



# *Multi-Unit ISF · IOS*

FACILITY IN CARLISLE FOR SALE OR LEASE

**1765 W TRINDLE ROAD, CARLISLE, PA**





1765 W TRINDLE ROAD · CARLISLE, PA 17015

## MULTI-UNIT IOS/ISF PROPERTY

# FOR SALE OR LEASE

### OFFERING SUMMARY

#### Building Size

Building 1: 15,846 SF  
Building 2: 6,973 SF

#### Sale Price

Negotiable

#### Lease Price

Negotiable

#### Lease Type

NNN

#### Property Taxes (2025)

\$19,855

#### APN

40-22-0119-010

#### CAM

TBD

#### Zoning

I-1 - Industrial

#### Municipality

South Middleton Township

#### County

Cumberland County

### PROPERTY OVERVIEW

Turnkey 15,846 SF and 6,973 SF stand-alone industrial outdoor storage (IOS) facility/ industrial service facility (ISF) situated on Harrisburg West Submarket in Carlisle, Pennsylvania. The property sits on large 9.13 acre site which offers ample parking, large yard for outside storage and equipment and is entirely secure gated (see zoning for specific zoning regulations). Located just off I-81 with quick access to I-76, I-83 and Harrisburg International Airport.

Located in South Middleton Township zoned I-1 Industrial Light district zoning and spectacular visibility makes this an excellent rare opportunity. I-1 zoning permits the following uses: Retail, repair service, automobile sales/repair/service, hotel/motel, restaurants, convenience stores with gasoline sales, storage facilities, professional office businesses and professional service, mini storage / self-storage warehouses.







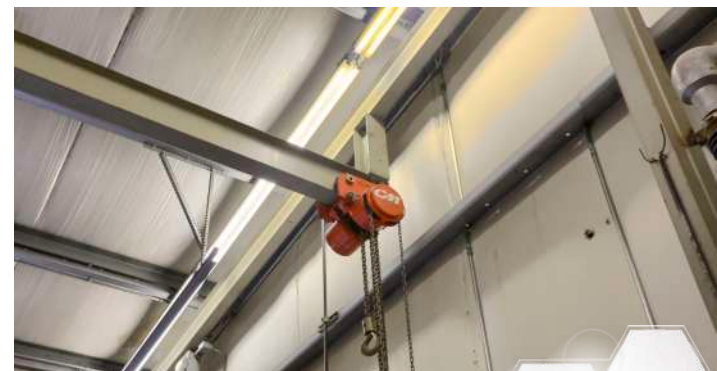
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### BUILDING 1

Building Size	15,846 SF Warehouse   Flex Space
Drive-In Doors	Five (5): 2 (12'x12')   3 (12'x14')
Dock Door	1 (8'x8')
Double Door	1 (6'x6'8")
Cranes	Two (2) existing
Ceilings	14'2"-21'4"



