

AVAILABLE | 182,831 SF

# 116 CAMERON STREET

ELIZABETHTOWN, PA

Ownership Group:



Listing Team:



LEASED

**CERTIFICATE OF  
OCCUPANCY IN PLACE**



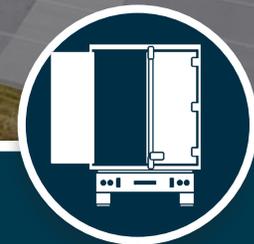
*Centralized Location  
on Rt-283 Corridor*



*Abundant  
Labor Access*

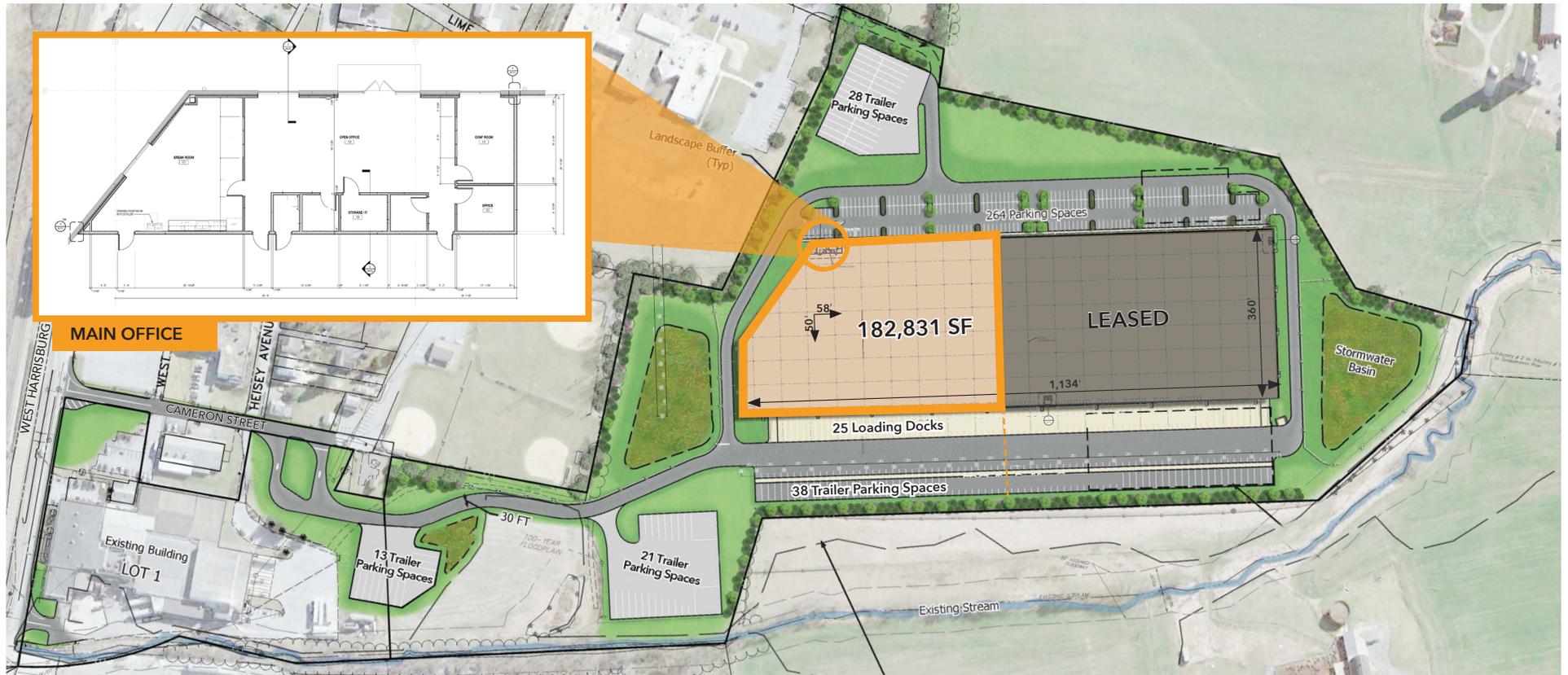


*Unparalleled Access  
to Parcel Hubs*



*Heavy Trailer  
Parking*

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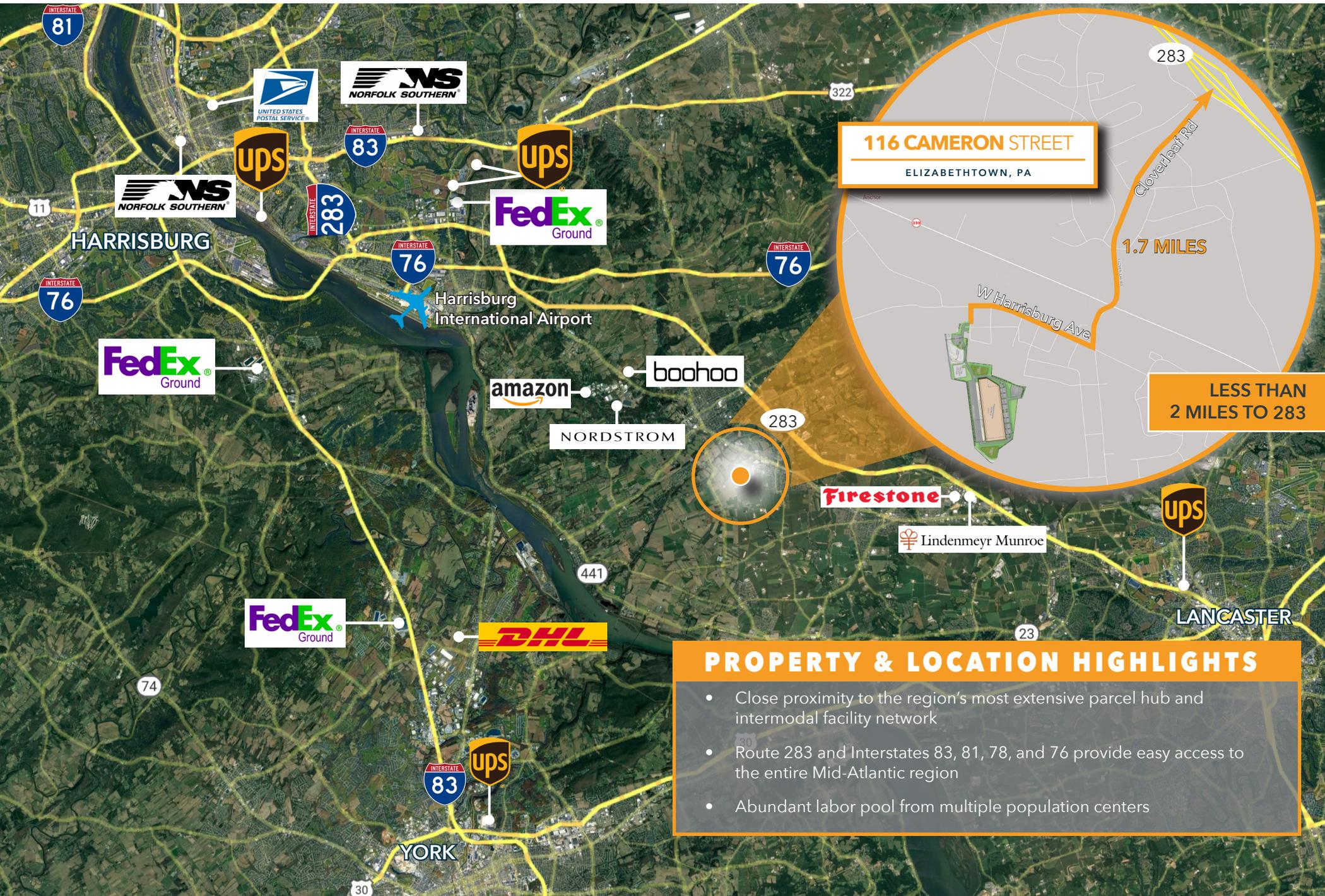
## BUILDING SPECIFICATIONS

Building Size	392,040 SF	Office	2,000 SF +/- main office
Available Size	182,831 SF	Lighting	LED with motion sensors
Dimensions	1,134' X 360'	Sprinkler System	ESFR
Clear Height	36' clear	HVAC	Roof mounted gas fired Cambridge heating units
Column Spacing	58'w x 50'd with 60' speed bay	Power	3,000 amps to Premises (6,000 amps full building)
Dock Doors	24 total docks (14 equipped with levelers, seals, lights and guards); 9 additional KO panels for future positions	Car Parking Spaces	Up to 200
Drive-in Doors	1	Trailer Parking Spaces	40 trailer parking spaces, expandable to 110
Truck Court	185' depth with 60' concrete apron	Outside Storage	Up to 3.5 acres (does not include opposable trailer parking)

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## MARKET ACCESS AND INFRASTRUCTURE



Same Day Delivery

	Miles	Minutes
Harrisburg, PA	24	31
Baltimore, MD	74	83
Wilmington, DE	85	90
Allentown, PA	87	95
Philadelphia, PA	93	99
New York City, NY	176	173



Ports

Port of Baltimore	74	85
Port of Wilmington	85	102
Port of Philadelphia	98	105
Port of Newark / Elizabeth	177	161



