

**770,000 SF DISTRIBUTION/FULFILLMENT FACILITY AVAILABLE FOR LEASE**  
LOCATED IN THE CORE OF CENTRAL PENNSYLVANIA



**100 QUALITY CIRCLE, HARRISBURG, PA 17112**

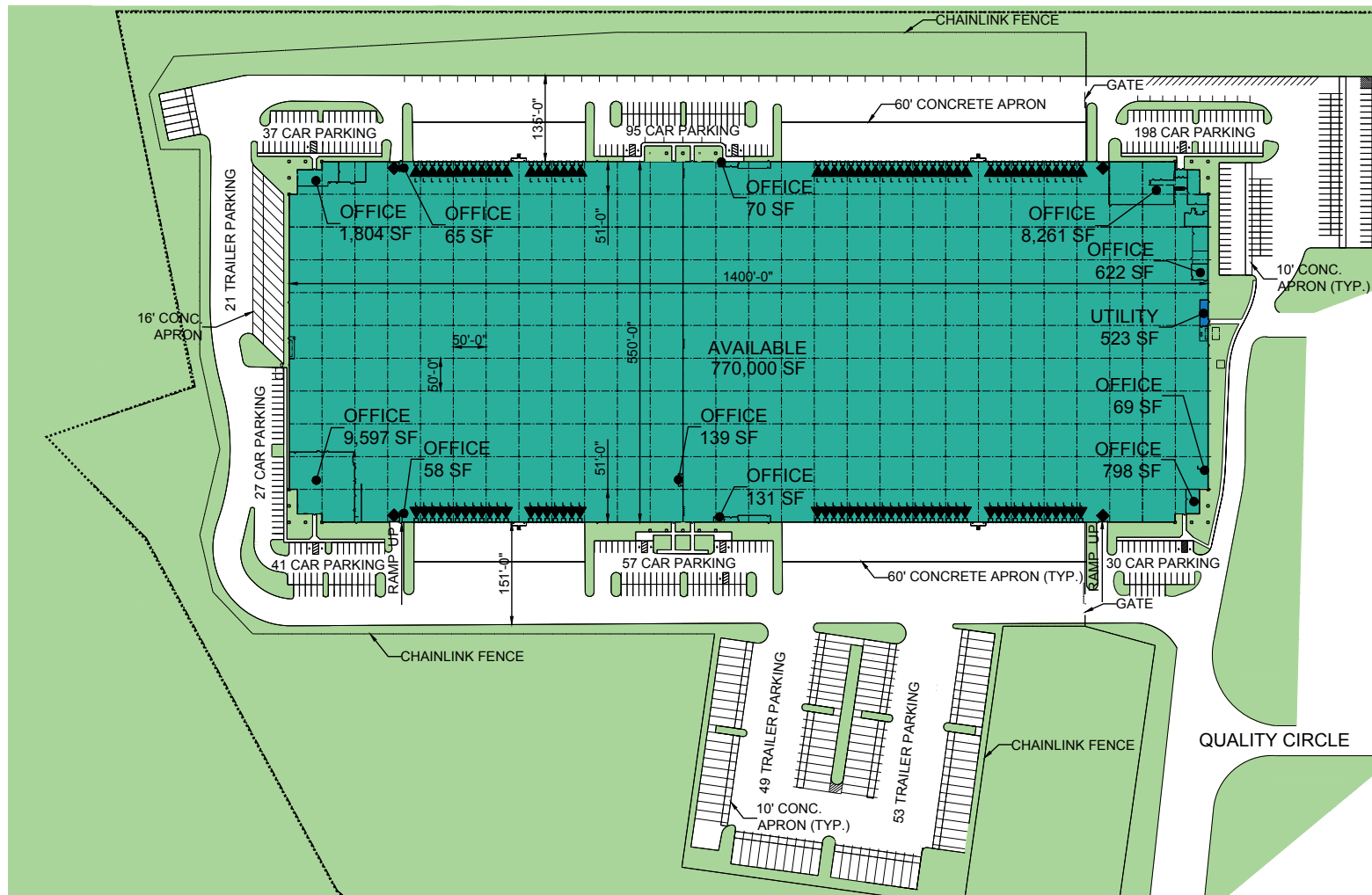
Prologis Harrisburg



## PROPERTY ADVANTAGES

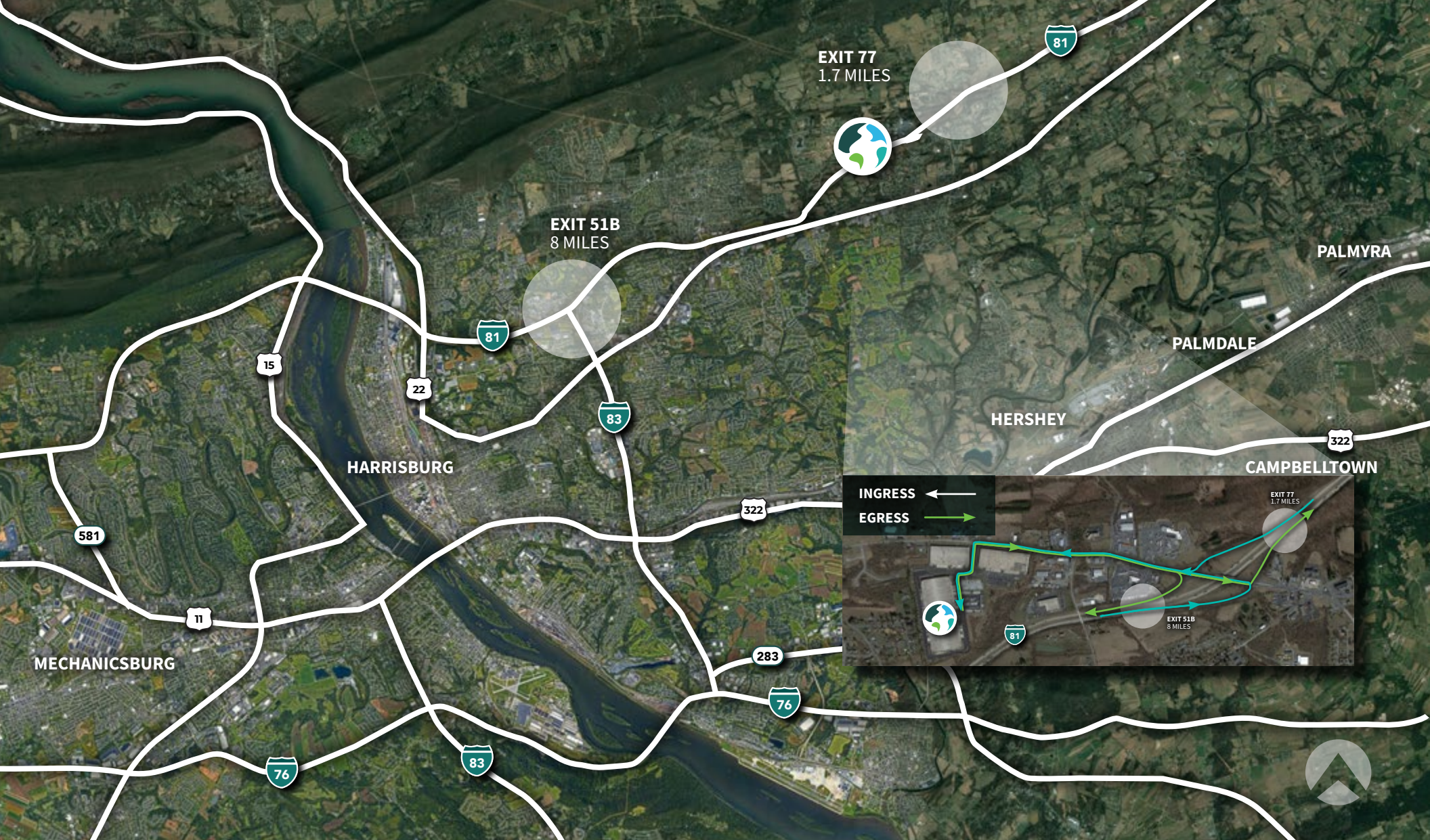
- Immediate Highway Access
- Abundant Labor Force
- Located in the Core of Central Pennsylvania
- Improved Space that Can Be Ready for Immediate Occupancy
- Prologis Clear Lease OPEX Structure Provides Tenant's with Far Less Cost Exposure Than Traditional NNN Lease Structures