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

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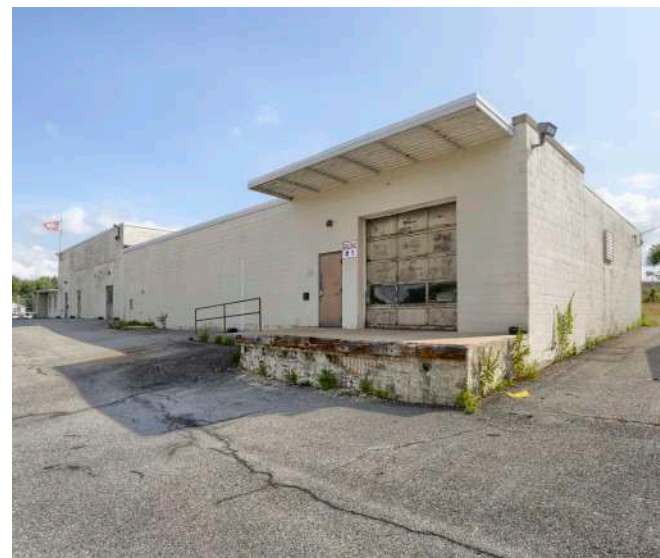
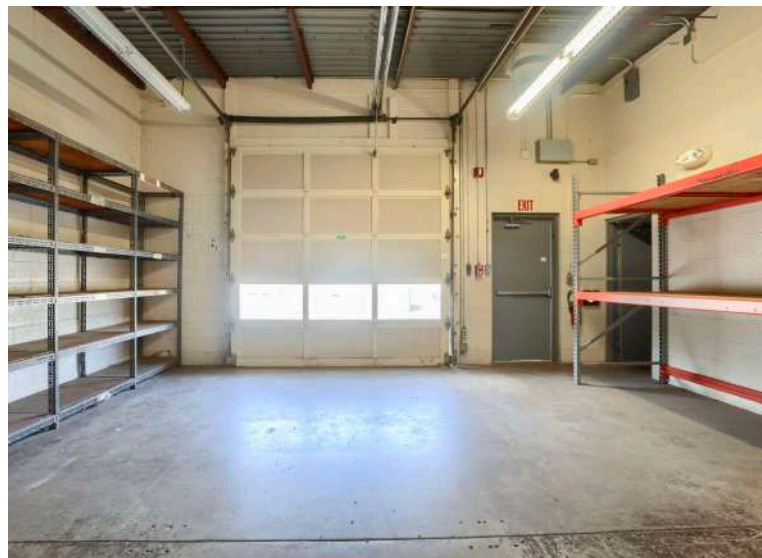
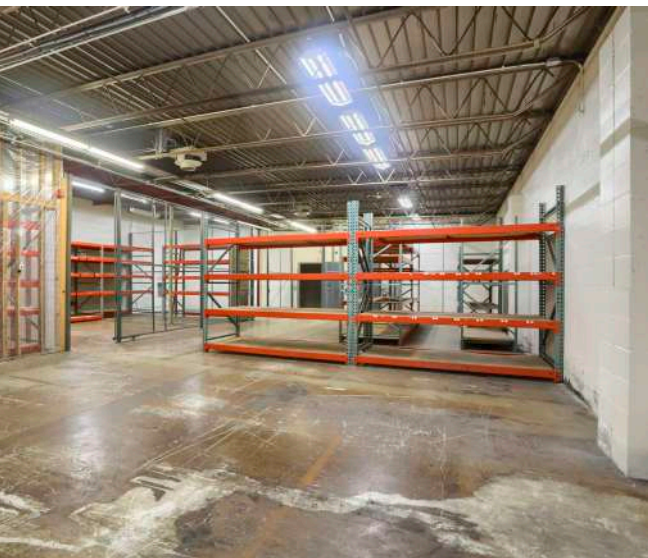
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### BUILDING 2

**Building Size** 6,973 SF Warehouse | Flex Space

**Dock Door** 1 (10'x10')

**Ceilings** 12'6"



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## MULTI-UNIT IOS/ISF PROPERTY

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### PROPERTY DETAILS

Number of Buildings	2
Building Size	Building 1: 15,846 SF Building 2: 6,973 SF
Lot Size	9.13 Ac
Building Class	B
Tenancy	Will Divide
Number of Floors	1
Restrooms	4
Parking	179 Surface Spaces
Year Built   Renovated	1972   2022

### BUILDING SPECIFICATIONS

Construction	Masonry   Steel
Roof Type	Rubber   Metal
Clear Ceiling Height	12'6"-21'4"
Drive-in Doors	5
Dock Doors	2
Power	Building 1: 277/480V   3-Phase   4-Wire Building 2: 120/208V   3-Phase   4-Wire
HVAC	Central
Sprinklers	N/A
Signage	Monument

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## MULTI-UNIT IOS/ISF PROPERTY

