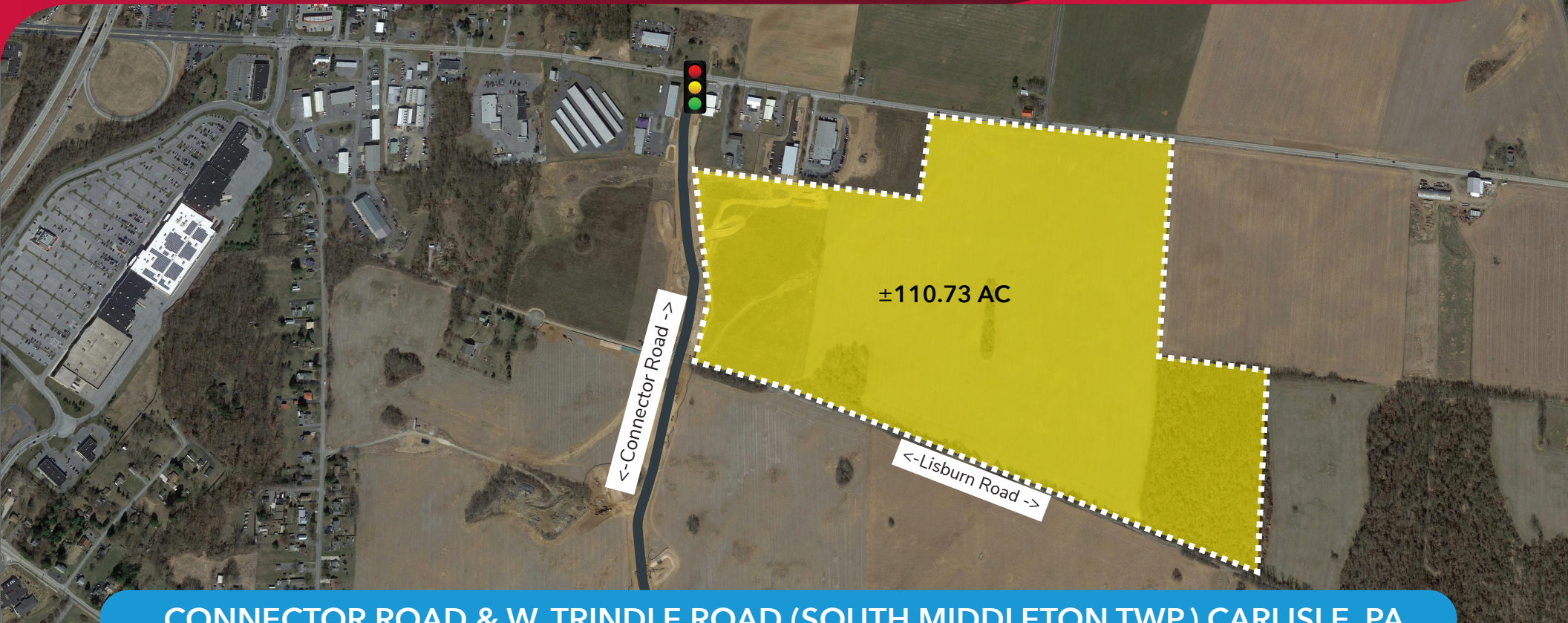


LAND FOR SALE | ±110.73 ACRES
MANUFACTURING, RETAIL, PROFESSIONAL OFFICE,
HOTEL, RESTAURANT, STORAGE FACILITIES



CONNECTOR ROAD & W. TRINDLE ROAD (SOUTH MIDDLETON TWP.) CARLISLE, PA

**STRONG LOCATION WITH
SOLID LABOR FORCE**

- Zoned I-1; ±110.73 acres (divisible) land
- Immediate access to I-81 via Exit 48 & 49
- New connector road with fully signalized intersection
- Other potential uses include new/used car sales, convenient stores, medical, offices

