

## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

Available SF (Divisible):	41,630 SF
Lease Rate:	\$7.95 SF/YR (NNN)
Lot Size:	10.43 Acres
OPEX (2021):	\$1.75/PSF
Building Size:	115,590 SF
Grade Level Doors:	(4) 12' x 14'
Dock Doors (Expandable):	8
Ceiling Height:	21' - 28'
Renovated:	2016
Zoning:	Industrial
Township:	Swatara
Sprinkler	Yes
Floor:	6" reinforced concrete
Column Spacing:	Typical

### PROPERTY OVERVIEW

Highly functional design with ample loading docks and 110' truck court. New T-5 fluorescent light fixtures with professional office core. Steel frame construction w/masonry block metal panel exterior. Large parking & staging drop lot for route or service delivery fleet, trailers or outside material storage. Low operating expenses.

### PROPERTY HIGHLIGHTS

- Well located warehouse space available for last mile delivery needs situated adjacent to Regional UPS Hub.
- In-fill location in Swatara Township PA provides opportunity to maximize parcel service (UPS/FedEx) pick up times, allowing late afternoon order sales cut off.
- Quick access to PA Turnpike (I-76), I-81/78 & I-83 nationally recognized transportation corridors.
- Greater Harrisburg/Central PA sub-market location offers significant U.S. and Canadian next day ship/return service coverage.
- Entire warehouse and office area is climate controlled with rooftop AC units. Excellent opportunity for PPE inventory storage and production.
- Hard to find trailer parking (+/- 20-25 trailers).
- +/- 75 employee parking spaces.
- Site is fully fenced and secured.



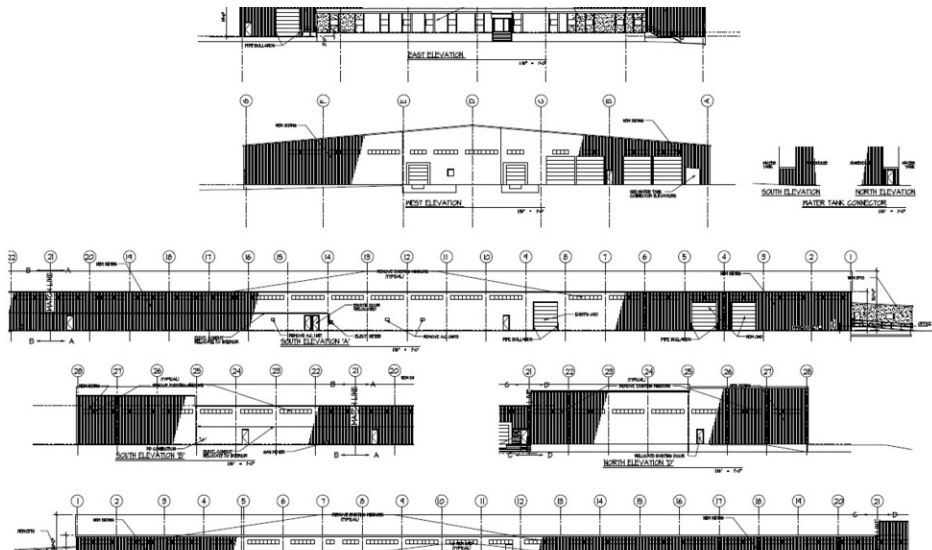
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### ADDITIONAL PHOTOS