# FOR SALE OR LEASE

BUILDING 1 FLOORPLAN

15,846 SF



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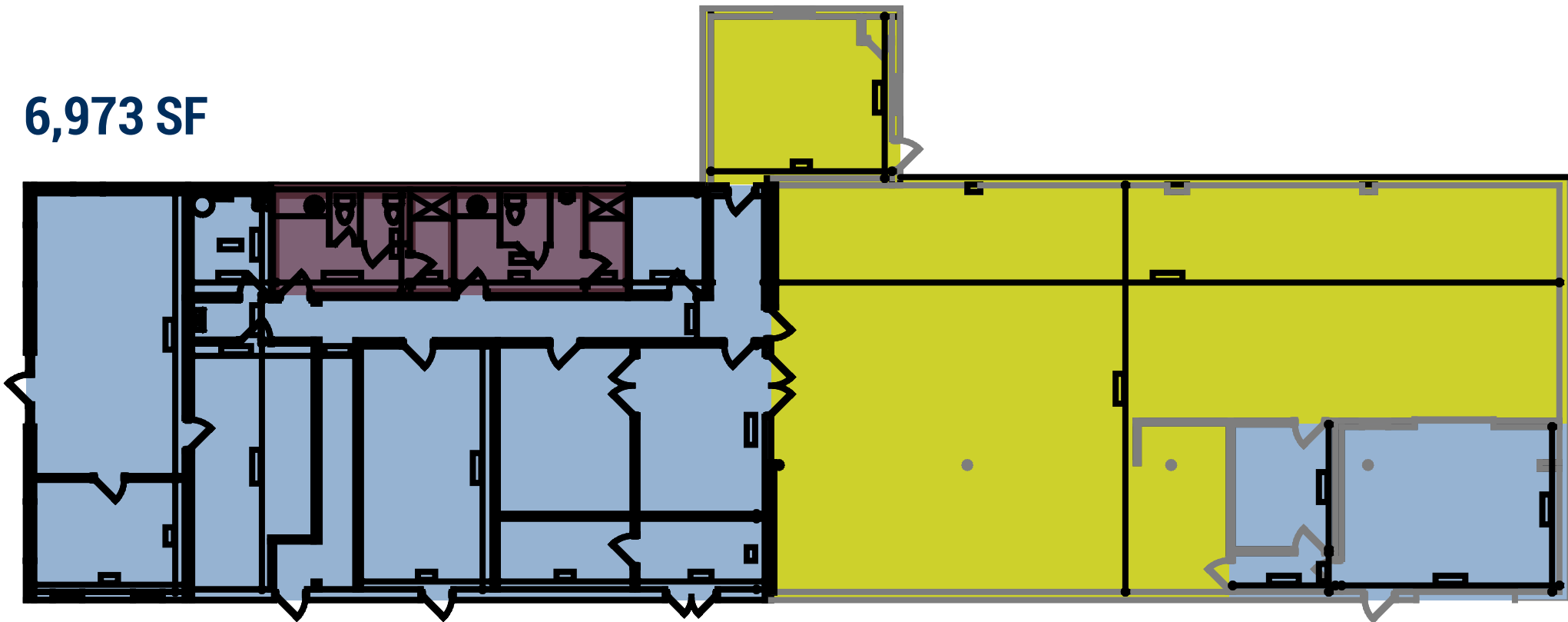
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## MULTI-UNIT IOS/ISF PROPERTY

# FOR SALE OR LEASE

BUILDING 2 FLOORPLAN

6,973 SF



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# MULTI-UNIT IOS/ISF PROPERTY

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CAMPUS MAP



**BUILDING 1**  
15,846 SF | 2,800 SF Office Space  
14'-21'4" Ceilings | 1 Dock, 5 Drive-In Doors



**BUILDING 2**  
6,973 SF | 1,200 SF Office Space  
12'6" Ceilings | 1 Dock, 5 Drive-In Doors



**LOT SIZE: 9.13 ACRES**  
**PARKING: 179 CARS**

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# MULTI-UNIT IOS/ISF PROPERTY

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Site Plan



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# MULTI-UNIT IOS/ISF PROPERTY

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AREA



## CARLISLE CROSSING



**1765 W TRINDLE RD  
CARLISLE, PA**



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## MULTI-UNIT IOS/ISF PROPERTY

