spaces
Corridor	US-22/322
Submarket	Greater Harrisburg
County	Juniata
Municipality	Delaware Twp
Zoning	Commercial Industrial A

### PROPERTY HIGHLIGHTS

- Excellent opportunity to lease industrial site for trailer drop lot or outdoor storage space in industrial campus
- The site offers:
  - Two sites totaling 17 acres ideal for IOS or trailer drop lot for up to +/- 480 trailers
  - Opportunity for gated secure outdoor storage yard for equipment or raw materials
  - Potential for new construction industrial building with public utilities and heavy power on-site
- Favorable Commercial Industrial A (CI-A) zoning allows for a myriad of industrial 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

#### PARKING INFORMATION

Lot	Size	Parking
Lot 1	+/- 9 AC	Approximately 215 trailers
Lot 2	+/- 5 AC	Approximately 175 trailers
Lot 3	+/- 3 AC	Approximately 90 trailers
Lot 2 & 3 Combined	+/- 8 AC	Approximately 265 trailers
<b>Total</b>	<b>+/- 17 AC</b>	<b>Approximately 480 trailers</b>







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**LANDMARK COMMERCIAL REALTY**  
**425 N 21<sup>ST</sup> STREET, SUITE 302**  
**CAMP HILL, PA 17011**  
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## PROPERTY PHOTOS



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### PROPERTY DESCRIPTION

Positioned along the Juniata River in Juniata County, just north of Harrisburg, this expansive industrial campus at 12393 William Penn Highway presents a rare opportunity to lease within the dynamic Central Pennsylvania submarket. Consisting of approximately 17 acres, the property offers the ability to fit up to 480 spaces for a trailer drop lot or ample space for industrial outdoor storage yard – each lot has the ability to be gated and secured for peace of mind. Lots are available individually or together, offering flexibility for users of all sizes.

The campus, formerly serving as a corporate manufacturing headquarters, allows an opportunity for more than just parking or yard storage, the proven location is also ideal for new construction industrial building with 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 campus property comes equip to meet heavy power needs with the existing buildings on site using 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 480 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.

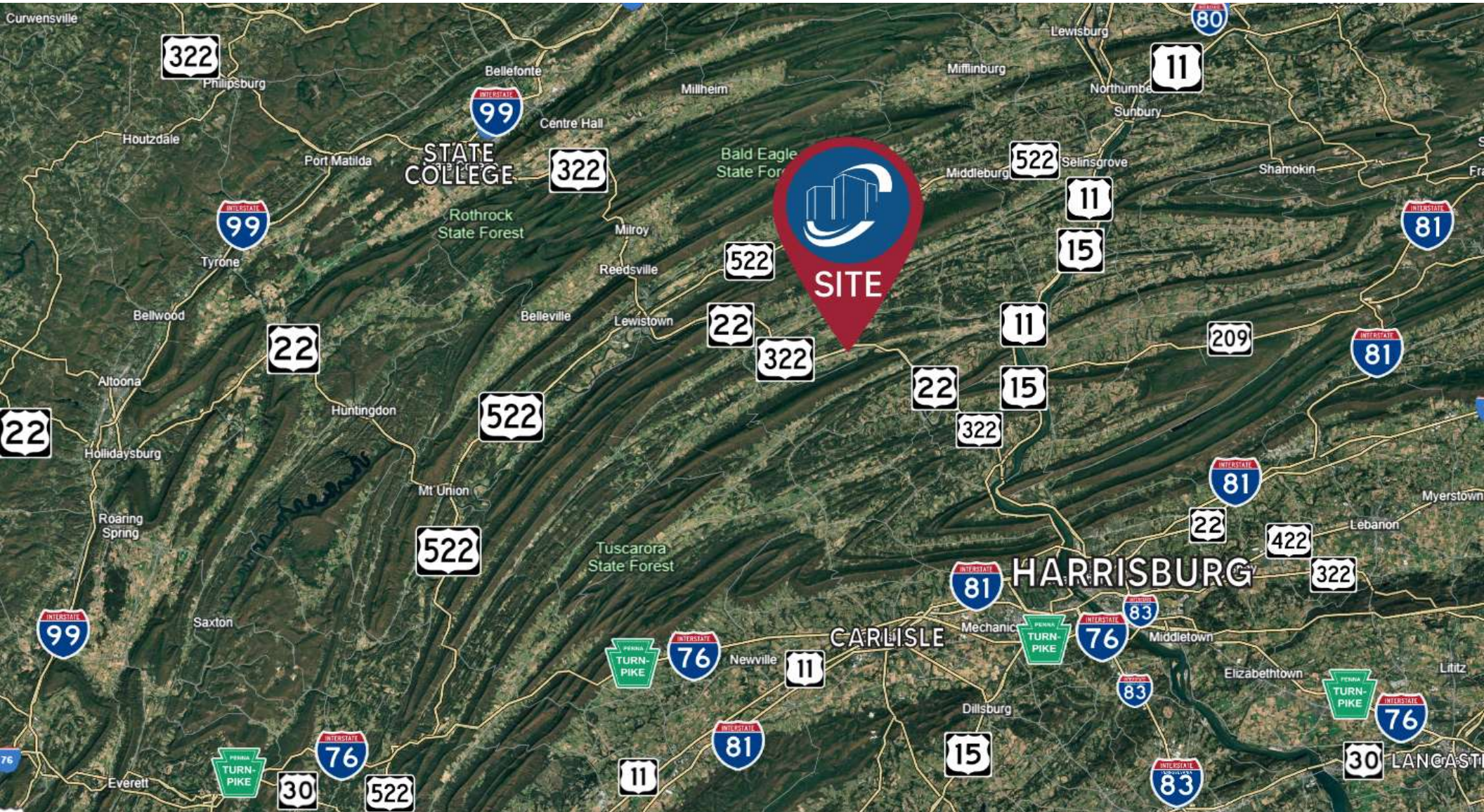
Direct adjacency to US-322 and US-22, along with immediate connectivity to US-11, US-15, I-81, I-83, I-78, and the PA Turnpike (I-76), ensures seamless regional and interstate transportation. Additionally, the property is within a labor market known for its deep bench of experienced blue-collar workers.