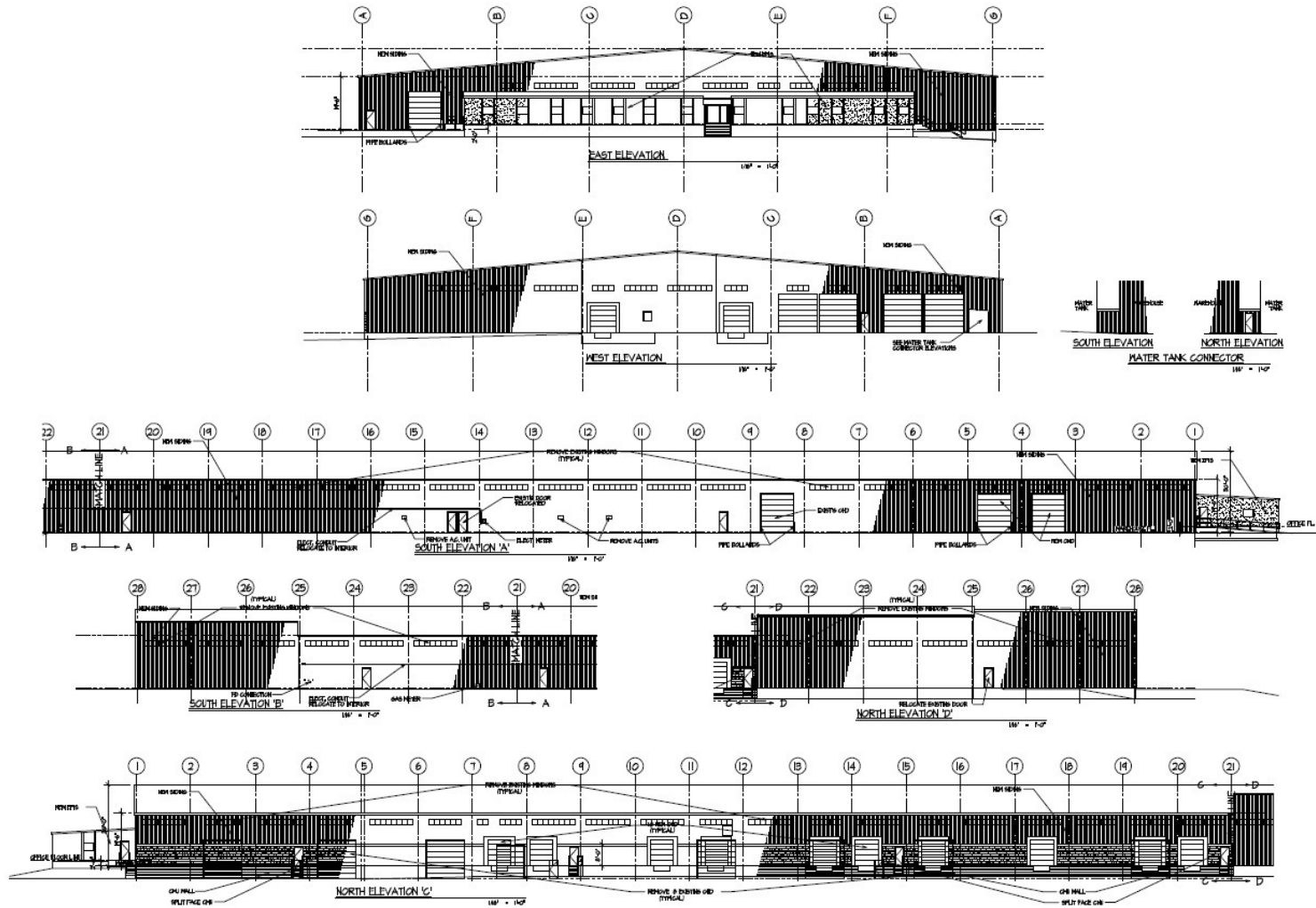


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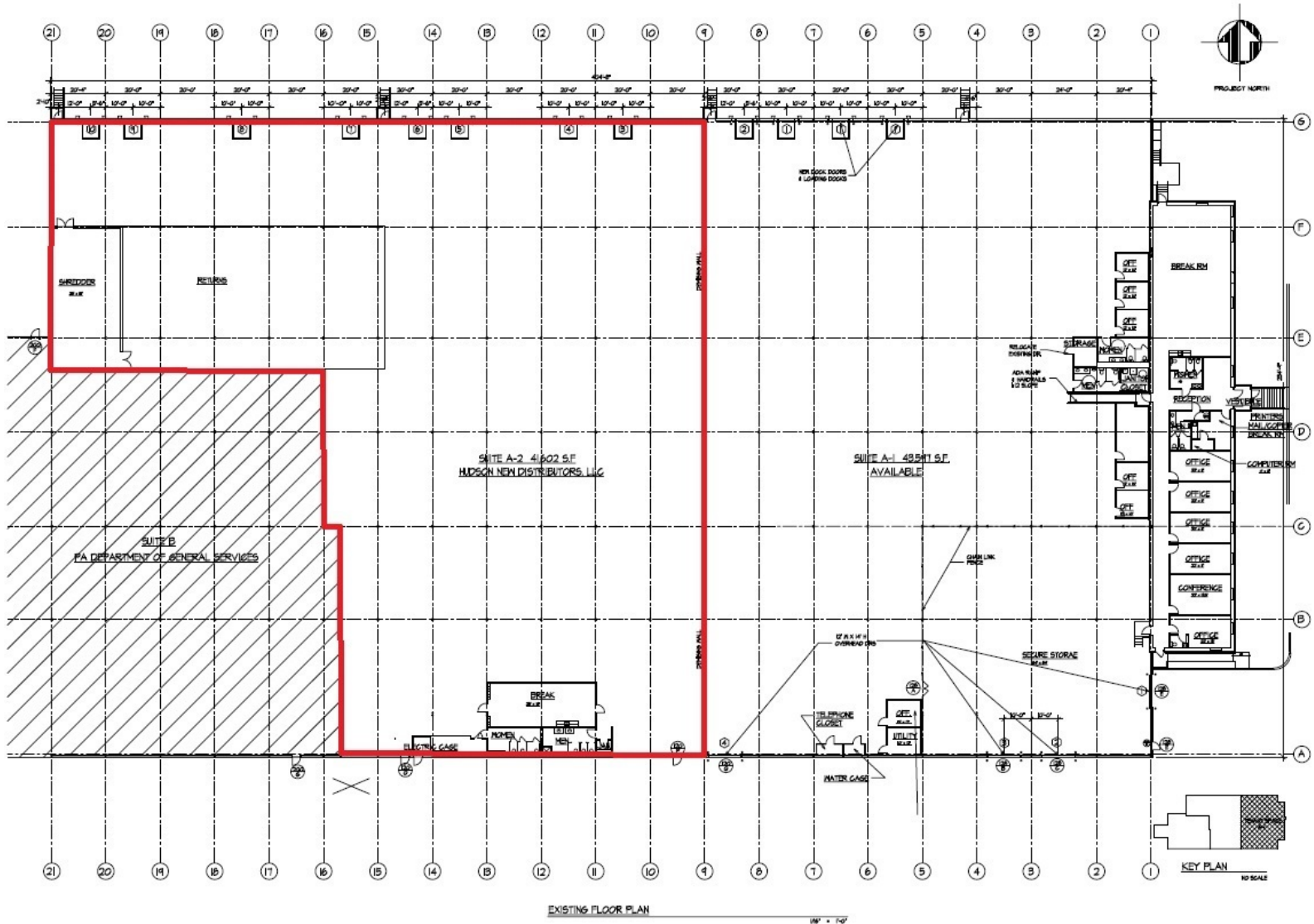