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### DEMOGRAPHICS

#### POPULATION

1 MILE	1,584
3 MILE	34,639
5 MILE	56,363

#### HOUSEHOLDS

1 MILE	619
3 MILE	13,728
5 MILE	22,628

#### AVERAGE HOUSEHOLD INCOME

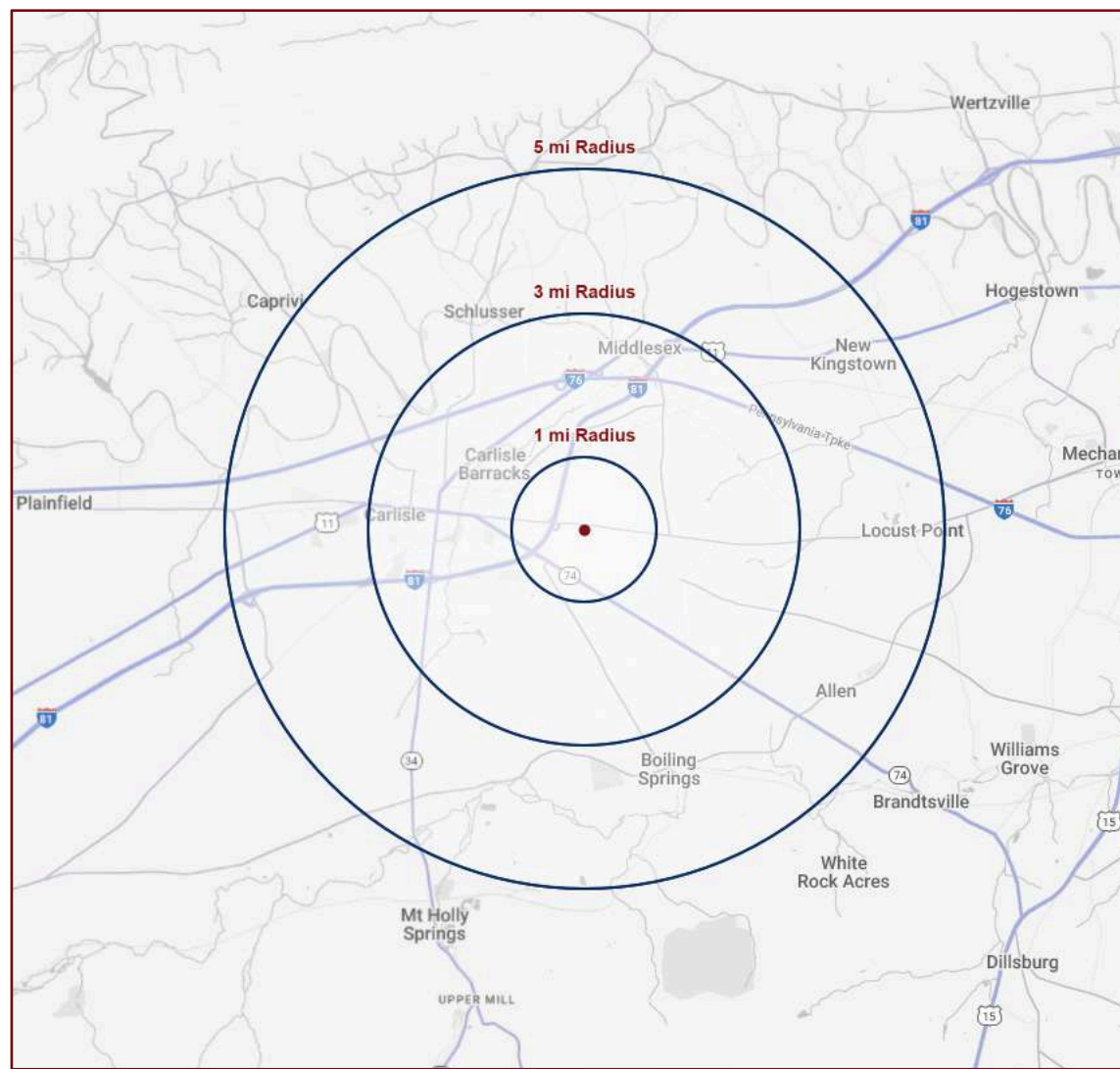
1 MILE	\$131,450
3 MILE	\$98,097
5 MILE	\$103,556

#### TOTAL BUSINESSES

1 MILE	141
3 MILE	1,289
5 MILE	1,992

#### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,259
3 MILE	13,913
5 MILE	23,625



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### AREA OVERVIEW

**Carlisle PA:** Founded in 1751, Carlisle Borough is one of Pennsylvania's most treasured historic communities. Located in picturesque south-central Pennsylvania, Carlisle's history is rich, ideals are plentiful, and diversity abundant. Carlisle's tree-lined streets invite residents and visitors alike to walk the same paths as those walked by the Commander of the Continental Army and President of the United States, George Washington; Declaration of Independence signer, James Wilson; Olympic medalist, Jim Thorpe; and Battle of Monmouth heroine, "Molly Pitcher".

With a reputation as a growing and viable community, historic Carlisle continues to meet the ever-evolving economic needs of its citizens. The combination of small and large retail businesses, along with the addition of technology-based firms, and strong service industries, the community has reinvented itself.



