



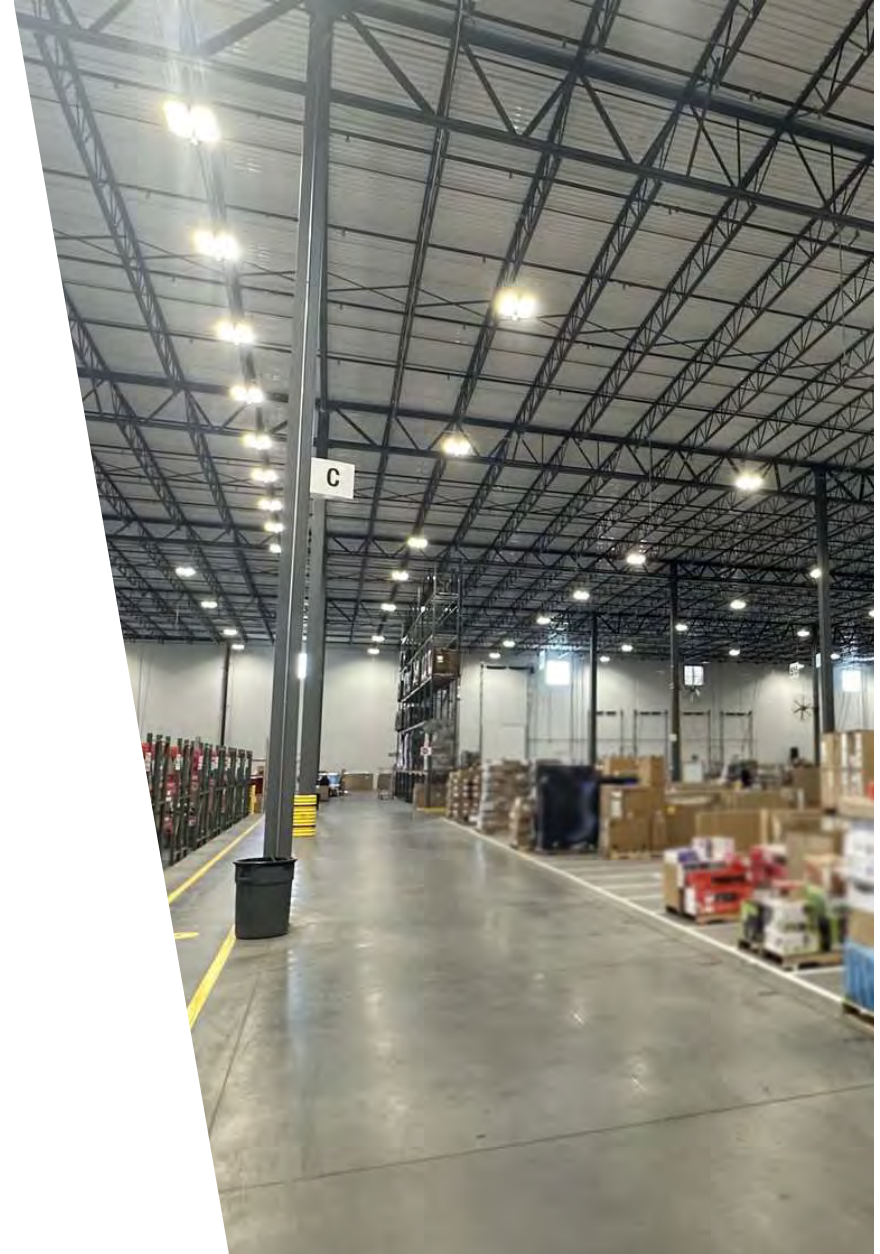
1011 ROSEDALE AVENUE
MIDDLETOWN, PA

AVAILABLE FOR SUBLEASE
INDUSTRIAL PROPERTY

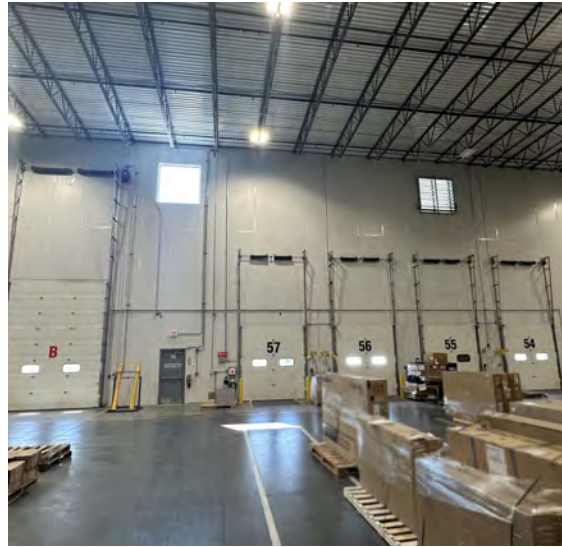
75,918 SF

PROPERTY HIGHLIGHTS

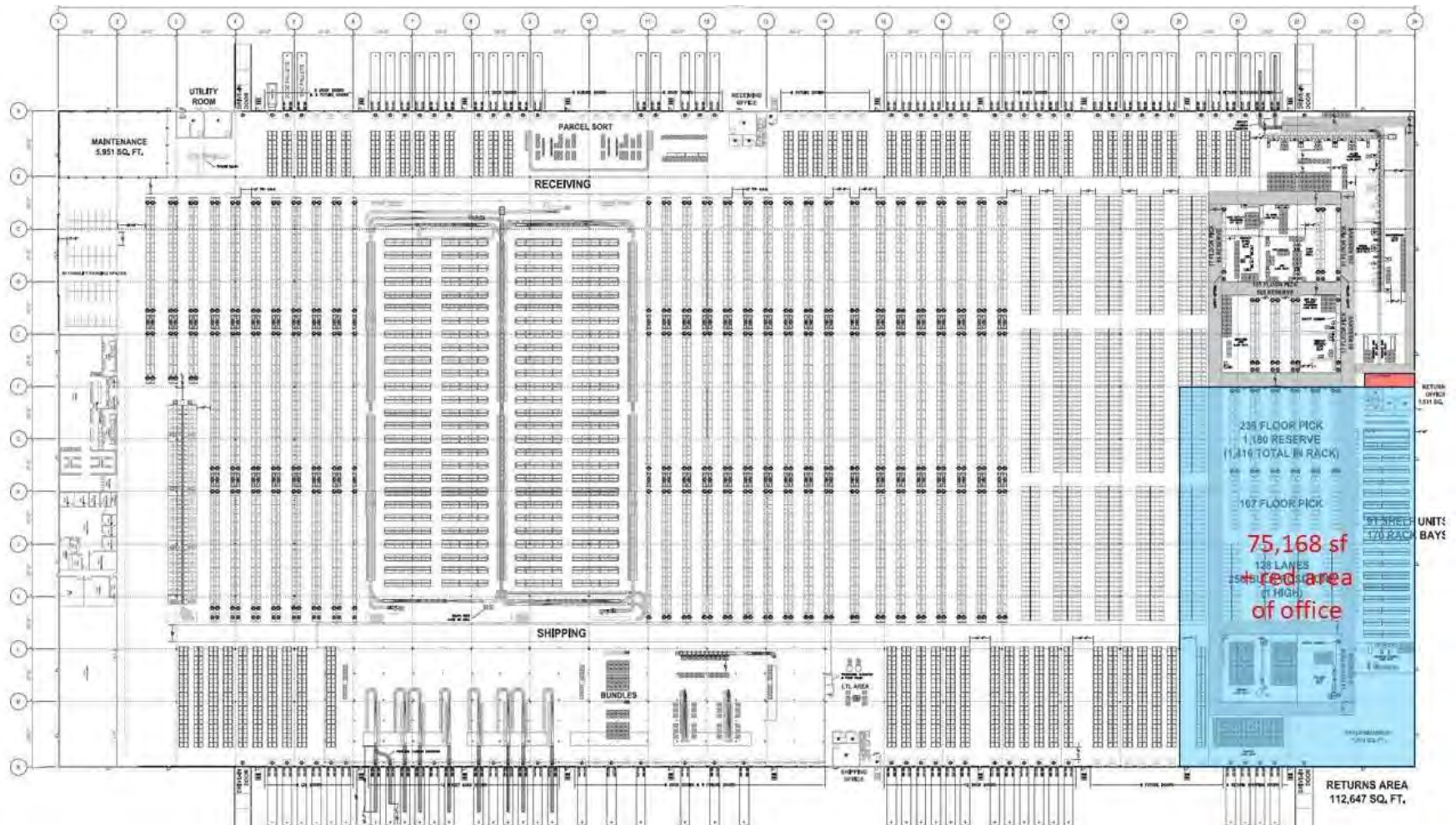
- 75,918 SF Available
- 73,637 SF of Warehouse
- 2,281 SF of office including a conference room, breakroom, private offices, and 2 restrooms
- Built in 2021
- 33.5' - 36' clear ceiling height
- 4 loading docks equipped with levelers (10'h x 9'w)
- 1 drive-in door (16'h x 12'w)
- Motion-sensored LED lighting
- ESFR sprinkler system
- 47' x 53' column spacing
- Natural gas heat
- Fully fenced and secured
- Industrial Park Zoning (Lower Swatara Township)
- Sublease up to seven (7) years
- Potential for additional trailer parking
- This property is strategically located in Middletown, Pennsylvania within 4 miles of I-76, 6.5 miles of I-83, 10 miles of I-81, and 1 mile from the Harrisburg International Airport.