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### ELEVATION PLAN



### FLOOR PLAN



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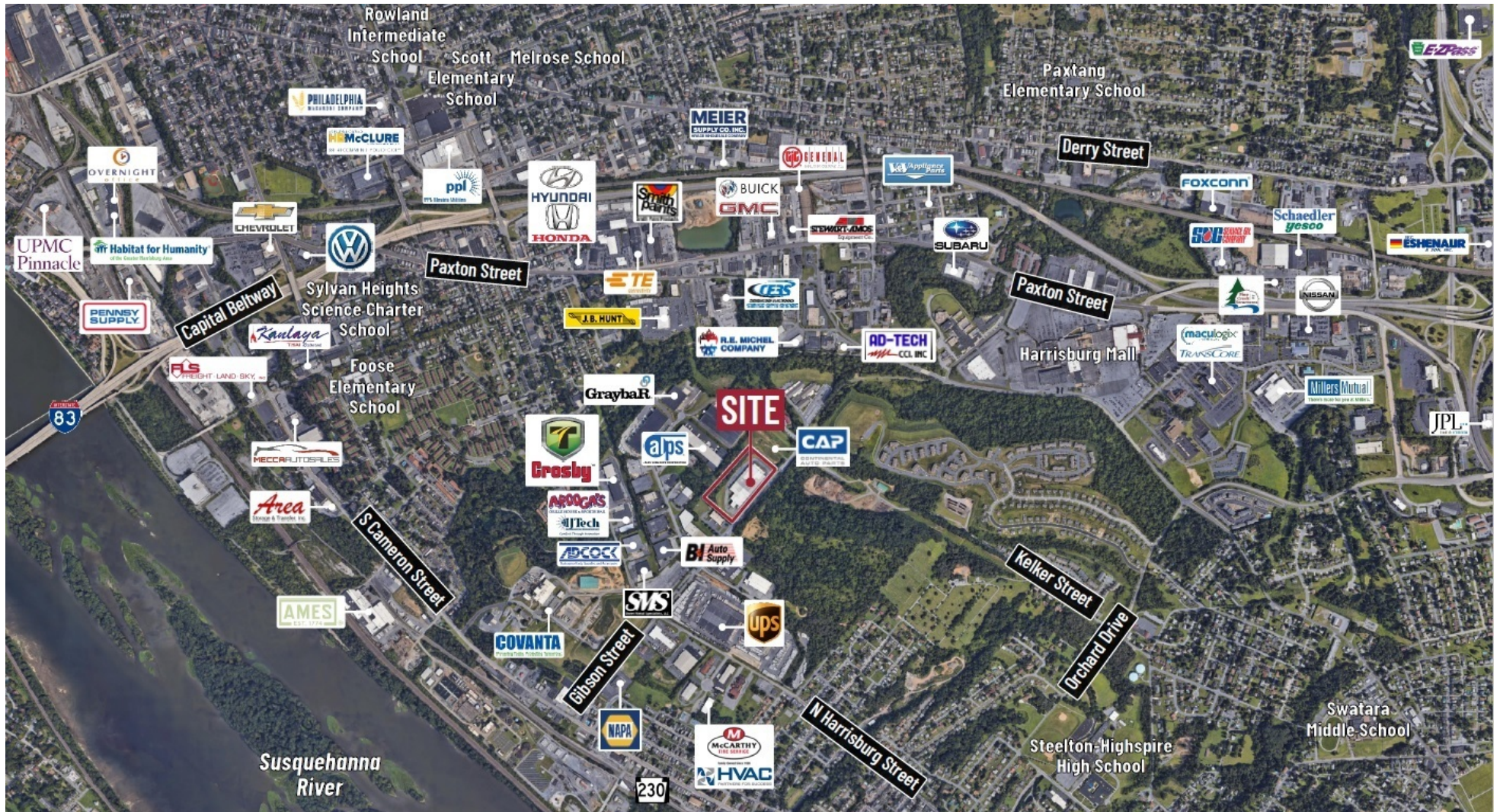
### AERIAL



