

FOR SUBLEASE

525,000 SF – 1,138,364 SF Available

801 Centerville Road, Newville, PA

ASKING RENT \$5.95 PSF NNN / 30% BELOW MARKET



Immediate Access to
Exit 37 on I-81



Exceptional access to transportation
infrastructure serving the
Mid-Atlantic and Northeast



Food Grade
Facility



Core Central
PA Location

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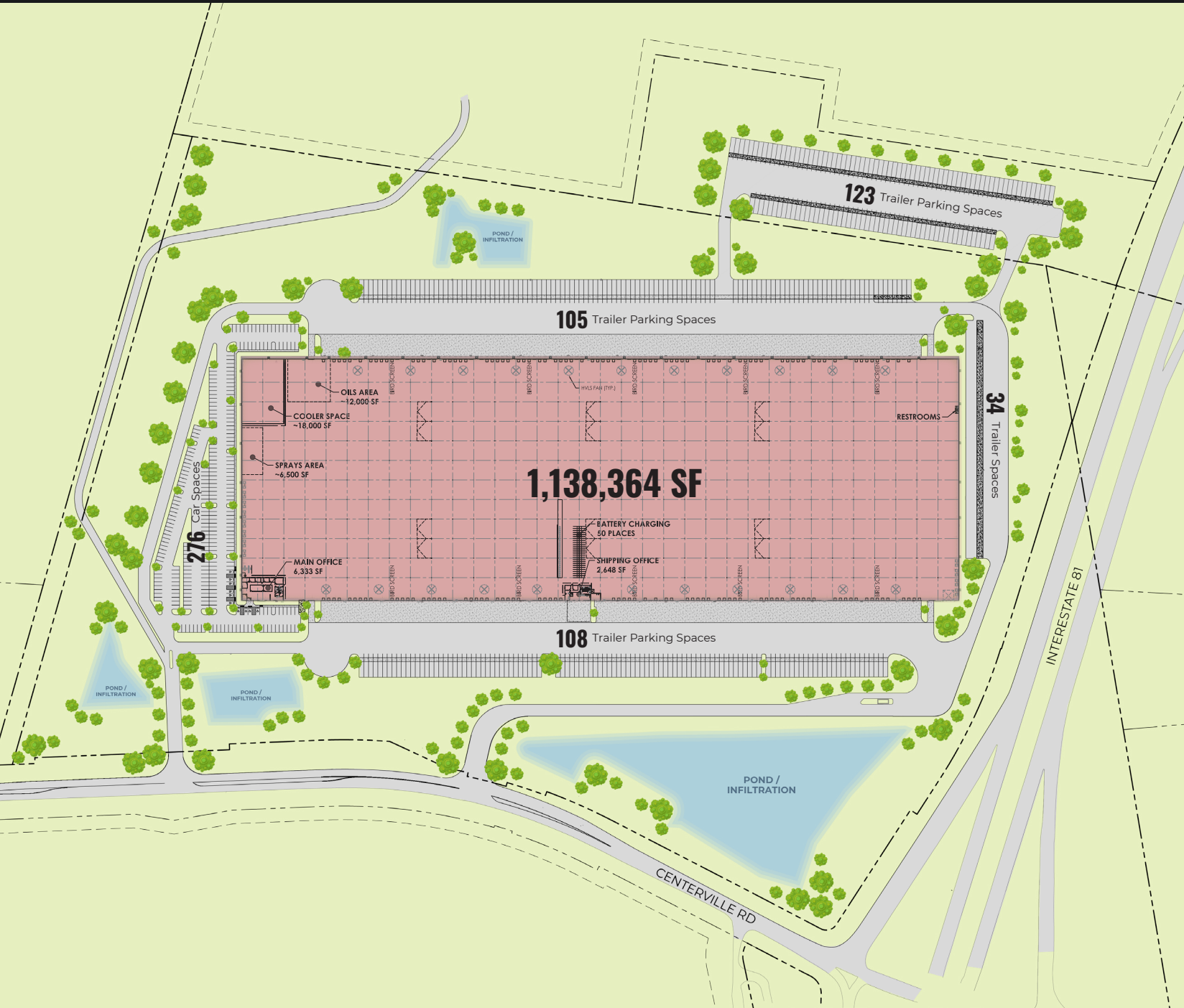
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KBC Advisors | Philadelphia 775 E Lancaster Avenue, Suite 225 Villanova, PA 19085

Site Plan



525,000 SF - 1,138,364 SF

Available for Sublease

8,981 SF

Office (2,648 SF of which is Shipping Office space)

