



INDUSTRIAL SPACE AVAILABLE

444 RAILROAD AVE | CAMP HILL, PA



WWW.LANDMARKCR.COM
(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY

Available SF	9,575 SF
Lease Rate	\$7.25 /SF (Modified Net)
Outdoor Storage	0.5 Acres
Building Size	26,820 SF
Lot Size	7.38 Acres
Building Type	Industrial Warehouse
Submarket	Harrisburg West
Municipality	Hampden Township
County	Cumberland

PROPERTY HIGHLIGHTS

- Turn-key 9,575 SF industrial space available for lease in established industrial park setting in Camp Hill (Shiremanstown), PA
- The property is centrally located just off Trindle Rd & St John's Church Rd which offers quick access to 
- Space offers:
 - 6,300 SF warehouse space & 2,700 SF mezzanine for additional storage
 - 575 SF climate controlled office space
 - Two (2) dock doors
 - 0.5 acre of dedicated parking & outdoor storage
- Join corporate neighbors: Land O'Lakes - Purina Mills, Foot Locker Corporate Services, Pierce Phelps, NAPA Transportation, RXO, New Penn, Eastern Consolidation & Distribution Services, GXO, D&H Distributing, Global Supply Chain & Trucking, Sunbelt Rentals, and more



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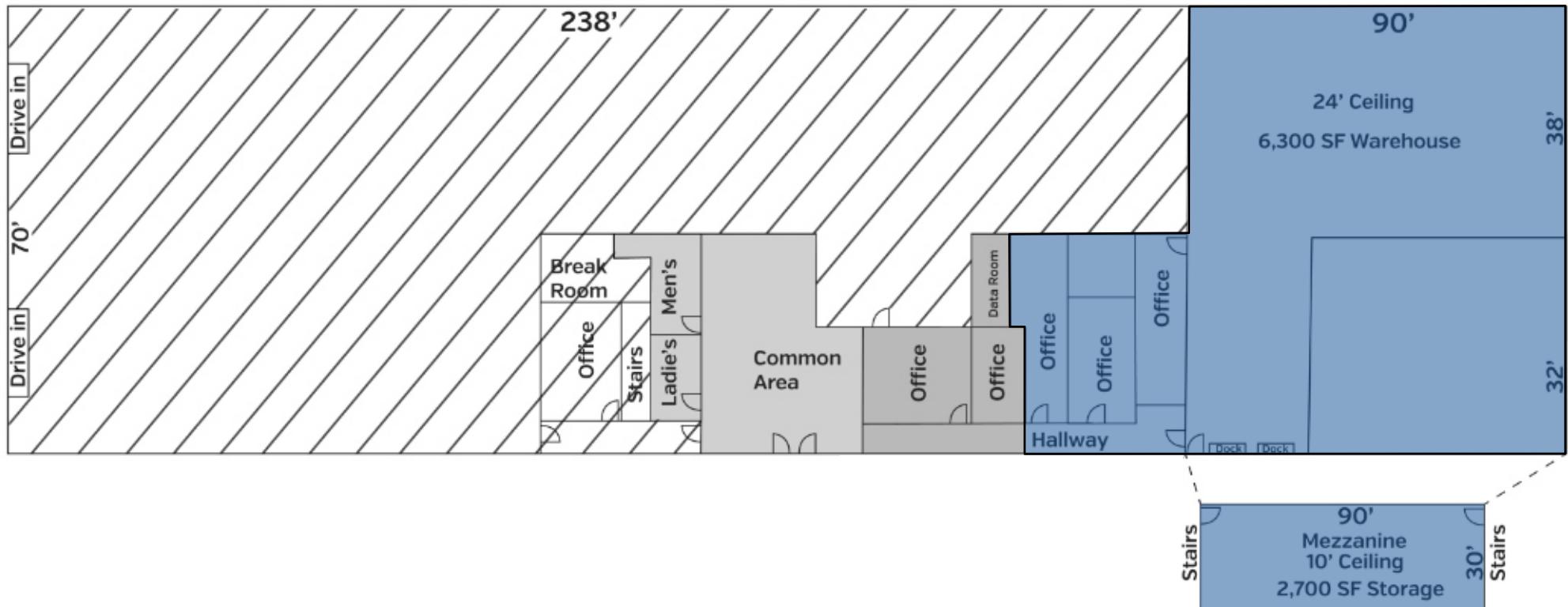
INDUSTRIAL SPACE
FOR LEASE