## Property Specifications

- 770,000 SF Warehouse/Distribution Facility
- 21,614 SF Office Space  
*Broken into Various Ancillary and Receiving Offices Shipping*
- 550' x 1400' Building Dimensions
- 50' x 50' Column Spacing
- 30' Clear Height
- 485 Car Parking Spaces
- 4 Drive-in Doors
- 100 Dock Doors  
*Fully Equipped*
- 123 Expandable secured trailers stalls
- ESFR Sprinkler System
- Fully Fenced Truck Court  
*with Guard Shack*



IMMEDIATE ACCESS  
TO INTERSTATES

1.5 MILES » I-81

8 MILES » I-78

13 MILES » I-83

15.6 MILE » I-76



### WAREHOUSE WORKERS

\$15.80 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
1,914	12,831	29,171
2022 RESIDENT WORKERS		
24%	19%	15%
PAST 5-YEAR GROWTH		
593	3,378	5,035
NET COMMUTERS		



### FORKLIFT DRIVERS

\$19.19 Avg Hourly Earnings

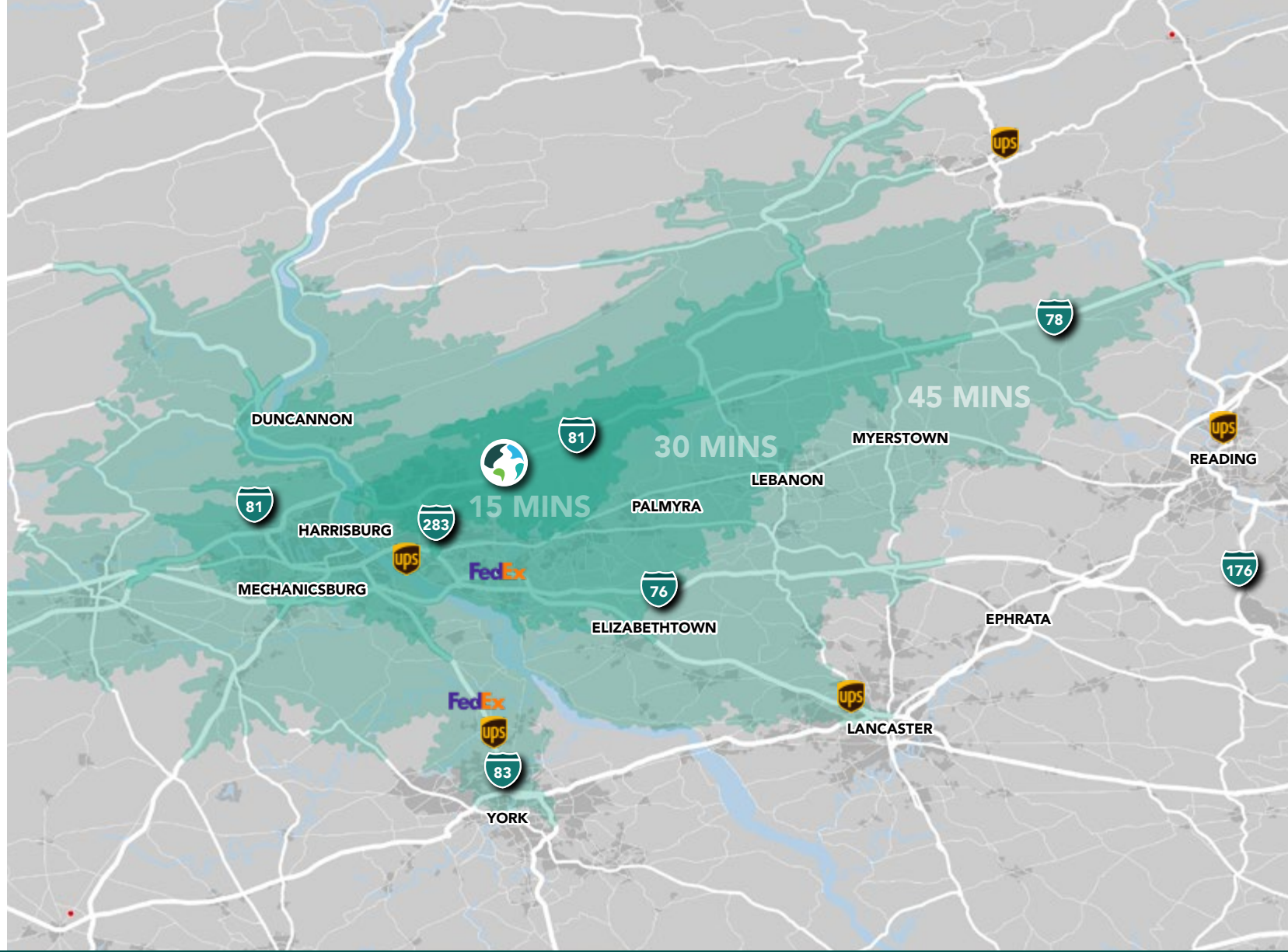
15 MIN	30 MIN	45 MIN
325	2,149	4,848
2022 RESIDENT WORKERS		
36%	31%	29%
PAST 5-YEAR GROWTH		
49	275	943
NET COMMUTERS		



