



INDUSTRIAL SERVICE FACILITY (ISF)

1610 INDUSTRIAL DR | CARLISLE, PA



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(717) 731.1990












OFFERING SUMMARY

Building Size	42,609 SF
Building Type	Industrial ISF
Lot Size	5.77 Acres
Sale Price	Subject to Offer
Lease Rate	Negotiable
Lease Type	NNN
Submarket	Harrisburg West
County	Cumberland
Municipality	Carlisle Borough
Zoning	General Industrial (I-1)

PROPERTY HIGHLIGHTS

- Turn-key 42,609 SF industrial service facility (ISF) sitting on 5.77 acres just off I-81 & I-76 PA Turnpike in Carlisle, PA available for sale or lease
- Excellent location in a big box submarket within Central PA that has well over 100,000,000 SF of institutional warehouse facilities off exit 44 of 
- Property offers:
 - 25' clear height
 - Seven (7) drive-in doors & one (1) dock door
 - Fully fenced secure yard
 - Two 5-ton cranes with full coverage
- Corporate neighbors include: Amazon, Apple Inc, Pepsi Co, Quaker Oats, The Home Depot, Giant Foods, At Home, Lindt Chocolates, SC Johnson, Kohler, National Tire Warehouse, Ross Stores, UPS, and Bimbo Bakery
- Located just off     with easy access to  



1610 INDUSTRIAL DR CARLISLE, PA

INDUSTRIAL SERVICE FACILITY

PROPERTY DETAILS

Property Address	1610 Industrial Dr Carlisle, PA 17013
Building Size	42,609 SF
Property Type	Industrial Service Facility (ISF)
Building Size	42,609 SF
Office Space	400 SF
Lot Size	5.77 AC
Year Built	1991
Clear Ceiling Height	25'
Drive In Doors	7
Loading Docks	1
Cranes	Two 5-Ton
Construction	Masonry & Steel
Floor Thickness	6" Reinforced Concrete
Roof	Standing Seam
Power	800 Amps on 460 Volt 3 Phase (Electric power bar for easy changes)
Secured Yard	Yes
Submarket	Harrisburg West
Municipality	Carlisle Borough
County	Cumberland
Zoning	General Industrial (LI)
APN	50-08-0579-014B
Taxes	\$50,574.68 (2025)

PROPERTY OVERVIEW

Located in the heart of Central Pennsylvania's premier distribution and logistics corridor, 1610 Industrial Drive offers a turn-key 42,609-square-foot industrial service facility situated on 5.77 acres. This exceptional property combines heavy-duty infrastructure with unbeatable highway access, making it an ideal solution for users in service, manufacturing, or logistics-related operations. Positioned just off Exit 44 of I-81 and the I-76 Pennsylvania Turnpike, the facility sits within one of the most active big box submarkets in the region, which boasts over 100 million square feet of institutional warehouse space.

The building features 25-foot clear height, seven oversized drive-in doors, and one dock-high door, ensuring flexible functionality for a range of industrial uses. It is equipped with two 5-ton bridge cranes that provide full coverage throughout the facility, as well as heavy electric service with 800 amps at 460 volts, three-phase, supported by an overhead electric power bar for easy configuration changes. The site also includes a fully fenced and secure yard, enhancing both safety and operational efficiency.

This location is surrounded by major corporate neighbors, including Amazon, Apple, PepsiCo, The Home Depot, Quaker Oats, Giant Foods, Lindt Chocolates, SC Johnson, Kohler, National Tire Warehouse, Ross Stores, UPS, At Home, and Bimbo Bakery. With direct access to US Route 11 and I-81, and convenient connectivity to I-78 and Harrisburg International Airport, the property provides superior regional accessibility to the broader Northeast and Mid-Atlantic markets.

In a submarket where industrial product of this caliber is increasingly rare, 1610 Industrial Drive stands out as a ready-to-occupy facility offering the infrastructure, access, and surrounding corporate ecosystem necessary for high-performance industrial operations.



1610 INDUSTRIAL DR CARLISLE, PA

INDUSTRIAL SERVICE FACILITY

LOCATION AERIAL



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425 N 21ST STREET, SUITE 302
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P : 717.731.1990

