



HIGH BAY DISTRIBUTION FACILITY

1001 & 1011 AIP DRIVE
MIDDLETOWN, PA 17057



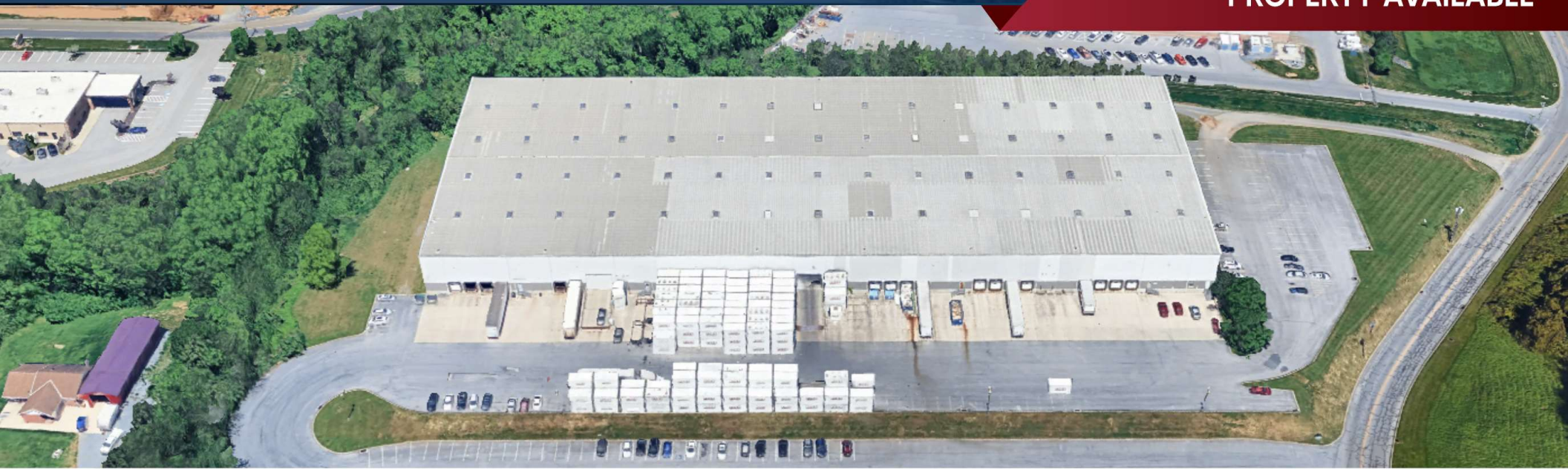
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TCN
WORLDWIDE
REAL ESTATE SERVICES



1001 & 1011 AIP DR MIDDLETOWN, PA 17057

HIGH BAY DISTRIBUTION PROPERTY AVAILABLE



OFFERING SUMMARY

Available SF	31,463 SF
Lease Rate	\$7.95 PSF
OPEX	\$1.85 (2026)
Delivery	Q3 2027
Building Size	285,496 SF
Lot Size	18.49 Acres
Submarket	Harrisburg East
County	Dauphin County
Municipality	Lower Swatara Twp
Zoning	Industrial Park Limited
Cross Street	N Union Street

PROPERTY HIGHLIGHTS

- Multi tenant high bay industrial complex with flexible design & abundant dock loading designed for distribution, manufacturing, light assembly, and flex users.
- Quality construction with steel frame structure, split face masonry block and metal panel exterior
- The 31,463 SF available space features 2,500 SF office, 30' clear ceiling height, 6 dock doors, 130' truck court with 60' concrete apron and ample trailer & employee in common parking
- Located in close proximity to multiple LTL/Truckload providers and offers excellent access to next day ship/return parcel service via regional UPS and FedEx (Ground and Freight) hubs within 3 miles
- The property is ideally located off   with quick access to    

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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AVAILABILITY



LEASE INFORMATION

AVAILABLE SF	LEASE RATE	OPEX	NOTES
31,463 SF	\$7.95 PSF (NNN)	\$1.85 /SF (2026)	Delivery Q3 2027 +2,500 SF office area End cap unit with 6 dock doors
LEASED 70,840 SF	Negotiable	\$1.85 /SF (2026)	End cap unit with 12 dock doors and ample parking