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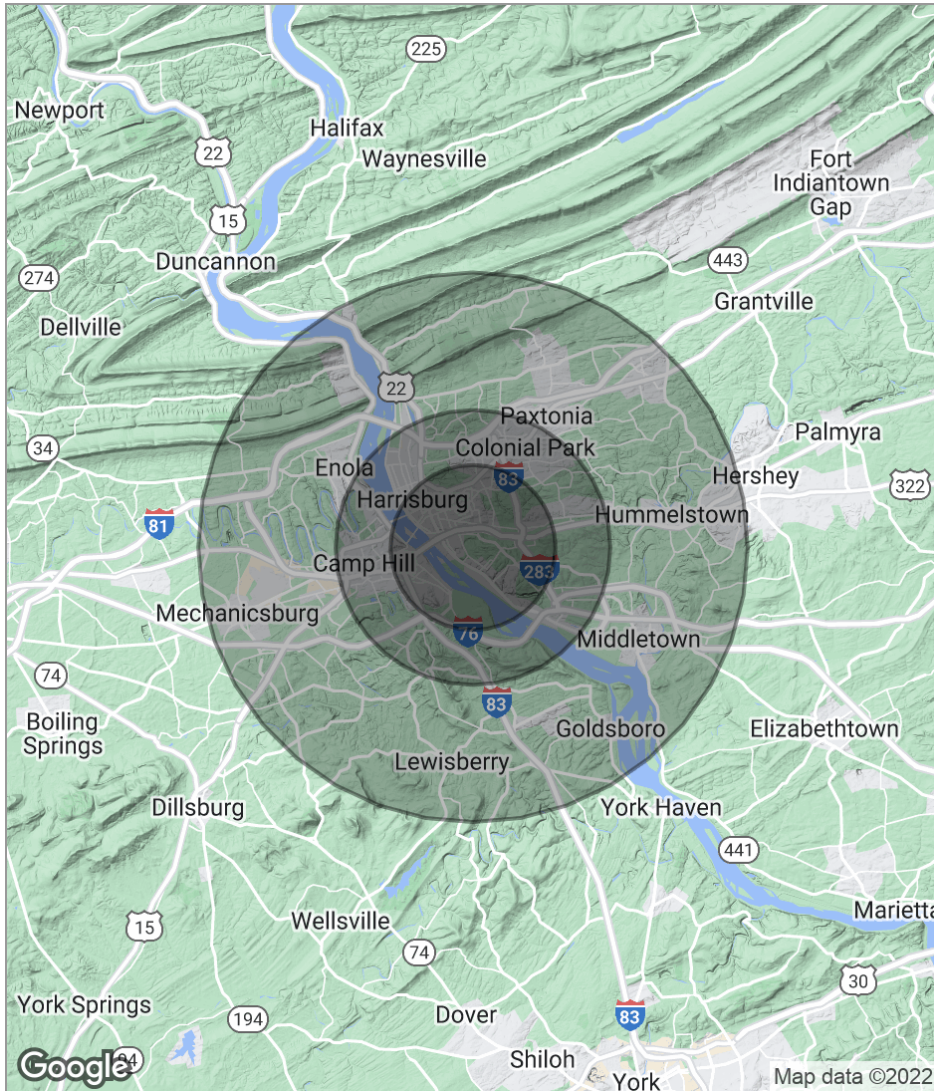
### REGIONAL MAP



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### DEMOGRAPHICS MAP



	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	86,663	176,228	401,140
<b>Population Density</b>	3,065	2,244	1,277
<b>Median Age</b>	35.6	37.3	39.2
<b>Median Age (Male)</b>	33.4	35.4	37.5
<b>Median Age (Female)</b>	37.3	38.8	40.3
<b>Total Households</b>	35,305	74,909	165,681
<b># of Persons Per HH</b>	2.5	2.4	2.4
<b>Average HH Income</b>	\$49,263	\$55,593	\$68,257
<b>Average House Value</b>	\$130,646	\$153,700	\$181,552



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