



INDUSTRIAL DATA CENTER FACILITY AVAILABLE

433 RAILROAD AVE | CAMP HILL, PA 17011



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OFFERING SUMMARY

Lease Rate	Negotiable (NNN)
Building Size	19,800 SF
Lot Size	2.63 Acres
Building Use	Data Center
Submarket	Harrisburg West
County	Cumberland
Municipality	Hampden Twp
Zoning	Industrial General

PROPERTY HIGHLIGHTS

- Extremely rare existing industrial data center facility available for lease in established industrial park setting
- The property is centrally located just off Trindle Rd & St John's Church Rd which offers quick access to 
- Space offers:
 - Well maintained 19,800 SF turn-key data center with heavy power and 1500 KVA back up generator
 - Fully climate controlled with 8 HVAC units plus 10 CRAC condensing units for the server room
 - Building features halon fire suppression, 26' clear ceiling height, and 1 dock door
 - Large 2.63 acre site with abundant parking
- Join corporate neighbors: Land O'Lakes - Purina Mills, Foot Locker Corporate Services, Pierce Phelps, NAPA Transportation, RXO, New Penn, Eastern Consolidation & Distribution Services, GXO, D&H Distributing, Global Supply Chain & Trucking, Sunbelt Rentals, and more



433 RAILROAD AVE CAMP HILL, PA 17011

INDUSTRIAL DATA CENTER FOR LEASE

PROPERTY DETAILS

Property Address	433 Railroad Ave Camp Hill, PA 17011
Property Type	Industrial Data Center
Tenancy	Single
Property Size	19,800 SF
Lot Size	2.63 Acres
Year Built	1968
Dock Doors	1 (Expandable)
Clear Ceiling Height	12' - 26'
Parking	126 Spaces
Construction	Block & Masonry
Roof	EPMD Membrane
Roof Framing	Steel (open web joist)
Lighting	Fluorescent
Climate Controlled	Yes
Power	277/480-Volt, 3-Phase
Building Capacity	2500 Amps
Back up Generator	1500 KVA (Diesel)
HVAC	Individual units (gas)
Sprinkler	Yes (Halon system)
Water/Sewer	Public
Cross Streets	Trindle Rd & Railroad Ave
APN	10-22-0527-153
Taxes	\$33,200.52 (2025)

PROPERTY HIGHLIGHTS

An exceptionally rare opportunity to lease a turn-key industrial data center facility located at 433 Railroad Avenue in Camp Hill, PA. Positioned within an established and well-maintained industrial park, the property offers superb regional access just off Trindle Road and St. John's Church Road, minutes from US-15, US-11, PA-581, I-83, I-76 (PA Turnpike), and I-81. The 19,800 SF facility was purpose-built and operated as a data center, offering robust infrastructure ideally suited for continued data, technology, or high-power industrial use.

The building features heavy electrical capacity (2,500 amps) and a 1,500 KVA diesel backup generator, supporting high-reliability operations with redundant power and energy resilience. The space is fully climate controlled with eight HVAC units and ten CRAC condensing units dedicated to the server room, providing precise environmental control and consistent cooling for equipment. Additional features include halon fire suppression, 26' clear ceiling height, and a dock door for easy loading and equipment access. The property sits on a 2.63-acre site with abundant on-site parking, private office areas, a dedicated customer entrance, and full public utilities.

This rare facility provides an immediate, cost-effective solution for users seeking secure, high-capacity infrastructure without the need for extensive retrofit or new construction. Surrounding corporate neighbors include Land O'Lakes - Purina Mills, Foot Locker Corporate Services, Pierce Phelps, NAPA Transportation, RXO, New Penn, Eastern Consolidation & Distribution Services, GXO, D&H Distributing, Global Supply Chain & Trucking, Sunbelt Rentals, and others.



433 RAILROAD AVE
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INDUSTRIAL DATA CENTER
FOR LEASE

AERIAL



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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PARCEL



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TRADE AERIAL



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AREA OVERVIEW

Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland County contains many western suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).

