



MATRIX

Matrix I-81 Logistics Center
12000 Molly Pitcher Hwy South
Greencastle, PA

*12000 Molly Pitcher Hwy South
Antrim (Greencastle), PA*

*Available For Lease
1,012,103 SF (Divisible)*

Located in Greencastle, Pennsylvania, Matrix I-81 Logistics Center is centered along the transportation corridor of Interstate Route 81 and Route 11. This 70 acre property, which benefits from being within Foreign Trade Zone 147, is less than two miles from the Norfolk Southern's Franklin County Regional Intermodal Facility and is less than 1 mile from Exit 3 of Interstate Route 81, the Greencastle interchange, making the site easily accessible to the major ports and population centers along the Eastern Seaboard.

12000 Molly Pitcher Highway South consists of 1,012,103 SF of existing warehouse/distribution space that can be leased in full or divided for multiple tenants. Over \$21 million of capital has been invested in the past decade for improvements including enhanced loading, ESFR sprinkler system and LED lighting.

The property is situated among the largest concentration of million square foot distribution facilities in the country, with notable tenants in this market that include Walmart, Lowe's, Amazon and FedEx.



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FEATURES:

- 1,012,103 SF - divisible
- 81 dock doors and 2 drive-in doors
- Three-sided loading with secured truck court
- Parking for 500 cars, 151+ trailers
- 20,000 SF of modern office space.
- ESFR sprinkler system
- LED lighting
- 22' - 29' clear height

REGIONAL ACCESS:

Proximate to major highways including I-81, I-76/PA Turnpike, I-83 and I-283, providing access to NYC, Washington, DC, Philadelphia, Pittsburgh and Baltimore within a four-hour drive.

WORKFORCE:

Tenants will benefit from the tremendous pool of labor residing within commuting distance of the site



For leasing information, contact:

Matrix Development Group
Forsgate Drive • CN4000 • Cranbury, NJ 08512
732-521-2900 www.matrixcompanies.com



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