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SPACE DETAILS

Property Address	1001 & 1011 AIP Dr, Middletown, PA 17057
Property Type	High Bay Industrial
Tenancy	Multi
Building Size	285,496 SF
Lot Size	18.49 Acres
Year Built/Renovated	1992/2012
Dock Doors	48
Clear Ceiling Height	30'
Column Spacing	50'x 40'
Car Parking	140 Spaces in-common
Construction	Masonry & Steel
Framing	Steel
Sprinklers	Yes (Wet)
Roof	Standing Seam
Climate Controlled	Yes
Power	3 Phase
HVAC	Gas
Water/Sewer	Public
Submarket	Harrisburg East
Municipality	Lower Swatara Twp
County	Dauphin
Zoning	Industrial Park Limited
APN	36-005-154

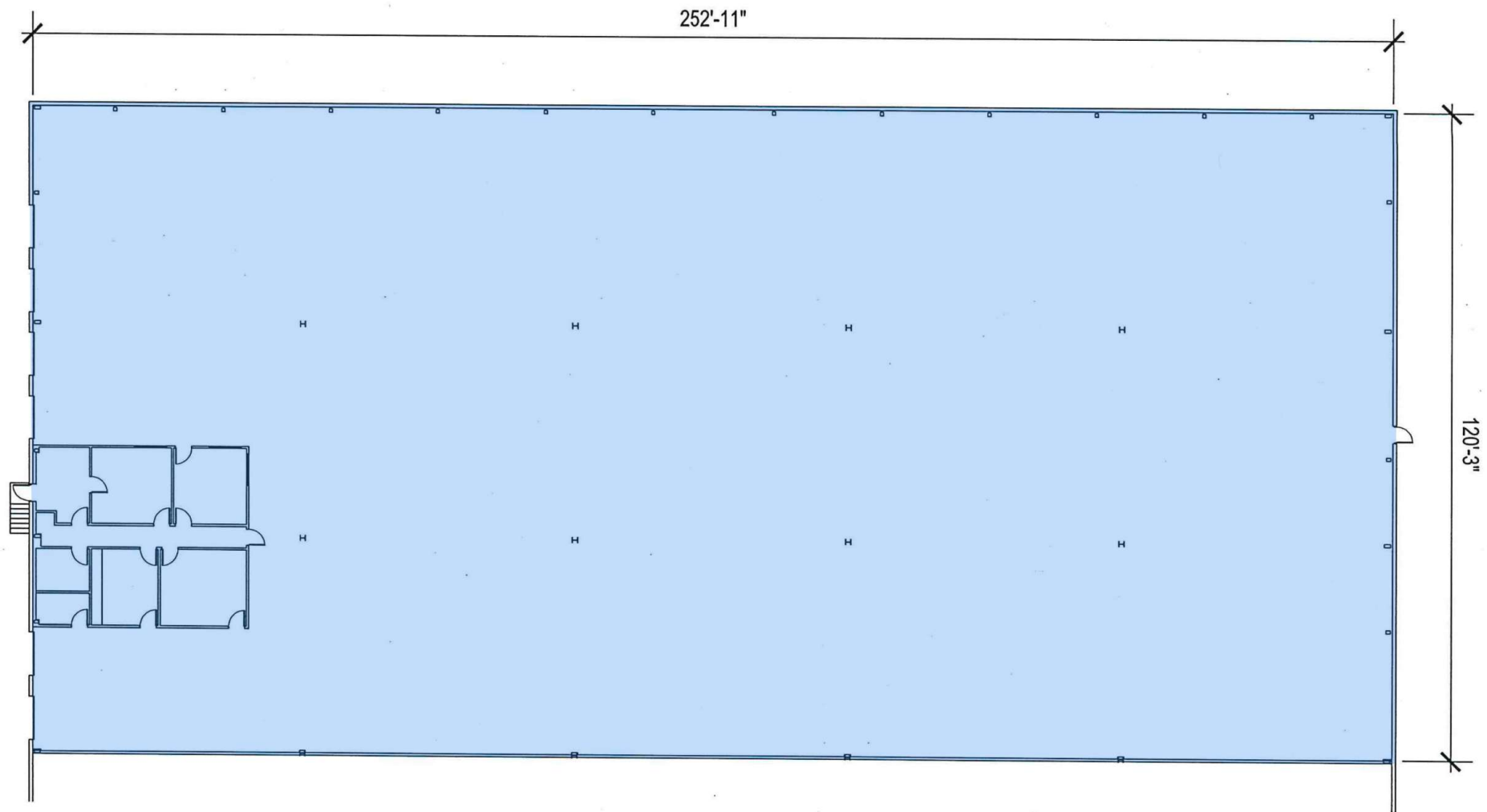




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FLOORPLAN



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PROPERTY AERIAL



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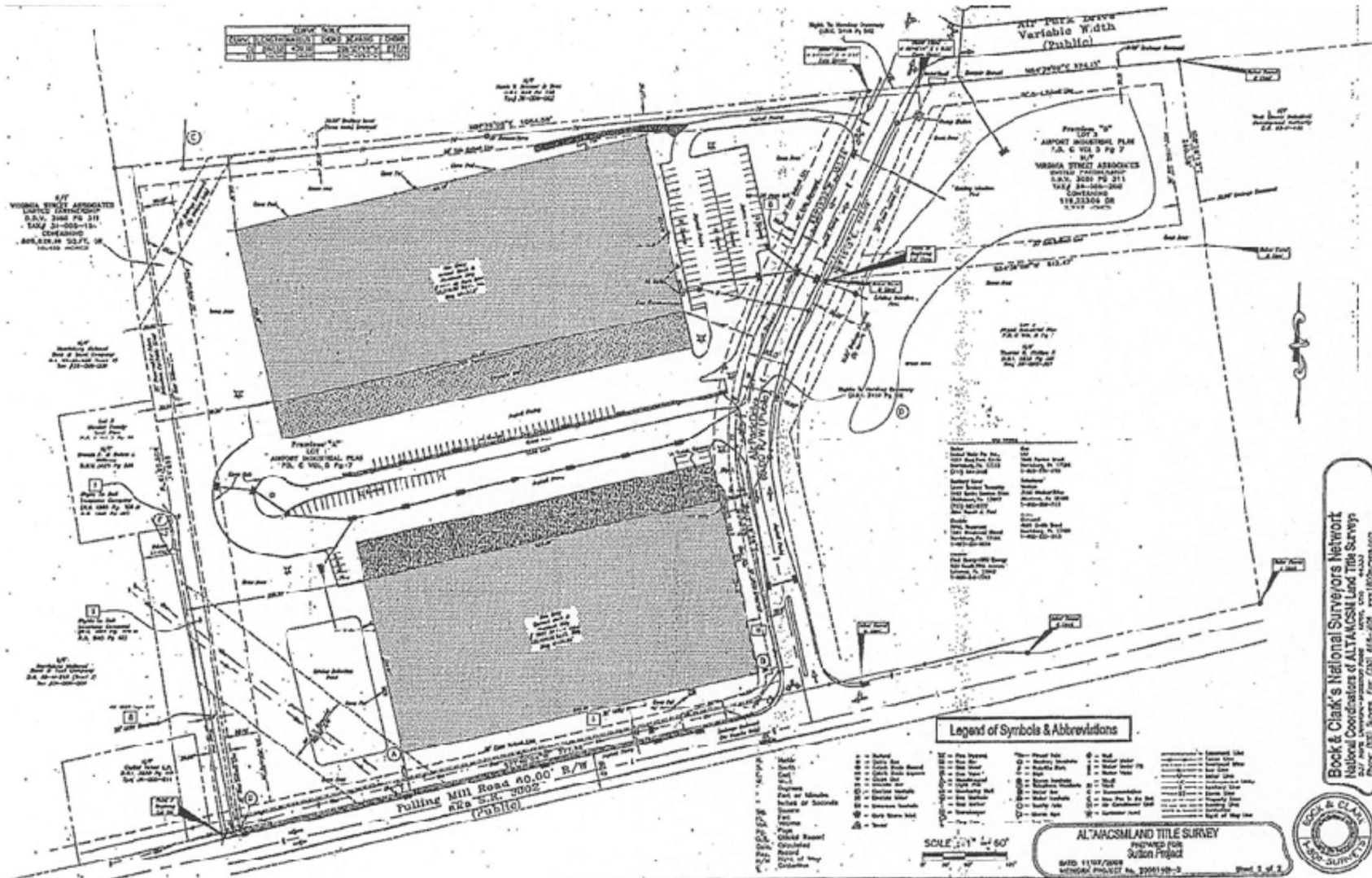
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SITE PLAN



Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Survey
2017 AIAA International Surveyors Award
4433
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TRADE AREA