2019

Built

FOOD GRADE

Facility

36'

Clear Height

50'x54'

Column Spacing

188

Dock Doors (153 equipped w/ levelers, seals, lights & restraints)

4

Drive-In Doors

370

Trailer Parking Spaces

276

Car Parking Spaces

LED

Lighting

ESFR

Sprinkler

4,000 Amp

Electrical Service

I-81 Immediate Access



Regional Labor Reach



Warehouse Workers
\$15.99 Avg Hourly Earnings

30 MIN 60 MIN 60 MIN

2023 Resident Workers	6,434	19,054	39,992
Past 5-Year Growth	19%	15%	12%
Net Commuters	3,765	4,431	6,222



Forklift Drivers
\$18.32 Avg Hourly Earnings

30 MIN 60 MIN 60 MIN

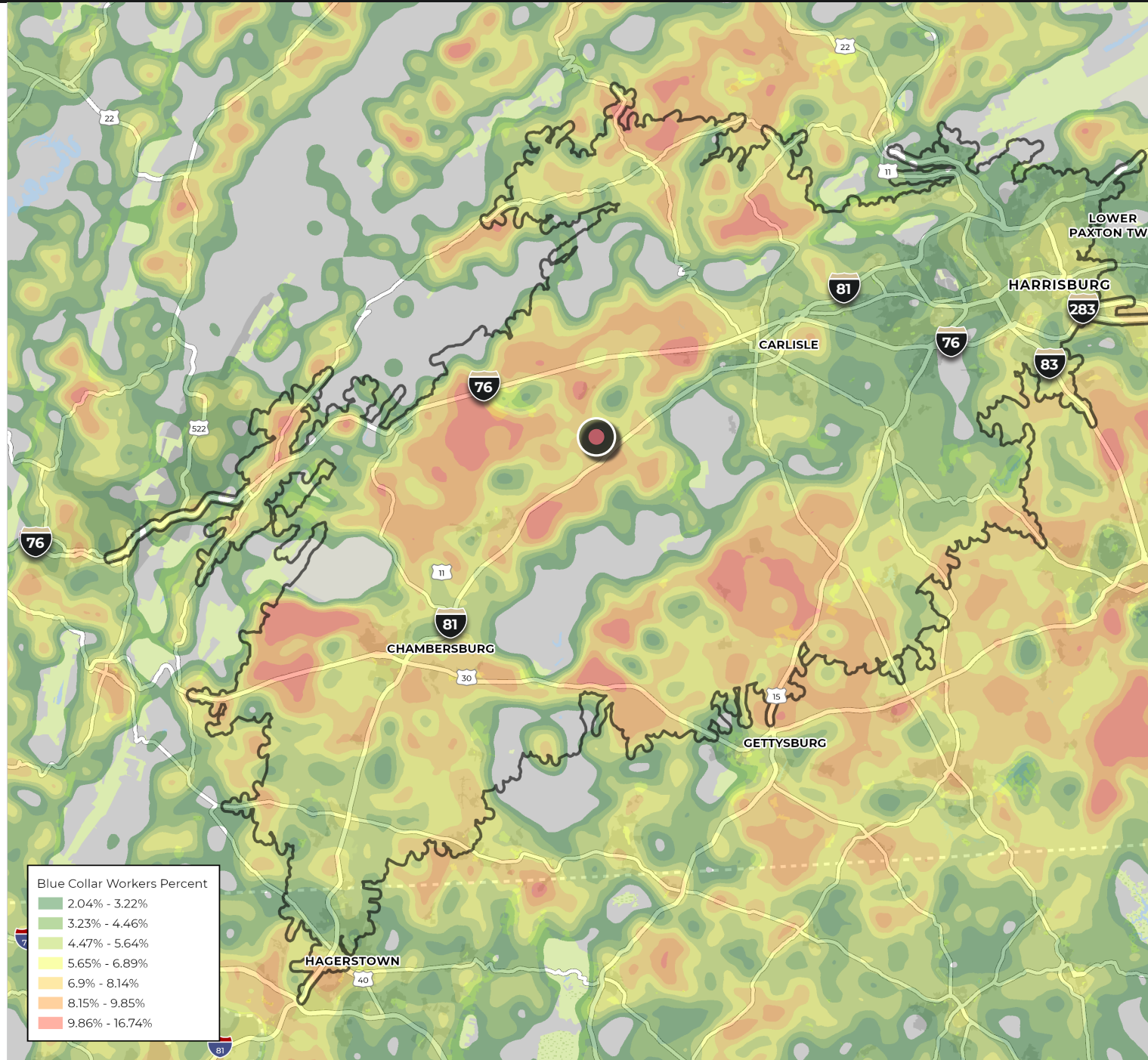
2023 Resident Workers	1,283	3,516	6,760
Past 5-Year Growth	19%	17%	22%
Net Commuters	1,141	1,277	1,207



