

PROLOGIS HARRISBURG

100 QUALITY CIRCLE, HARRISBURG, PA 17112



AVAILABLE FOR LEASE

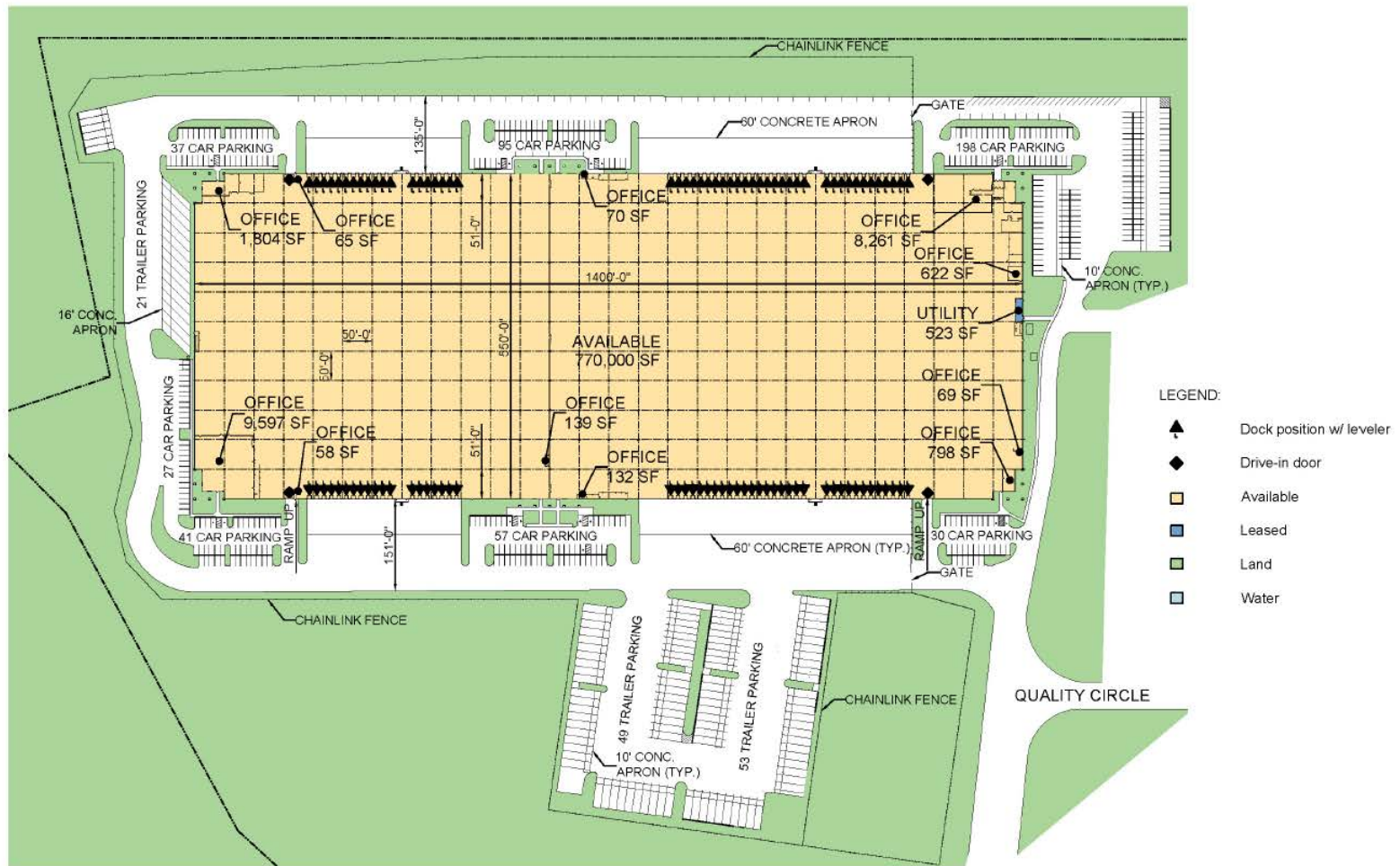
±770,000 SF Distribution/Fulfillment Facility



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
- ESR 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%
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PAST 5-YEAR GROWTH

593	3,378	5,035
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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%
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PAST 5-YEAR GROWTH