### HIGHLIGHTS

#### TOP COLLEGES/UNIVERSITIES

- DICKINSON COLLEGE
- US ARMY WAR COLLEGE
- PENN STATE DICKINSON LAW
- DICKINSON SCHOOL OF LAW

#### TOP COMPANIES

- USF GLEN MOORE INC.
- US ARMY WAR COLLEGE
- CUMBERLAND COUNTY
- DICKINSON COLLEGE

2023 ESTIMATED  
POPULATION **269,991**

### DEMOGRAPHICS



**39.8**  
MEDIAN  
AGE



**\$116,859**  
AVERAGE  
HOUSEHOLD  
INCOME



**39.8**  
MINUTES  
AVERAGE  
TRAVEL TIME  
TO WORK



**107,636**  
EST TOTAL  
EMPLOYEES  
(ALL INDUSTRIES)

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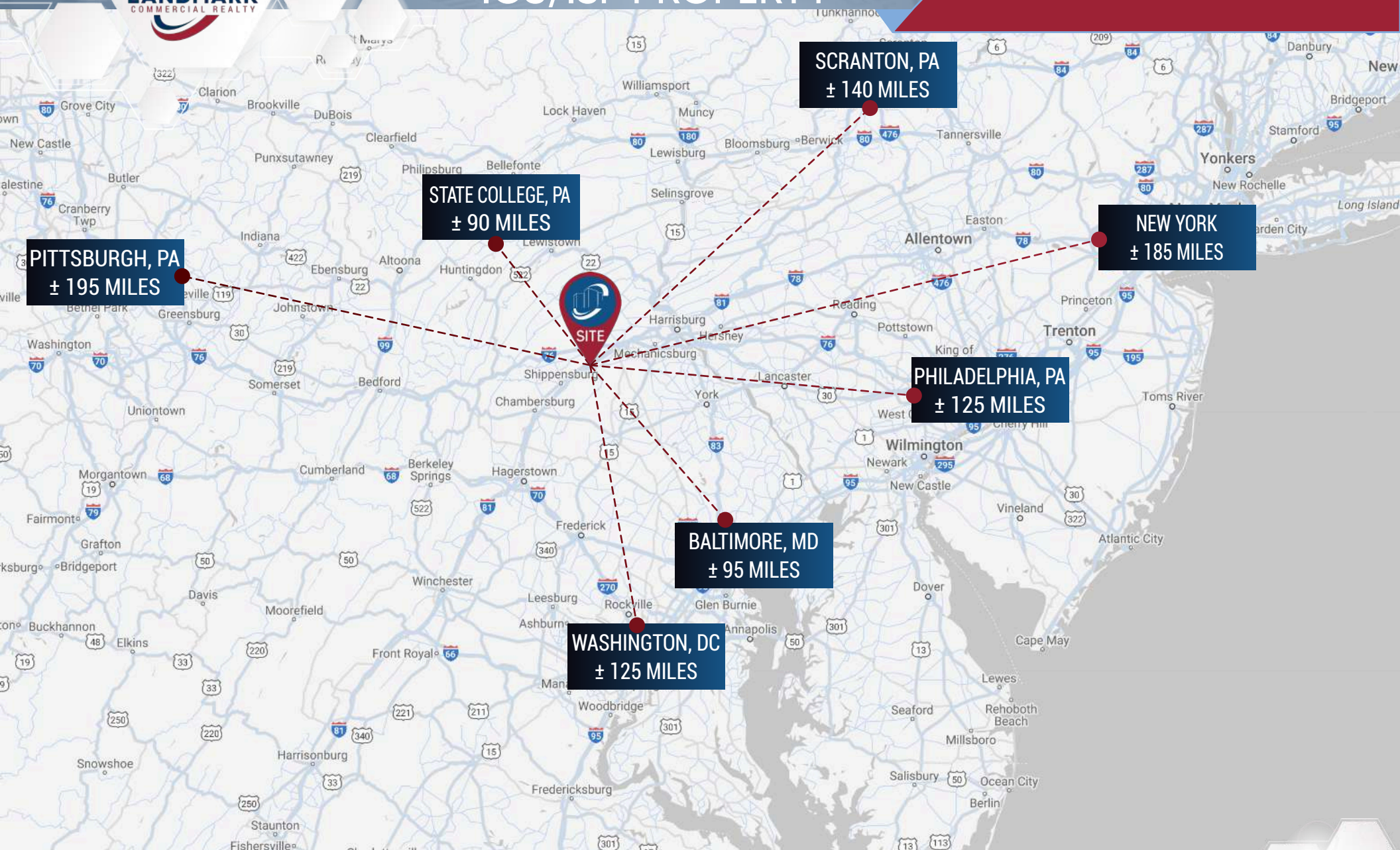




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