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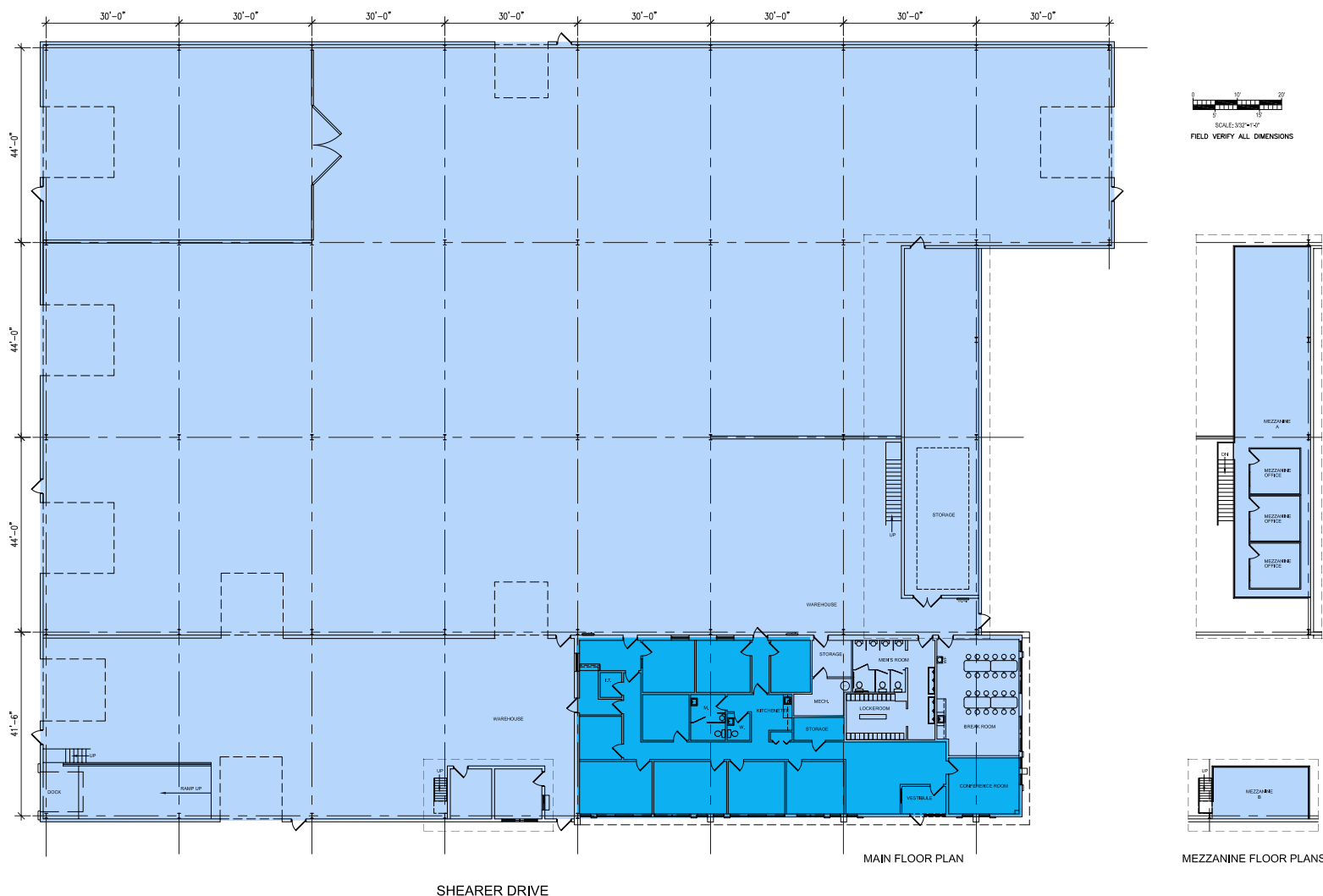
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FLOORPLAN





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EXTERIOR PHOTOS



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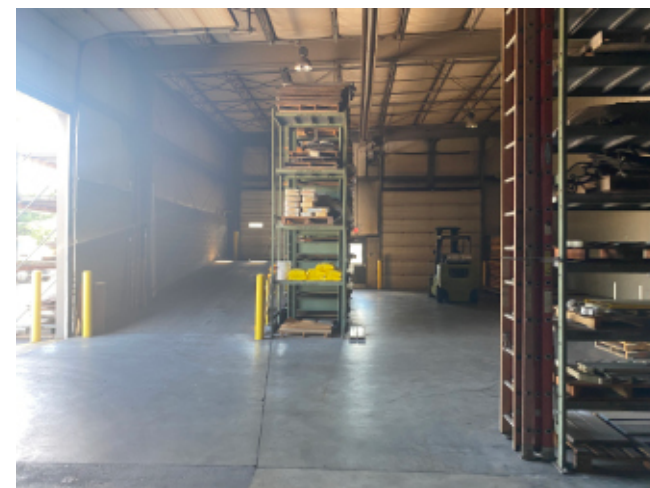
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INTERIOR PHOTOS