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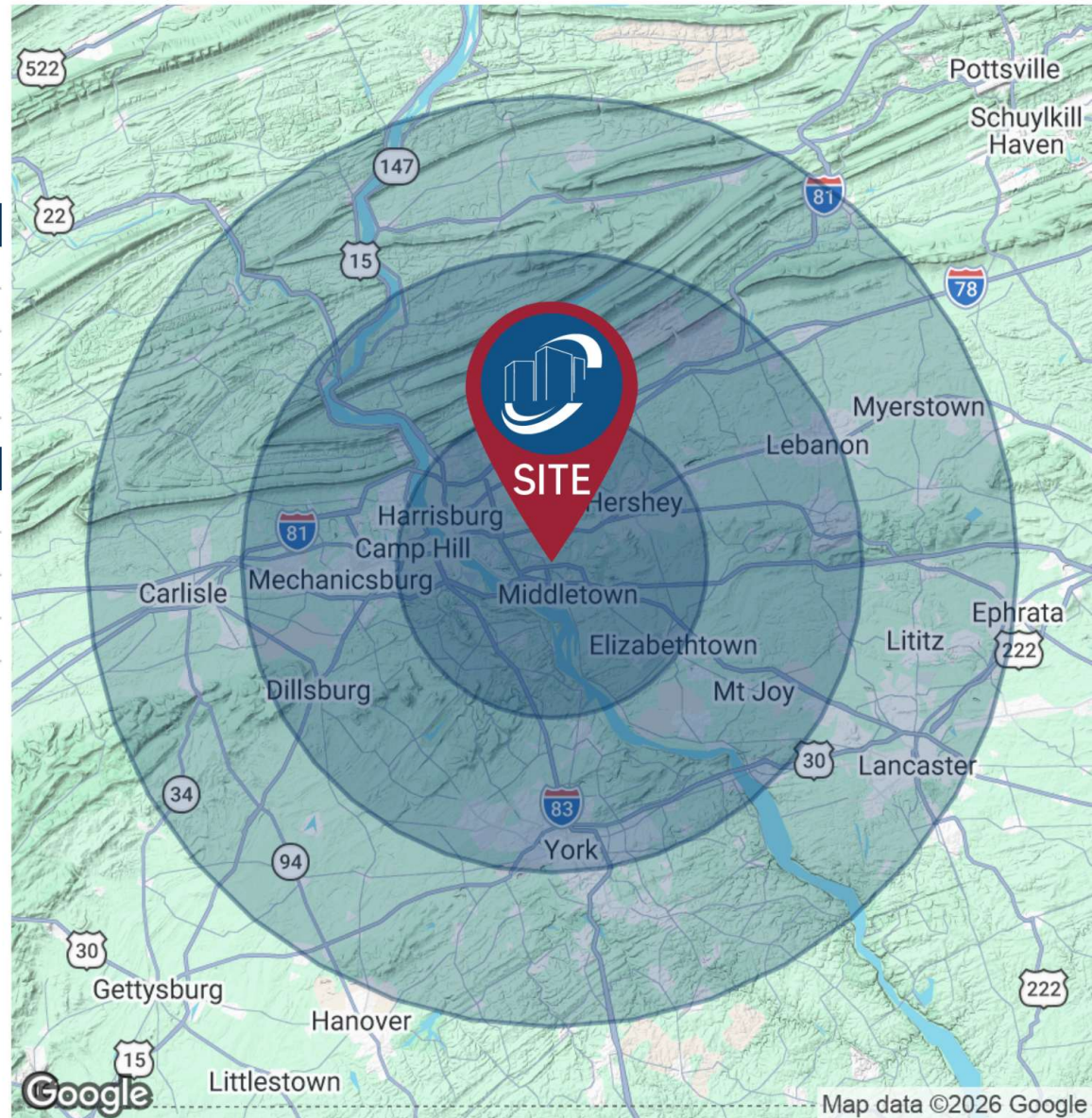
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DEMOGRAPHICS

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	358,369	872,417	1,475,341
Average age	39.9	41.2	41.6
Average age (Male)	38.4	39.7	40.3
Average age (Female)	40.9	42.2	42.5

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	147,646	352,620	590,291
# of persons per HH	2.4	2.5	2.5
Average HH income	\$101,636	\$102,151	\$103,451
Average house value	\$260,040	\$261,241	\$271,073



Map data ©2026 Google

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AREA OVERVIEW

DAUPHIN COUNTY is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



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