49	275	943
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NET COMMUTERS



MANUFACTURES & ASSEMBLERS

\$19.19 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
185	1,287	3,481

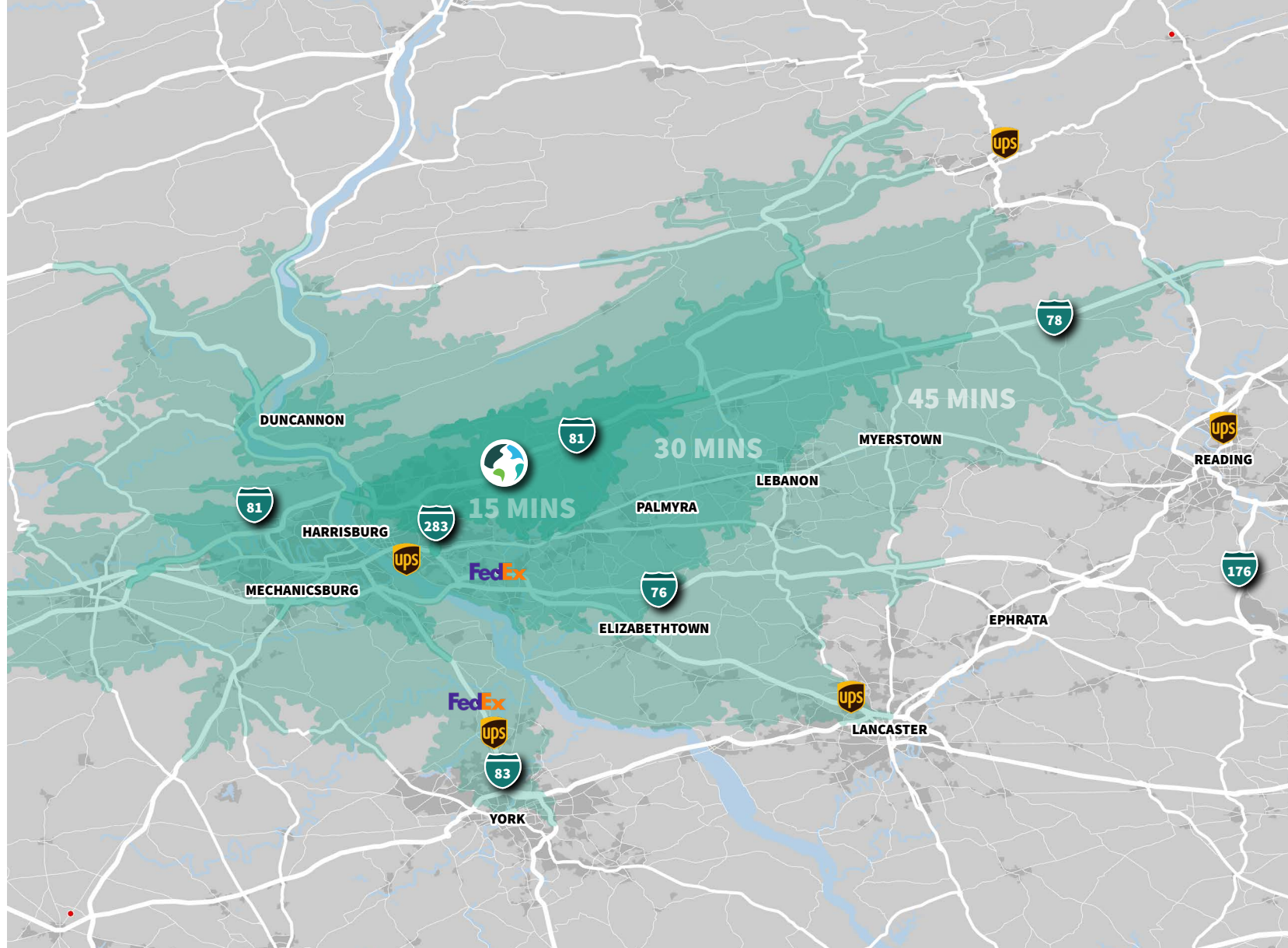
2022 RESIDENT WORKERS

73%	63%	35%
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PAST 5-YEAR GROWTH