Bill Shrader
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



.07 MILES TO INTERSTATE 81
 6 MILES TO INTERSTATE 76
 .08 MILES TO 74
 1.7 MILES TO 11

PROXIMITY TO CENTRAL PA'S MAJOR HIGHWAY INFRASTRUCTURE

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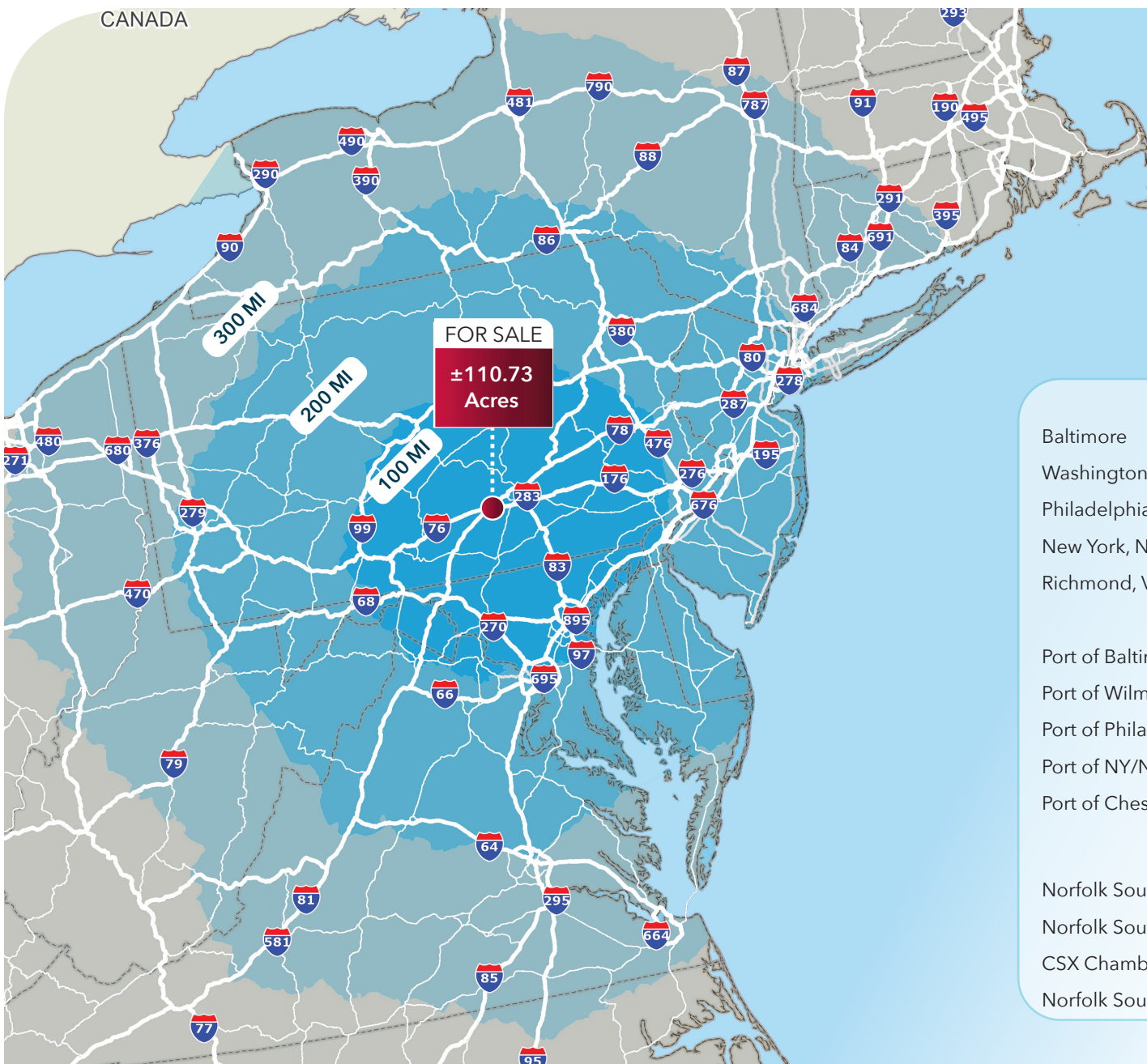


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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA | 717-695-3840 | lee-associates.com/easternpa





FOR SALE
±110.73
Acres



Population
 30 Minute Drive Time: 413,649
 30 Mile Drive Time: 782,676



Workforce (18+)
 30 Minute Drive Time: 394,924
 30 Mile Drive Time: 680,598

	MILES	MINUTES
Baltimore	95	1h 33m
Washington, DC	115	2h 13m
Philadelphia	123	2h 16m
New York, NY	186	3h 10m
Richmond, VA	214	4h 1m
Port of Baltimore	95	1h 35m
Port of Wilmington (Delaware)	108	2h 18m
Port of Philadelphia	128	2h 26m
Port of NY/NJ (Newark)	193	3h 9m
Port of Chesapeake (Virginia)	308	5h 25m
Norfolk Southern Harrisburg	22	26m
Norfolk Southern Rutherford	26	32m
CSX Chambersburg	36	37m
Norfolk Southern Greencastle	48	47m

CITIES

PORTS

INTERMODAL

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