



# HIGH BAY DISTRIBUTION FACILITY

1001 & 1011 AIP DRIVE  
MIDDLETOWN, PA 17057













### OFFERING SUMMARY

|               |                         |
|---------------|-------------------------|
| Available SF  | 70,840 SF               |
| Lease Rate    | Negotiable              |
| OPEX          | \$1.75 (2025)           |
| 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
- Space features 30' clear ceiling height, 12 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    



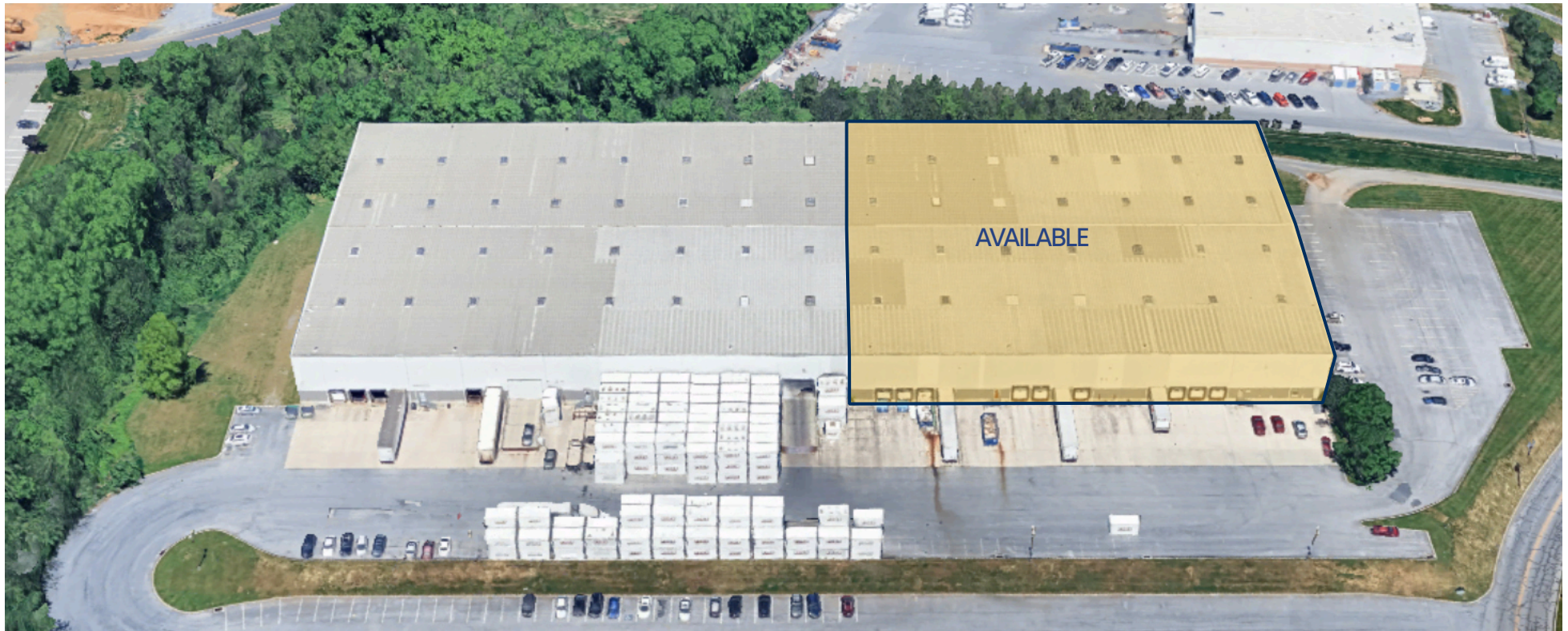
### SPACE DETAILS

|                      |  |
|----------------------|--|
| Property Address     | 1001 & 1011 AIP Dr, Middletown, PA 17057 |
| Property Type        | High Bay Industrial                      |
| Available Space      | 70,840 SF                                |
| Tenancy              | Multi                                    |
| Building Size        | 285,496 SF                               |
| Lot Size             | 18.49 Acres                              |
| Year Built/Renovated | 1992/2012                                |
| Dock Doors           | 12 (Twelve)                              |
| 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                               |