### MANUFACTURES & ASSEMBLERS

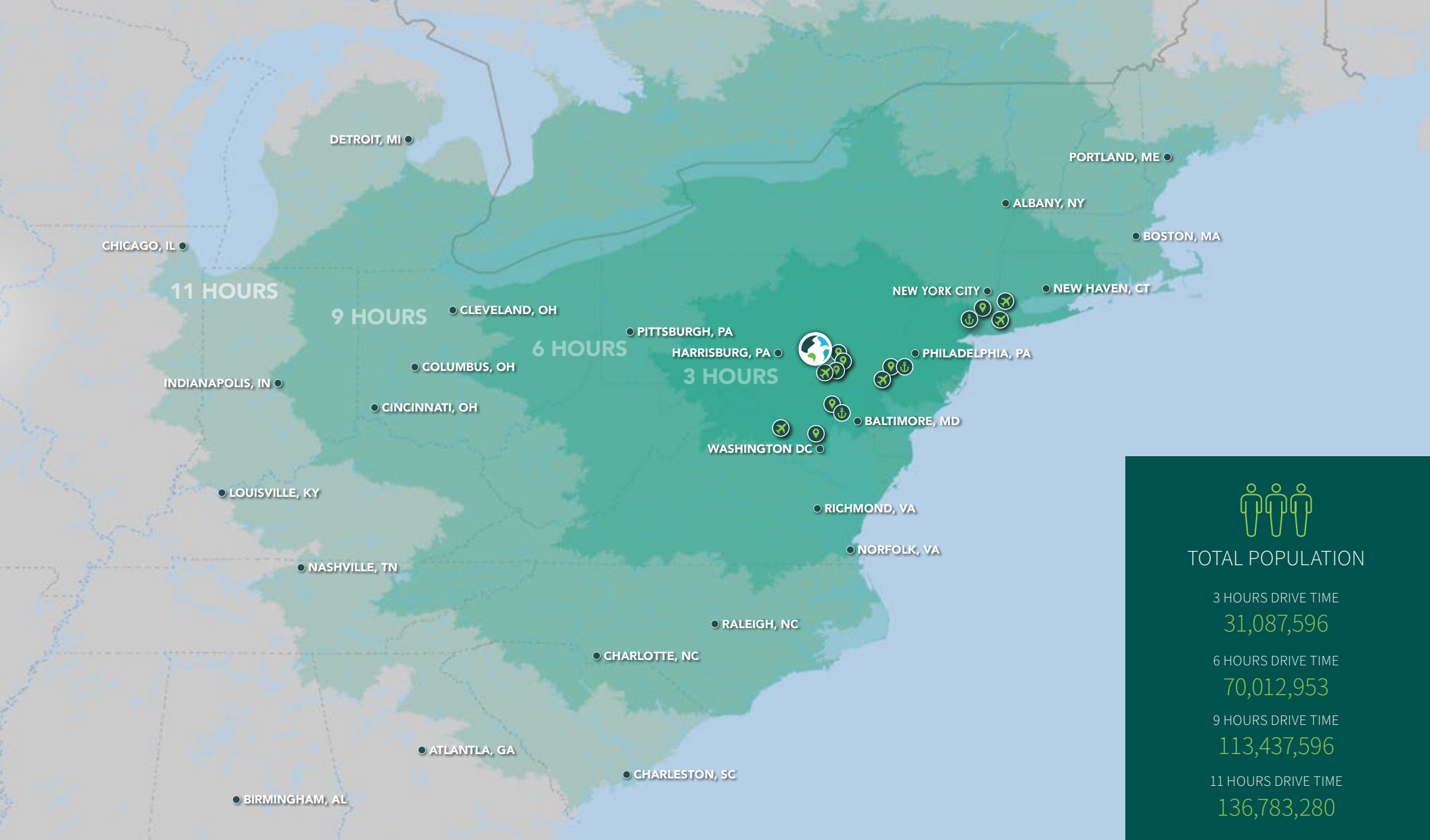
\$19.19 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
185	1,287	3,481
2022 RESIDENT WORKERS		
73%	63%	35%
PAST 5-YEAR GROWTH		
149	549	258
NET COMMUTERS		



## LABOR PROFILE

	2023 Total Population	2023-2028 Population Growth Rate	2023 Total Households	2023 Median Household Income	2023 Labor Force	2023 Occupation: Transportation/ Material Moving Workers	2023 Transportation/Material Moving Workers as a % of the Labor Force
<b>15 Min »</b>	75,922	1.08%	31,141	\$85,631.00	43,293	3,428	8.09%
<b>30 Min »</b>	467,054	1.25%	189,971	\$76,380.00	257,218	23,993	9.59%
<b>45 Min »</b>	908,117	1.38%	364,655	\$77,708.00	495,134	50,123	10.39%