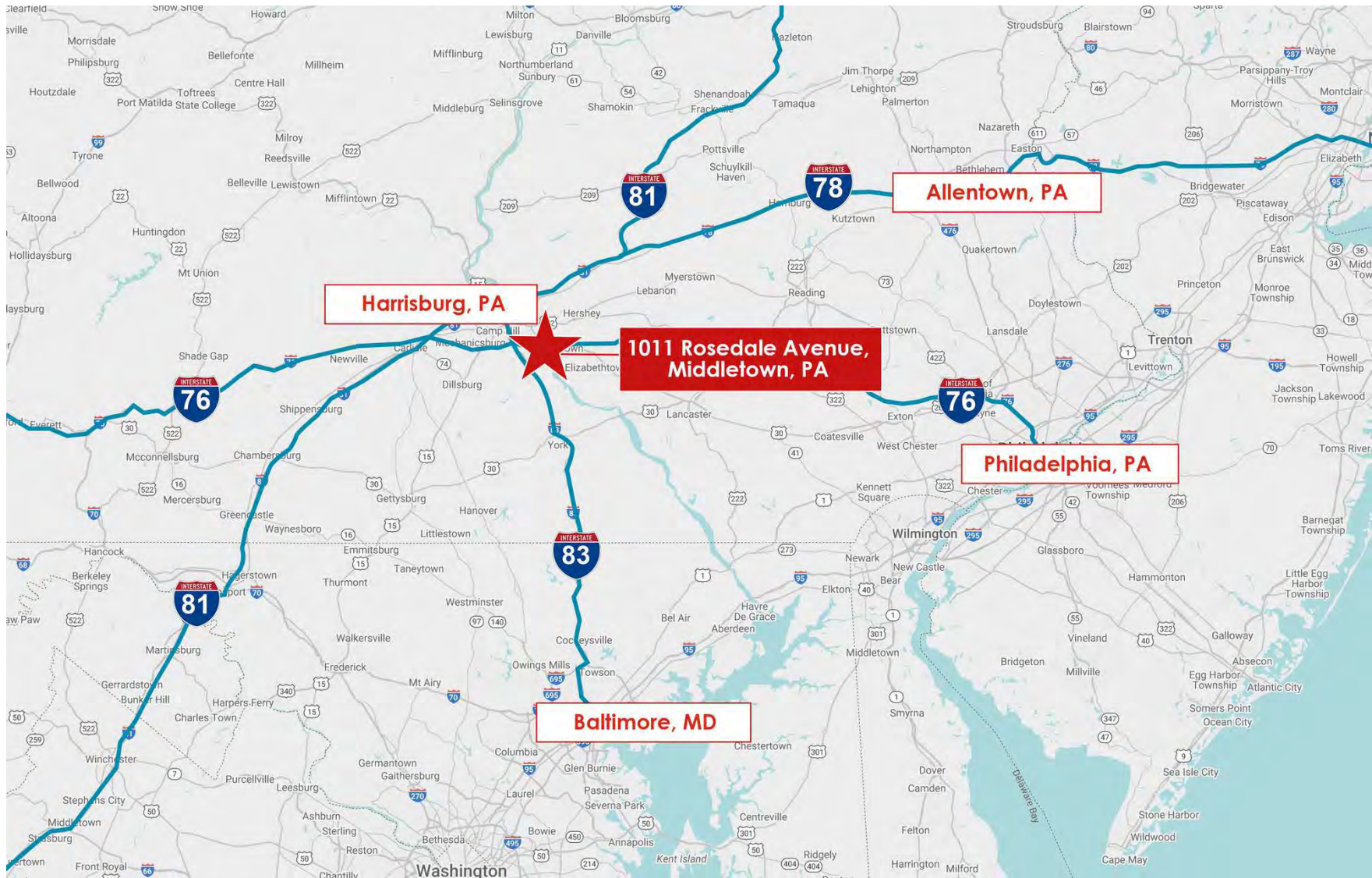
ADDITIONAL PHOTOS



FLOOR PLANS



AREA MAP



DEMOGRAPHICS MAP & REPORT

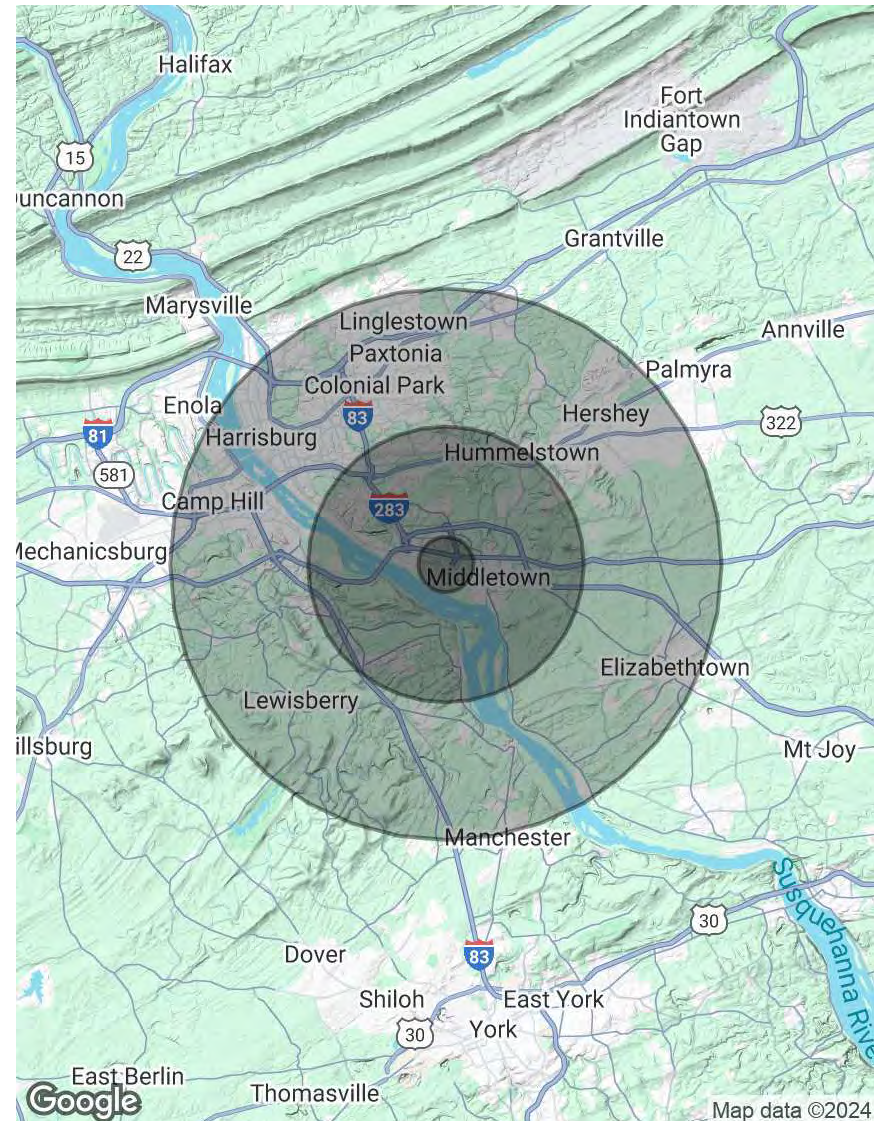
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,404	84,008	336,772
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,669	32,991	137,116
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$101,121	\$98,360	\$99,807
Average House Value	\$164,512	\$237,100	\$265,888

Demographics data derived from AlphaMap



CONTACT



Timothy Pennington
Partner & Senior Vice President
215.448.6266
tpennington@binswanger.com



Matt Corrigan
Senior Vice President
215.448.6018
mcorrigan@binswanger.com



Matt Lipson
Vice President
215.803.5100
mlipson@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

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