## AVAILABILITY



### LEASE INFORMATION

| AVAILABLE SF | LEASE RATE | LEASE TYPE | OPEX              |
|--------------|------------|------------|-------------------|
| 70,840 SF    | Negotiable | NNN        | \$1.75 /SF (2025) |



## PROPERTY AERIAL



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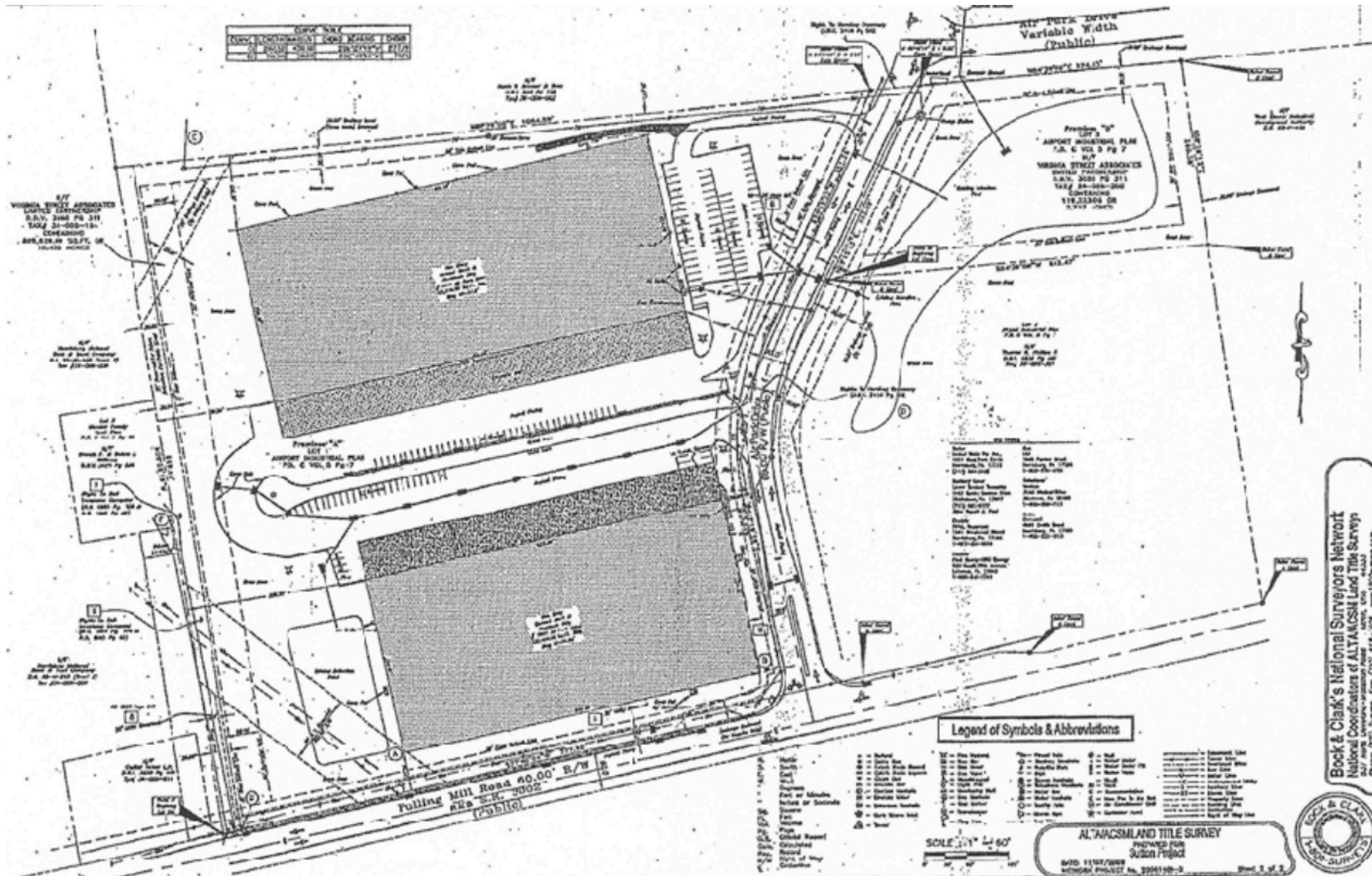
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## SITE PLAN