Airports

Harrisburg Intl.	18	19
Newark Liberty Intl.	99	96
Philadelphia Intl.	106	97
Baltimore Washington Intl.	194	182



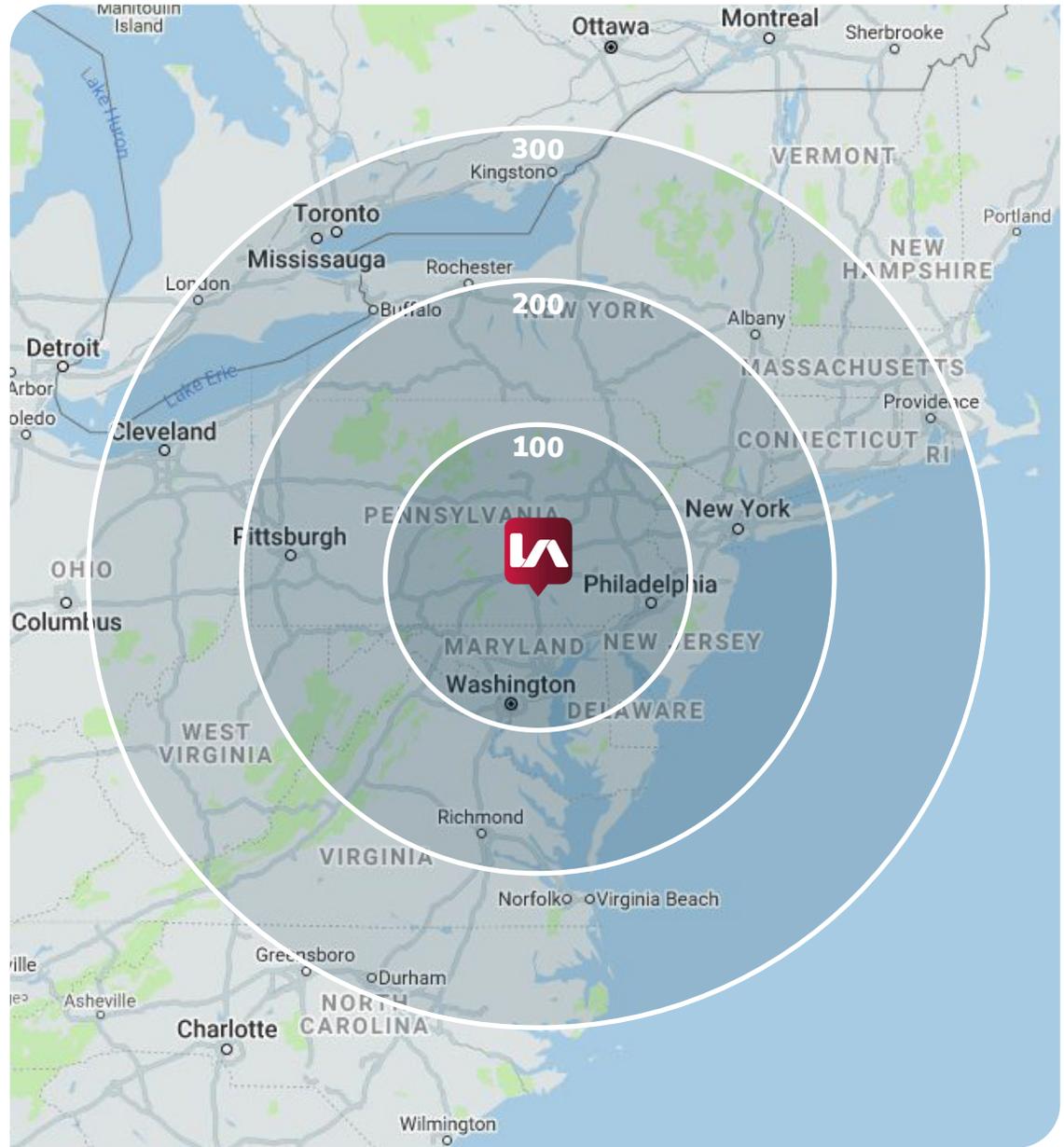
Parcel Facilities

UPS Middletown, PA	14	21
FedEx Middletown, PA	15	20
USPS Lancaster, PA	17	21
FedEx Lewisberry, PA	28	34



Intermodal Yards

Norfolk Southern - Rutherford Harrisburg, PA	21	28
Norfolk Southern - Lucknow Harrisburg, PA	28	32
Norfolk Southern Reading, PA	49	52
CSX Intermodal Chambersburg, PA	78	89



Ownership Group:



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