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

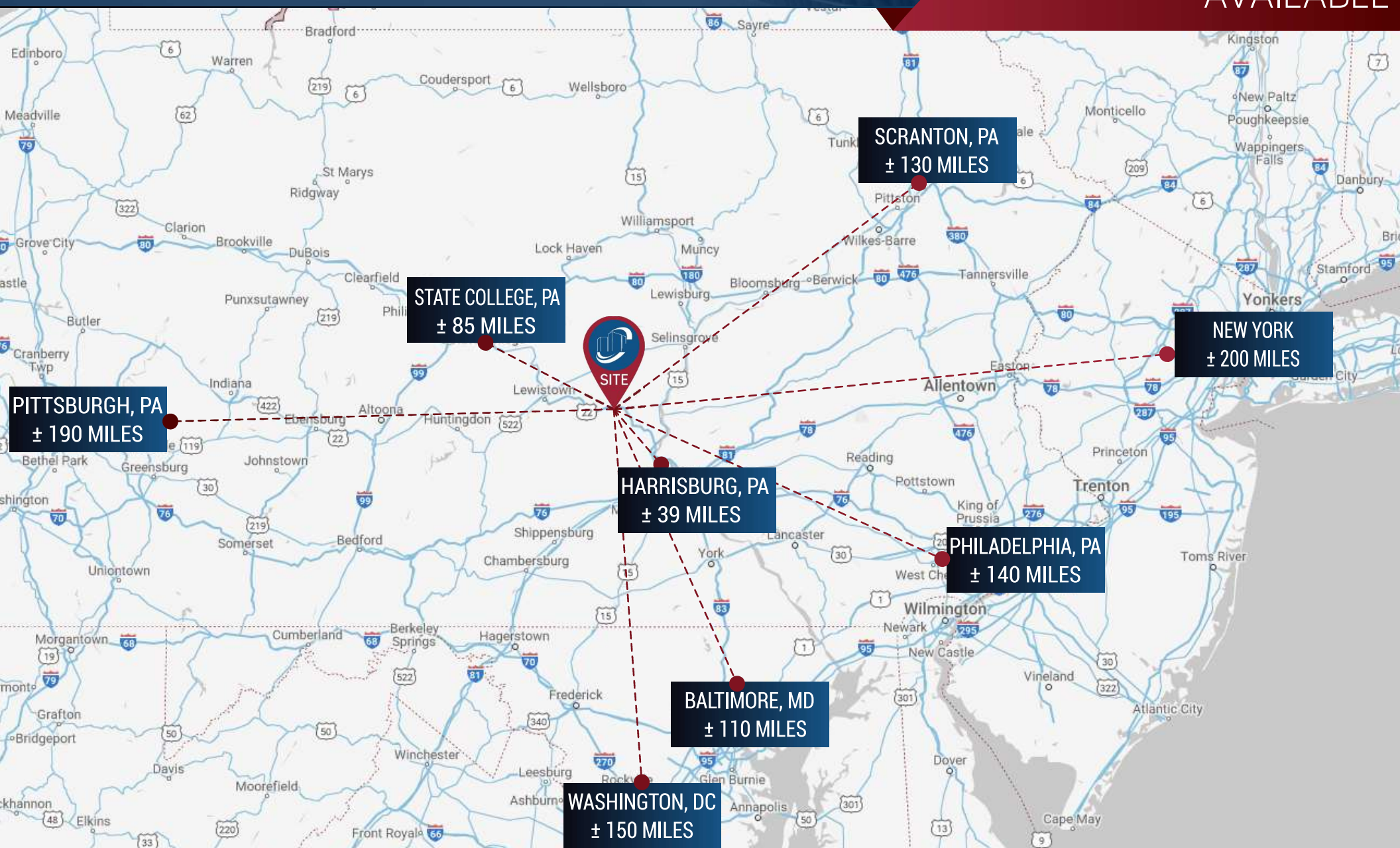




REGIONAL MAP









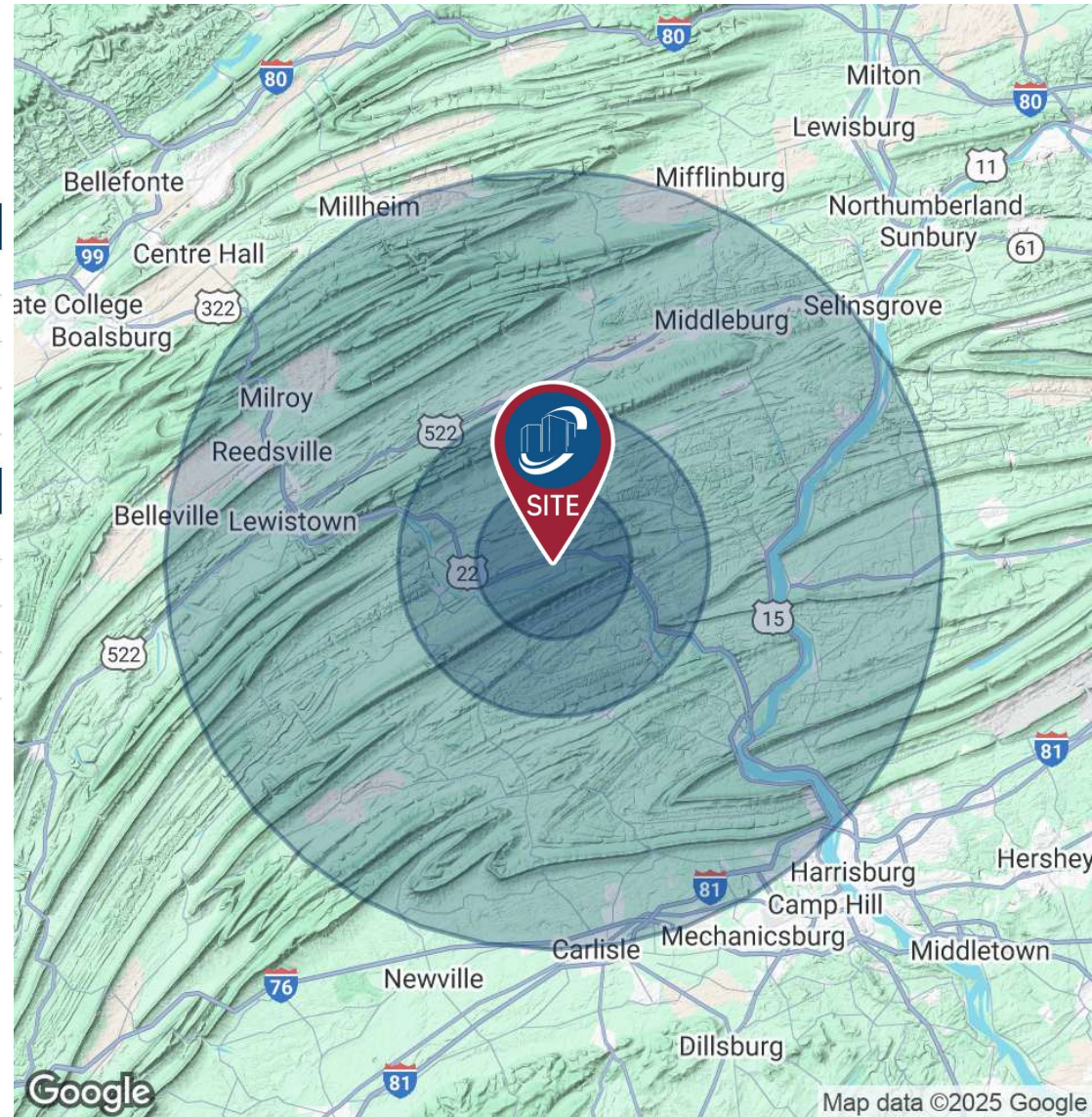
### DEMOGRAPHICS

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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