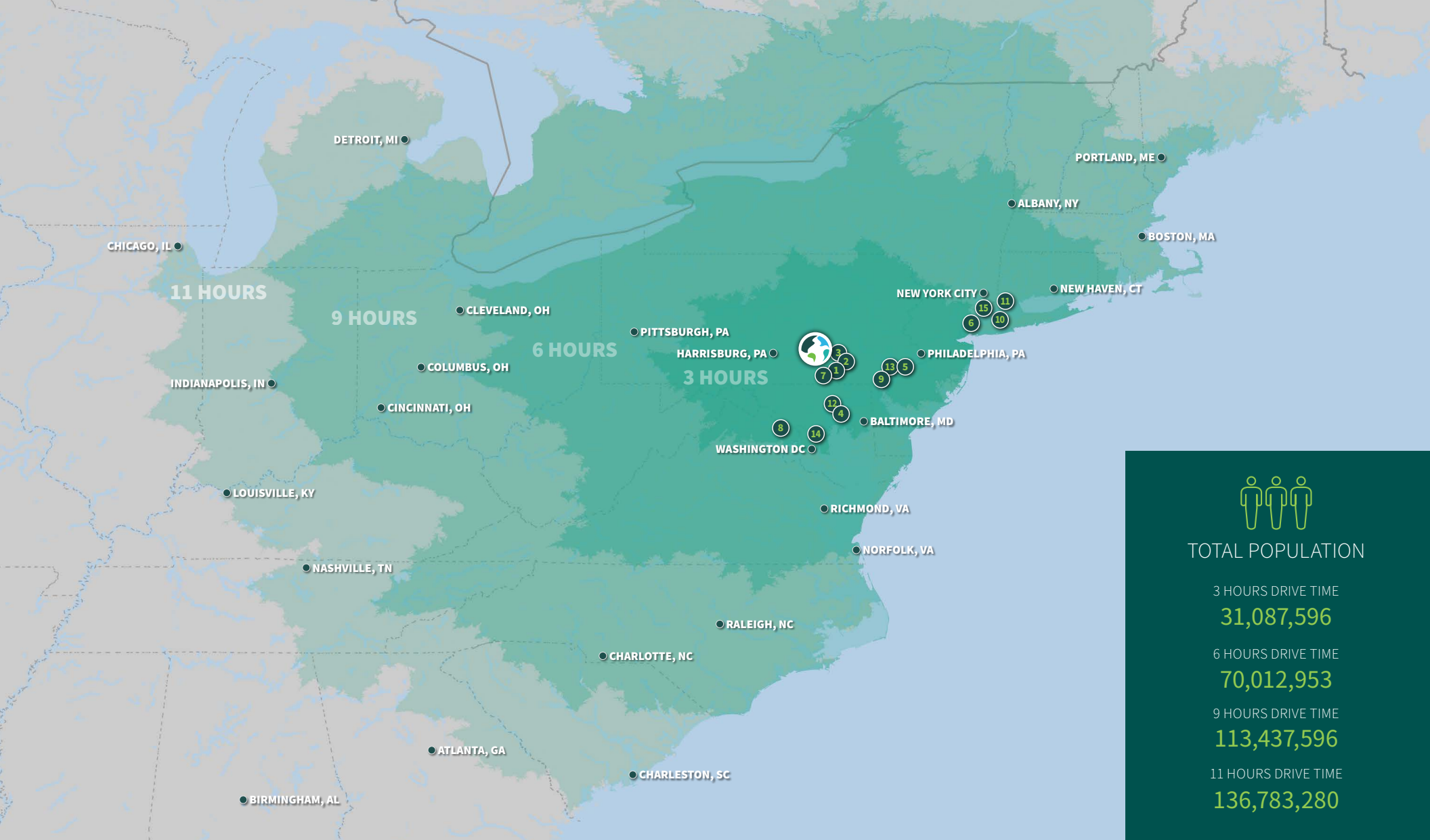
149	549	258
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NET COMMUTERS



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
15 Min »	75,922	1.08%	31,141	\$85,631.00	43,293	3,428	8.09%
30 Min »	467,054	1.25%	189,971	\$76,380.00	257,218	23,993	9.59%
45 Min »	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