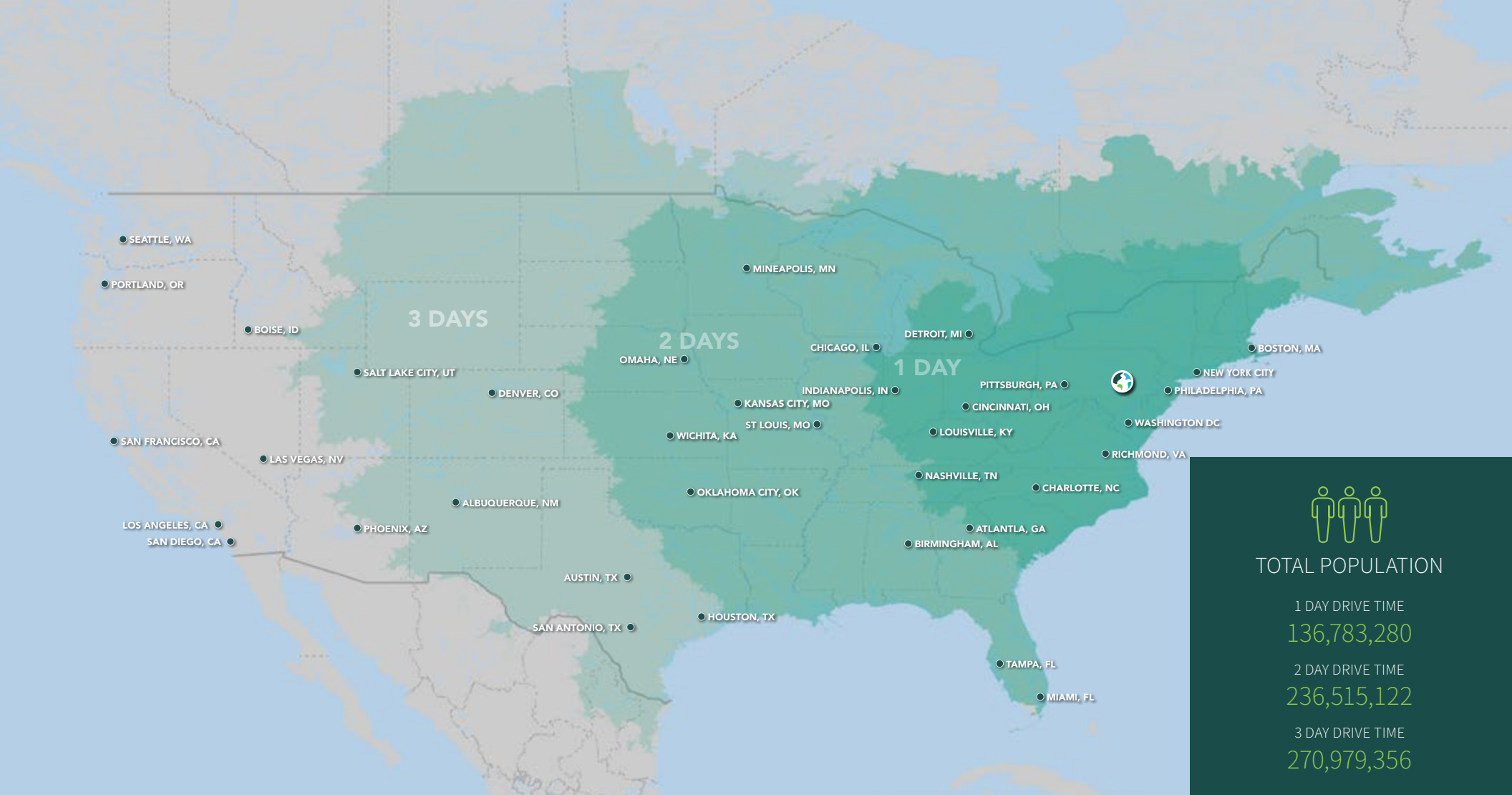


TOTAL POPULATION

- 3 HOURS DRIVE TIME  
31,087,596
- 6 HOURS DRIVE TIME  
70,012,953
- 9 HOURS DRIVE TIME  
113,437,596
- 11 HOURS DRIVE TIME  
136,783,280

SAME-DAY DISTRIBUTION REACH

UPS MEGA HUB	12 MILES	PORT OF BALTIMORE	93 MILES	WASHINGTON D.C.	128 MILES
FEDEX FREIGHT	12 MILES	PHILADELPHIA	114 MILES	NEW YORK	173 MILES
FEDEX GROUND	12 MILES	DULLES INT'L AIRPORT	127 MILES	PORT NEWARK ELIZABETH	151 MILES
HARRISBURG AIRPORT	16 MILES	PHILAPORT	118 MILES	JFK INT'L AIRPORT	183 MILES
BALTIMORE	93 MILES	PHILADELPHIA INT'L AIRPORT	120 MILES	LAGUARDIA INT'L AIRPORT	178 MILES



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