PROPERTY DETAILS

Property Address	444 Railroad Ave, Camp Hill, PA 17011
Property Type	Industrial Warehouse
Property Size	26,820 SF
Available Space	9,575 SF
Office Space	575 SF
Mezzanine Storage	2,700 SF (10' Ceiling)
Tenancy	Multi
Lot Size	7.38 Acres
Year Built	1970
Drive In Doors	Expandable
Dock Doors	2 (Expandable)
Clear Ceiling Height	12' - 24'
Construction	Steel Frame
Roof	Standing Seam
Lighting	Fluorescent & Halogen
Power	3-Phase
Rail	Adjacent
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	Hampden Twp
Zoning	Industrial General
Cross Streets	Trindle Rd & Railroad Ave
APN	10-22-0529-007
Taxes	\$36,327.34 (2025)



FLOORPLAN





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AERIAL



**DESIGNATED PARKING &
OUTDOOR STORAGE AREA**

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PHOTOS



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TRADE AERIAL



AREA OVERVIEW

Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland County contains many western suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).

TOP EMPLOYERS

FEDERAL GOVERNMENT
GIANT FOOD STORES, LLC
AMAZON.COM DEDC LLC
STATE GOVERNMENT

KEY INDUSTRIES

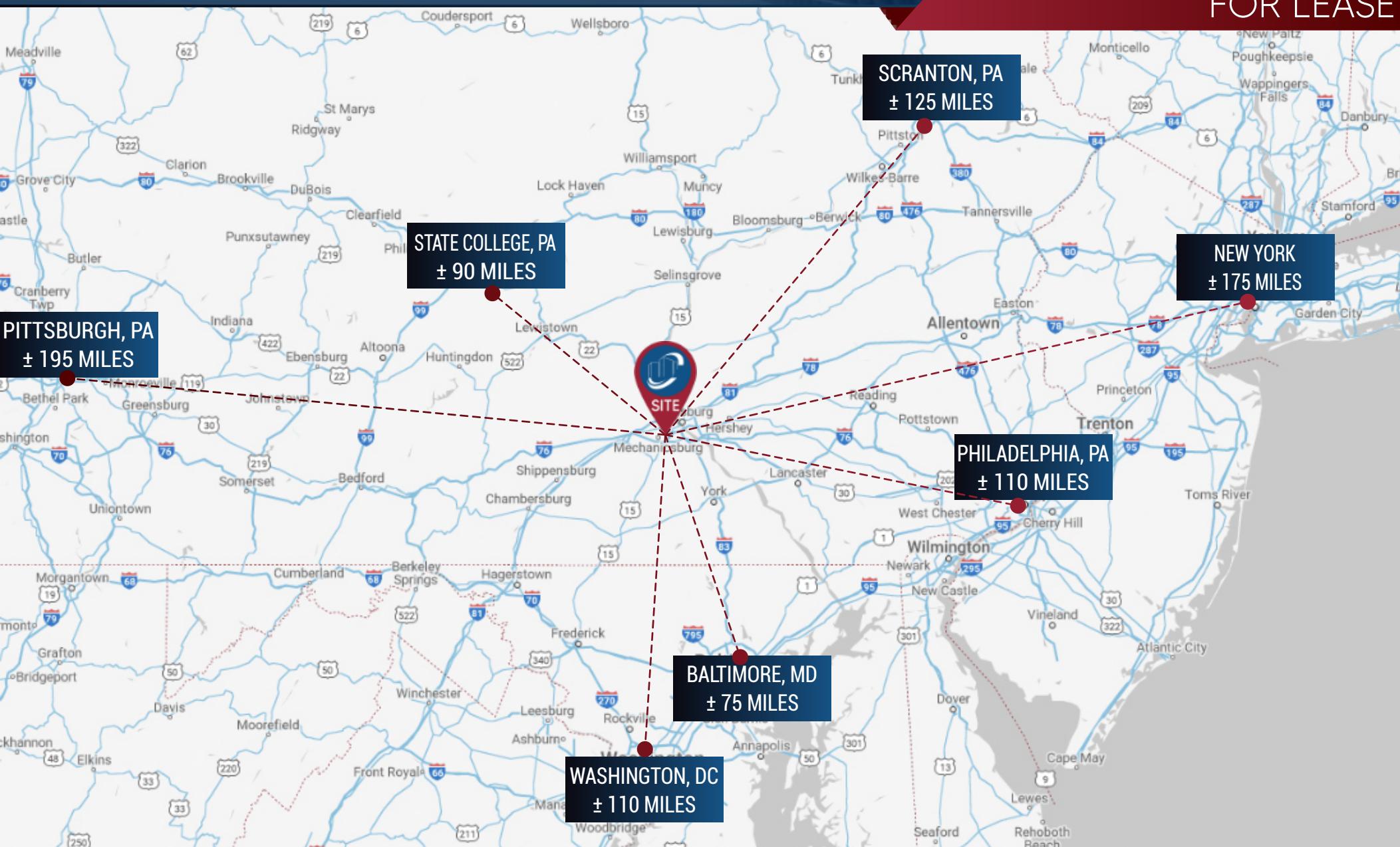
EDUCATION
FOOD PROCESSING & AGRIBUSINESS
HEALTHCARE
MANUFACTURING





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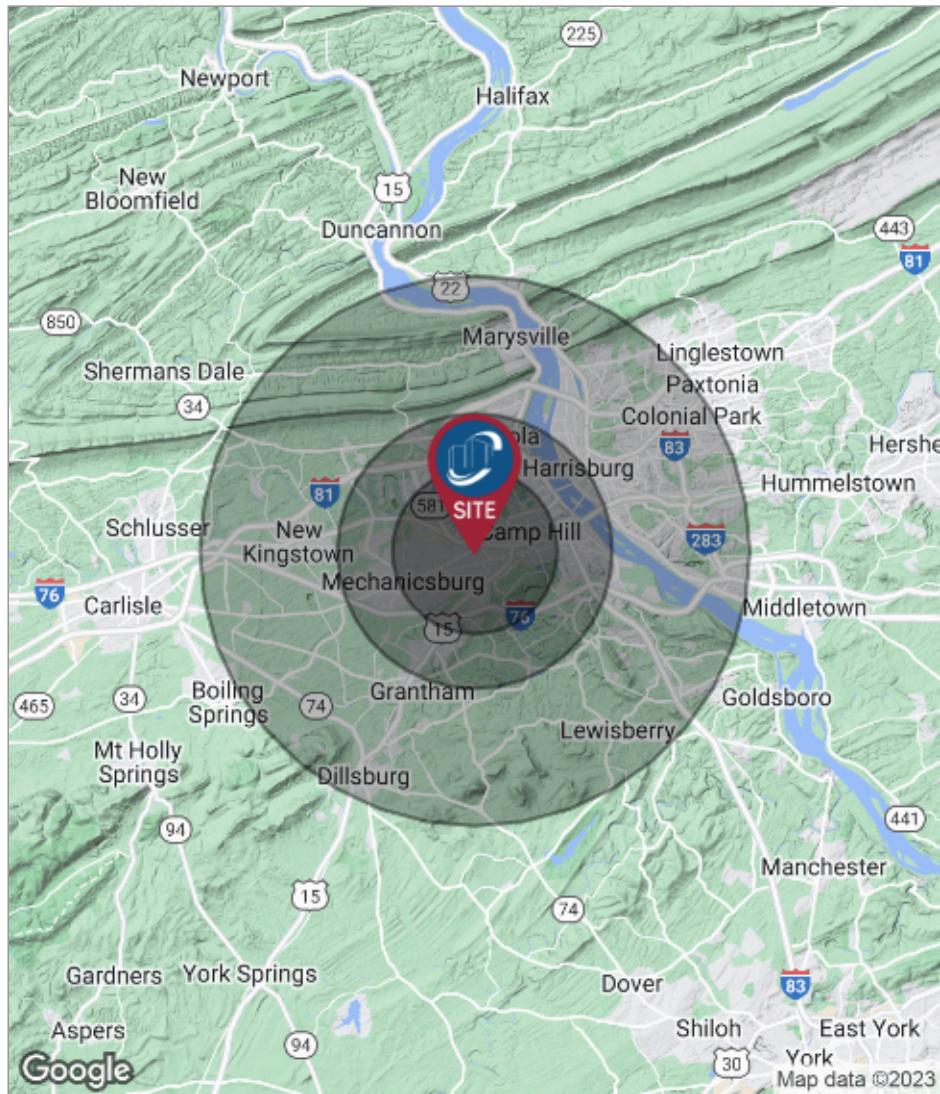
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DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
Total Population	55,417	134,954	328,232
Population Density	1,960	1,718	1,045
Median Age	43.2	41.4	39.3
Median Age (Male)	40.3	39.4	37.5
Median Age (Female)	44.5	42.2	40.3
Total Households	23,881	57,698	135,428
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$79,712	\$77,174	\$69,527
Average House Value	\$191,414	\$201,303	\$179,498



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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