### TRADE AREA





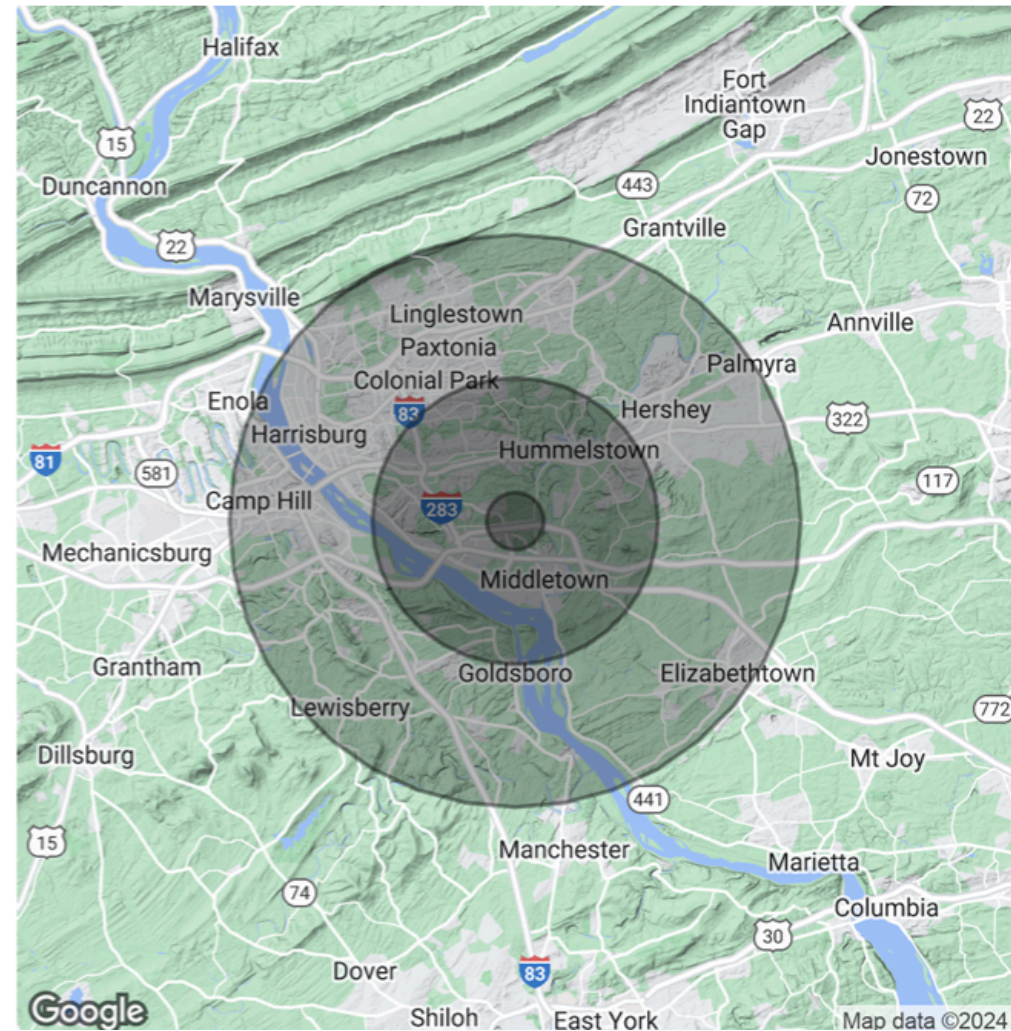
### DEMOGRAPHICS

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,799  | 88,485  | 344,987  |
| Average age          | 54.5   | 40.2    | 40.2     |
| Average age (Male)   | 50.6   | 38.9    | 38.9     |
| Average age (Female) | 56.3   | 42.0    | 41.4     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 880       | 38,708    | 152,352   |
| # of persons per HH | 2.0       | 2.3       | 2.3       |
| Average HH income   | \$98,571  | \$84,415  | \$79,577  |
| Average house value | \$183,917 | \$182,907 | \$183,956 |