LOGISTICS

- 1 UPS MEGA HUB 12 MILES
- 2 FEDEX FREIGHT 12 MILES
- 3 FEDEX GROUND 12 MILES

SHIPPING AND PORTS

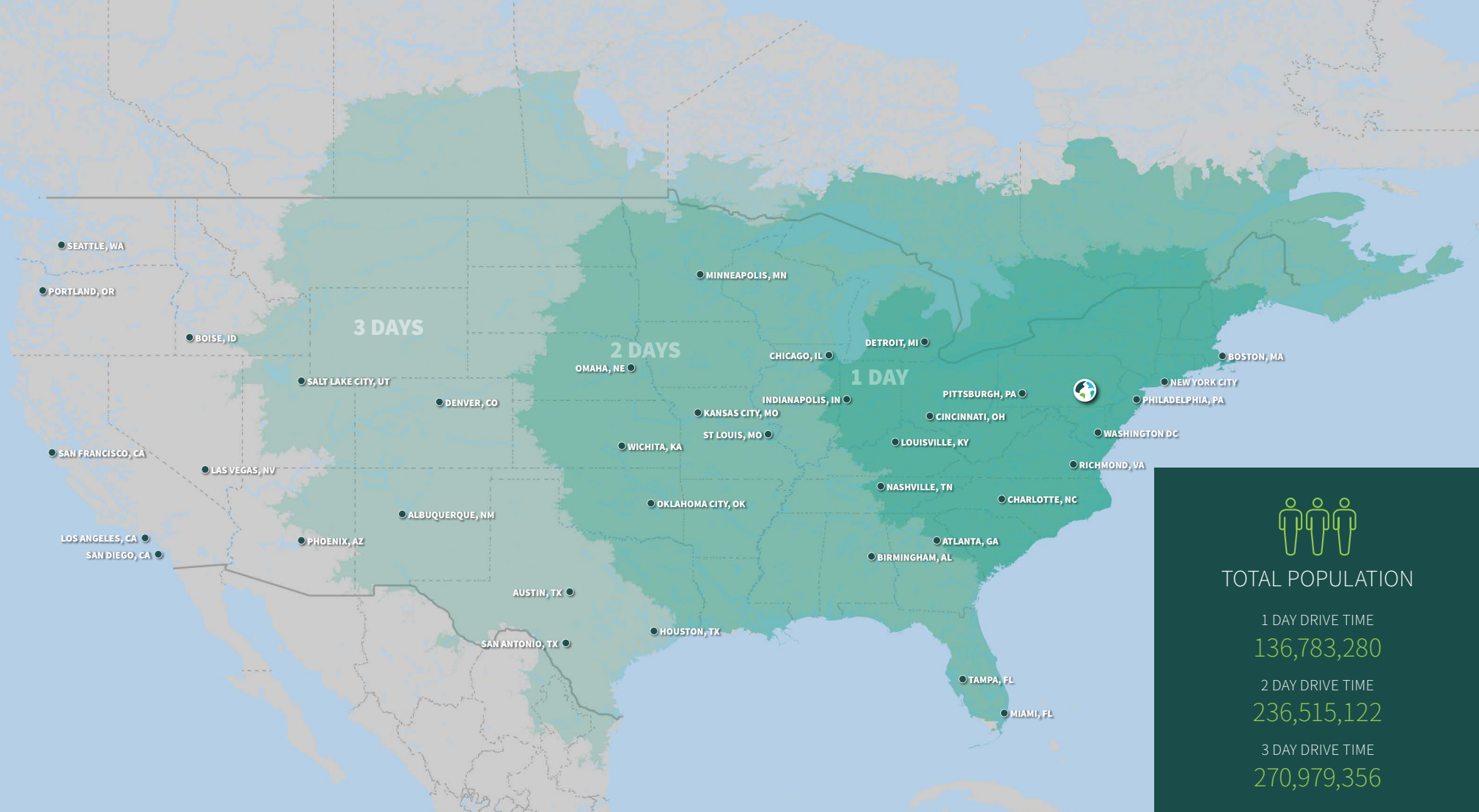
- 4 PORT OF BALTIMORE 93 MILES
- 5 PHILAPORT 118 MILES
- 6 PORT NEWARK ELIZABETH 151 MILES

AIRPORTS

- 7 HARRISBURG AIRPORT 16 MILES
- 8 DULLES INT AIRPORT 127 MILES
- 9 PHILADELPHIA INT AIRPORT 120 MILES
- 10 JFK INT AIRPORT 183 MILES
- 11 LAGUARDIA INT AIRPORT 178 MILES

CITIES

- 12 BALTIMORE 93 MILES
- 13 PHILADELPHIA 114 MILES
- 14 WASHINGTON DC 128 MILES
- 15 NEW YORK 173 MILES



TOTAL POPULATION

1 DAY DRIVE TIME

136,783,280

2 DAY DRIVE TIME

236,515,122

3 DAY DRIVE TIME

270,979,356



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Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At March 31, 2024, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.