TRADE AERIAL



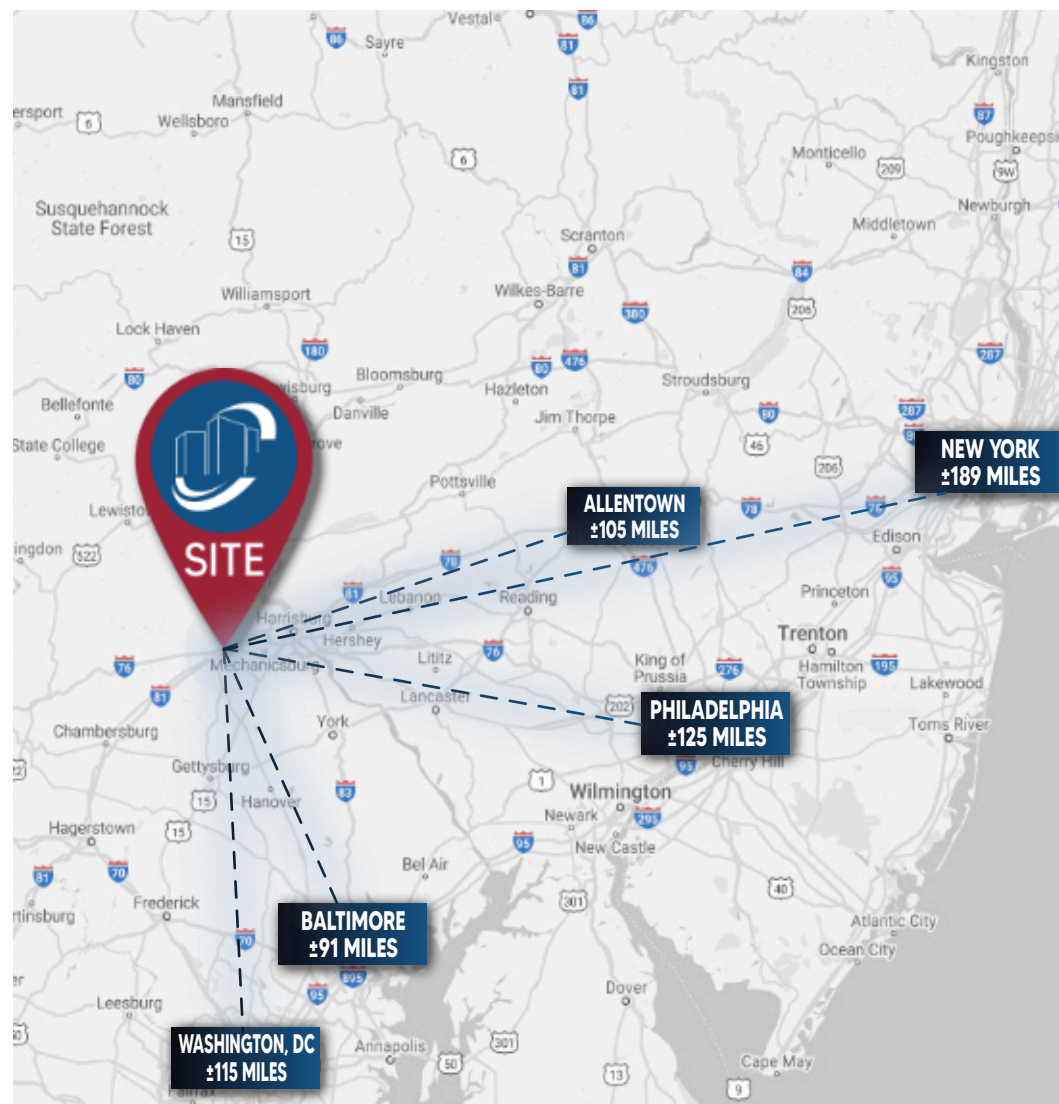
AREA OVERVIEW

CUMBERLAND COUNTY: Carlisle is the seat of Cumberland County, PA. The historic town of Carlisle is noted for its restored architecture and tree-lined streets—once walked on by George Washington, Molly Pitcher, and other icons of early America. If history is your passion, this town offers landmarks such as the U.S. Army Heritage & Education Center, the Cumberland County Historical Society, and several self-guided walking tours that delve deeper into the town's rich history. For these reasons and more, Carlisle was voted #4 in USA Today's 10 Best Historic Small Towns.

The town is also close to the Appalachian Trail, which provides opportunities to escape into the great outdoors through hiking and also offers nearby biking trails throughout the town. Be sure to take part in tasting the unique flavors in the Carlisle area with their dine around the world experience and attending one of Carlisle's numerous car shows, such as Corvettes at Carlisle.

Home to Dickinson College, Carlisle also made the 2021 list of Safest College Towns in America by SafeWise.com, an online safety resource. Carlisle was ranked at #20 and was one of only two Pennsylvania college towns to make the list of 50 locations throughout the country.

Carlisle was one of 10 communities across the country to receive a 2021 All-America City Award from the National Civic League. The award recognized communities that overcame the overwhelming challenges of the past year to unite during difficult times and build equity and resilience.



POPULATION
262,919



AVG FAMILY INCOME
\$77,001



TRAVEL TO WORK
21.5 MIN



EMPLOYEES
119,993

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INDUSTRIAL SERVICE FACILITY (ISF) AVAILABLE FOR SALE OR LEASE

For More Information Contact:

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