\* Demographic data derived from 2020 ACS - US Census





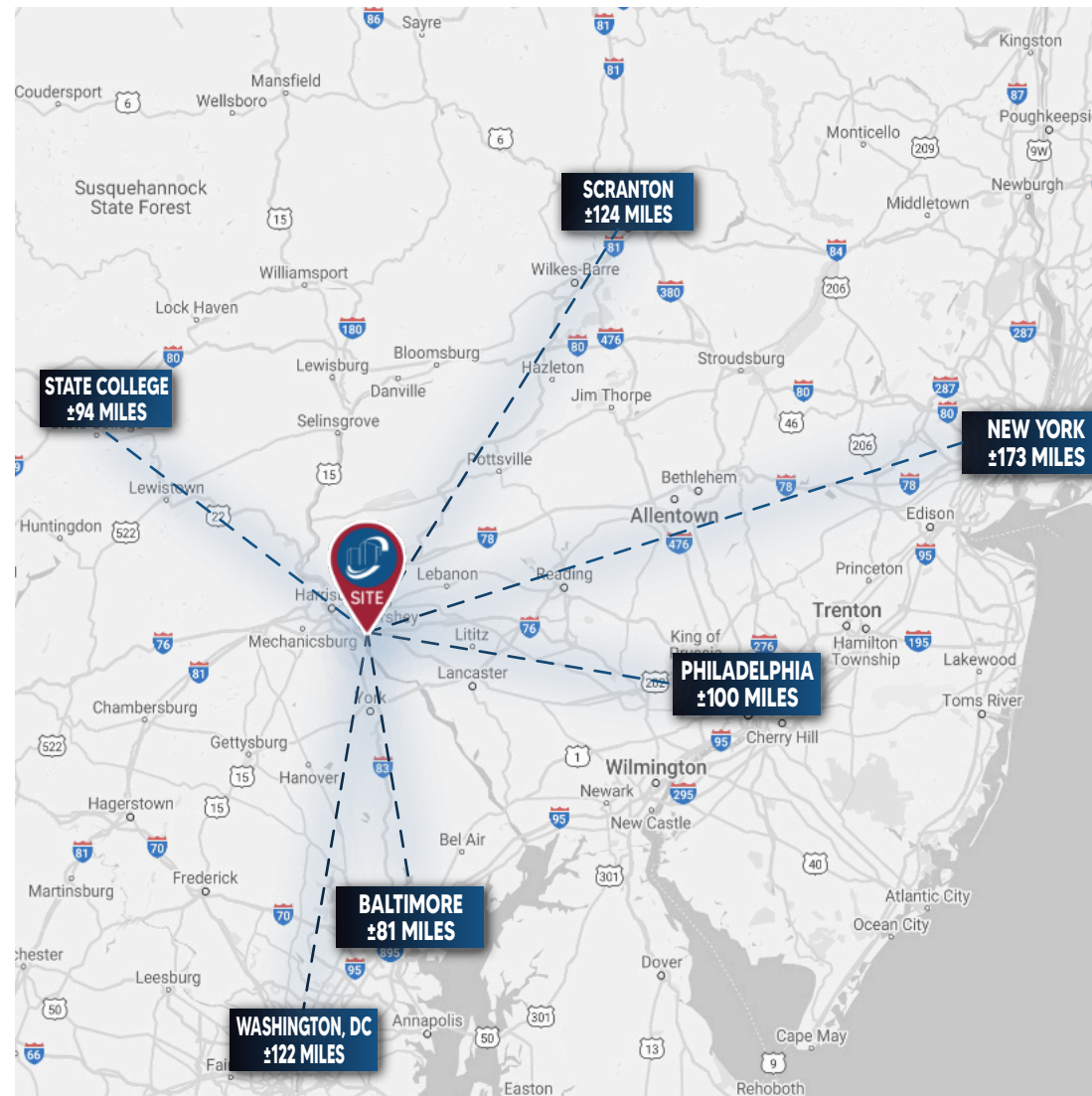
### AREA OVERVIEW

**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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