Assemblers & Fabricators
\$17.22 Avg Hourly Earnings

30 MIN 60 MIN 60 MIN

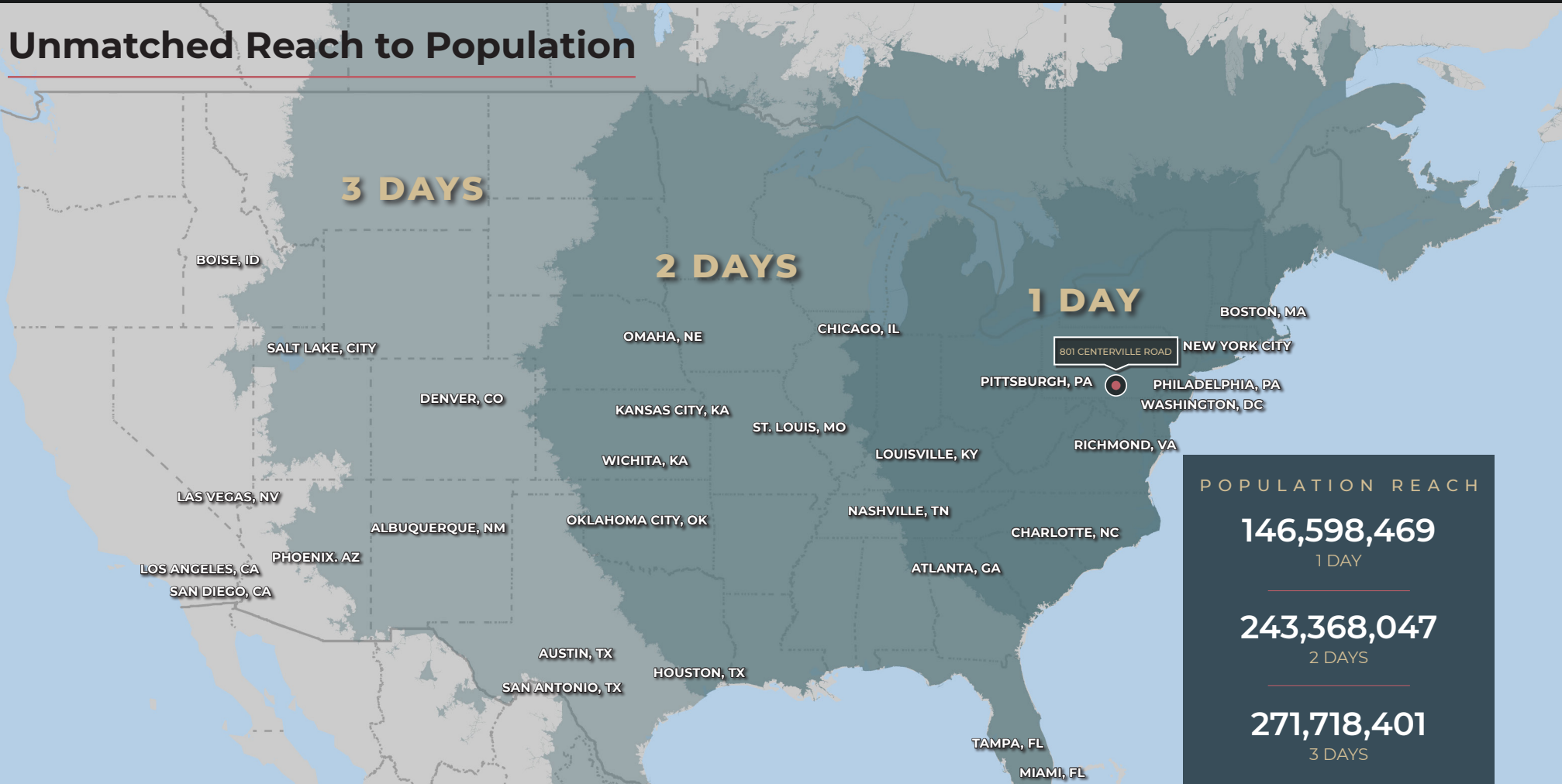
2023 Resident Workers	899	2,846	7,289
Past 5-Year Growth	18%	13%	10%
Net Commuters	72	-81	476



Three-Day Population Reach Map



Unmatched Reach to Population



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