TOP EMPLOYERS

FEDERAL GOVERNMENT
GIANT FOOD STORES, LLC
AMAZON.COM DEDC LLC
STATE GOVERNMENT

KEY INDUSTRIES

EDUCATION
FOOD PROCESSING & AGRIBUSINESS
HEALTHCARE
MANUFACTURING



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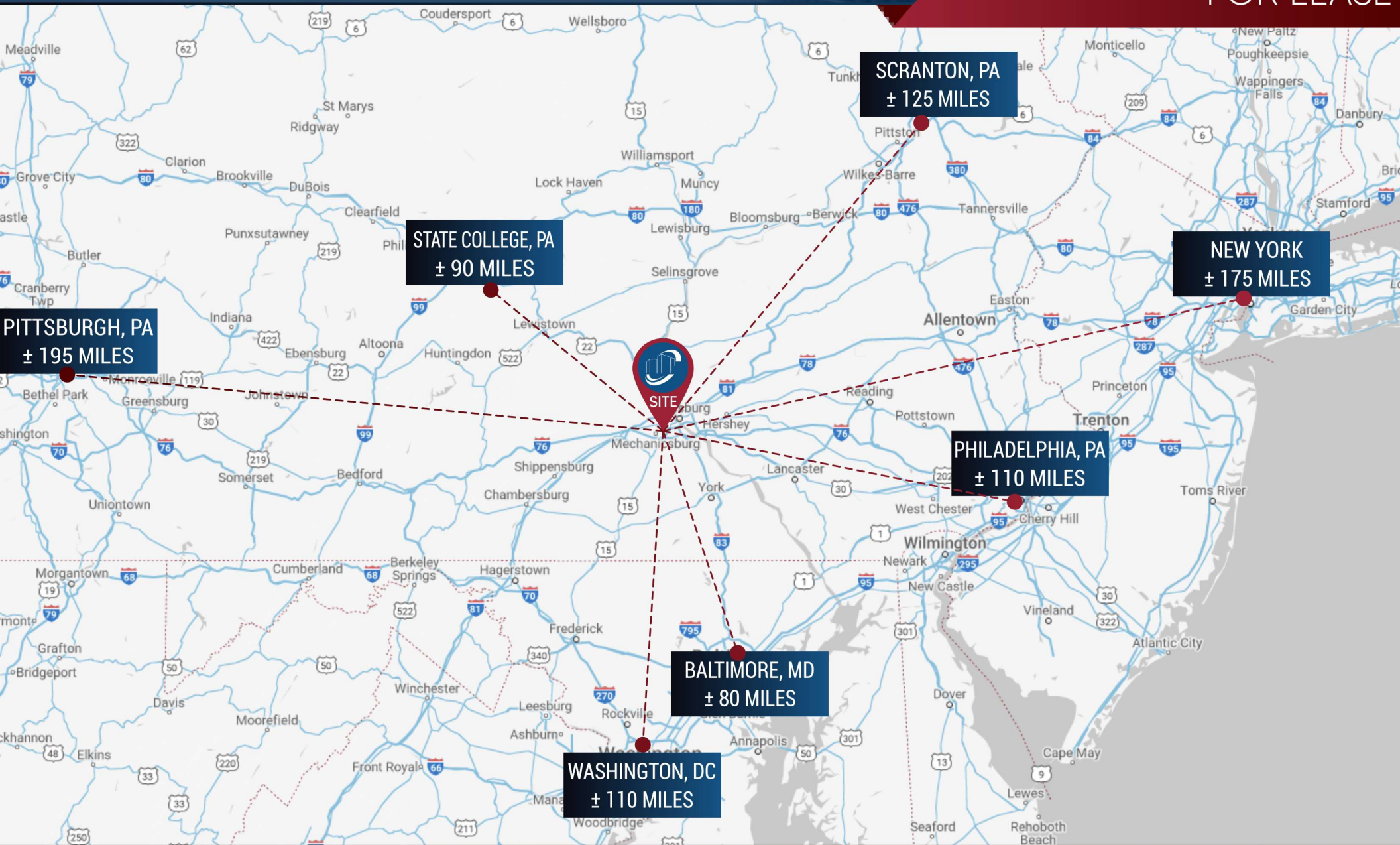
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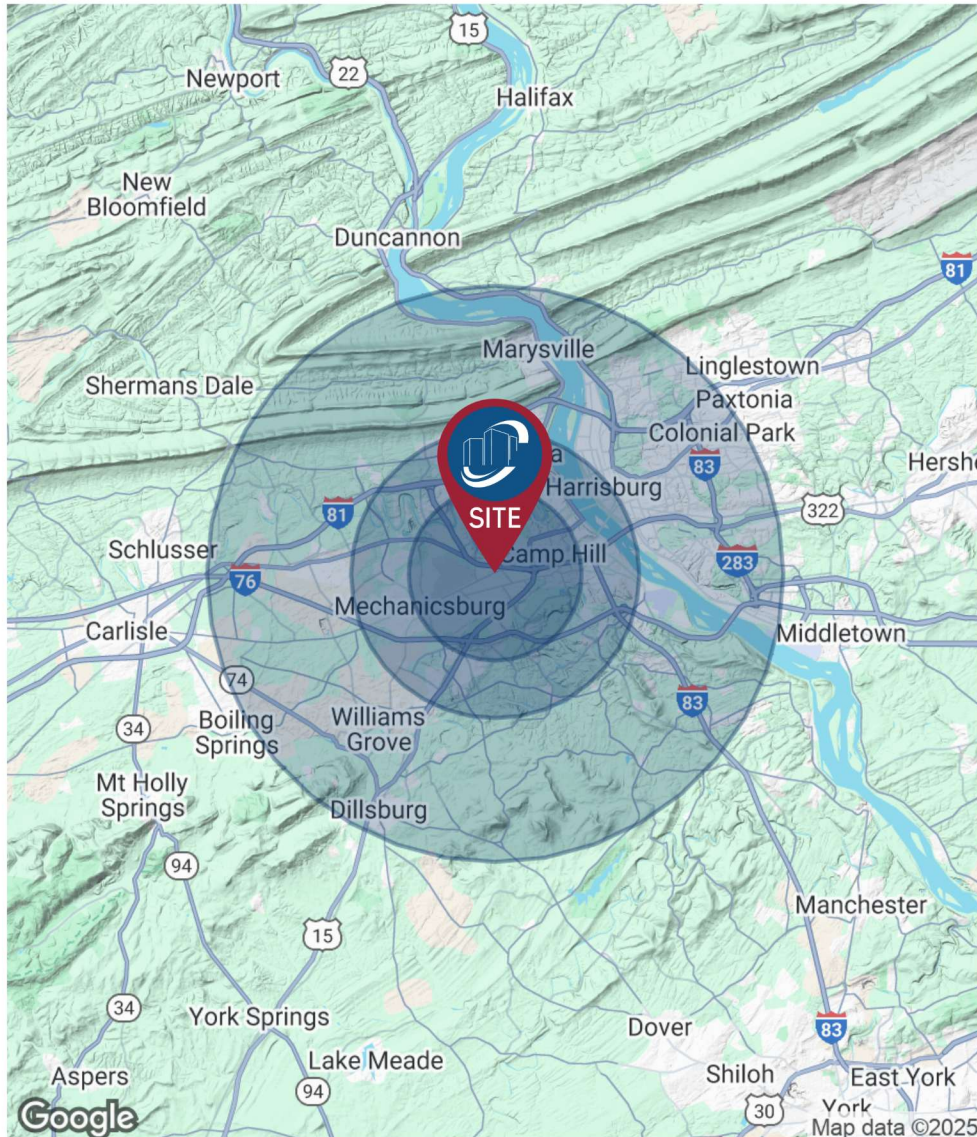
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DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
Total Population	67,810	165,456	346,709
Population Density	2,398	2,107	1,104
Median Age	42	42	41
Median Age (Male)	41	40	40
Median Age (Female)	43	43	42
Total Households	27,394	68,078	140,134
# of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$124,437	\$118,473	\$106,671
Average House Value	\$328,606	\$324,913	\$289,308

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