



CRANED INDUSTRIAL SERVICE FACILITY AVAILABLE

170 FULLING MILL RD | MIDDLETOWN, PA 17057



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(717) 731.1990





OFFERING SUMMARY

LEASE RATE	Subject to Guidance
AVAILABLE SF	15,000 SF
BUILDING TYPE	Industrial Warehouse
BUILDING SIZE	15,000 SF
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	Lower Swatara Twp
ZONING	Industrial
CORRIDOR	PA-283 / I-76 PA-Turnpike

PROPERTY HIGHLIGHTS

- Prime 15,000 SF industrial property available in in Middletown, PA
- Visibility to **283** with quick access to    
- The property features:
 - 15,000 SF service facility offers 5,000 SF office, 8,000 SF warehouse, & 2,000 SF covered storage
 - Main Shop area has (2) overhead cranes (4 ton each). Heavy power available
 - Facility includes wash bay & paint booth with (1) overhead crane (2 ton) with direct access to storage yard
- Heavy industrial zoning with access to Union Street full interchange of Rt. 283
- Corporate neighbors include FedEx's Central PA distribution network which includes FedEx Freight, FedEx Ground, FedEx Shipping Center, UPS Parcel Hub, Schneider Electric, and Phoenix Contact

PROPERTY DETAILS

Property Type	Industrial Service Facility
Property Size	15,500 SF
Office Size	5,000 SF
Warehouse Size	8,000 SF
Covered Storage	2,000 SF
Lot Size	0.61 Acres
Year Built	1986
Drive-In Doors	2 (expandable)
Clear Ceiling Height	10' - 22'
Cranes	3 Overhead Cranes (two 4-ton; one 2-ton)
Car Parking	10 Spaces
Outdoor Storage	No
Framing	Steel
Construction	Brick & Steel
Roof	Standing Seam
Power	Heavy
Access	PA-283 via Union St full interchange
Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Swatara Twp
Zoning	Industrial (I)
APN	36-011-064





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PROPERTY AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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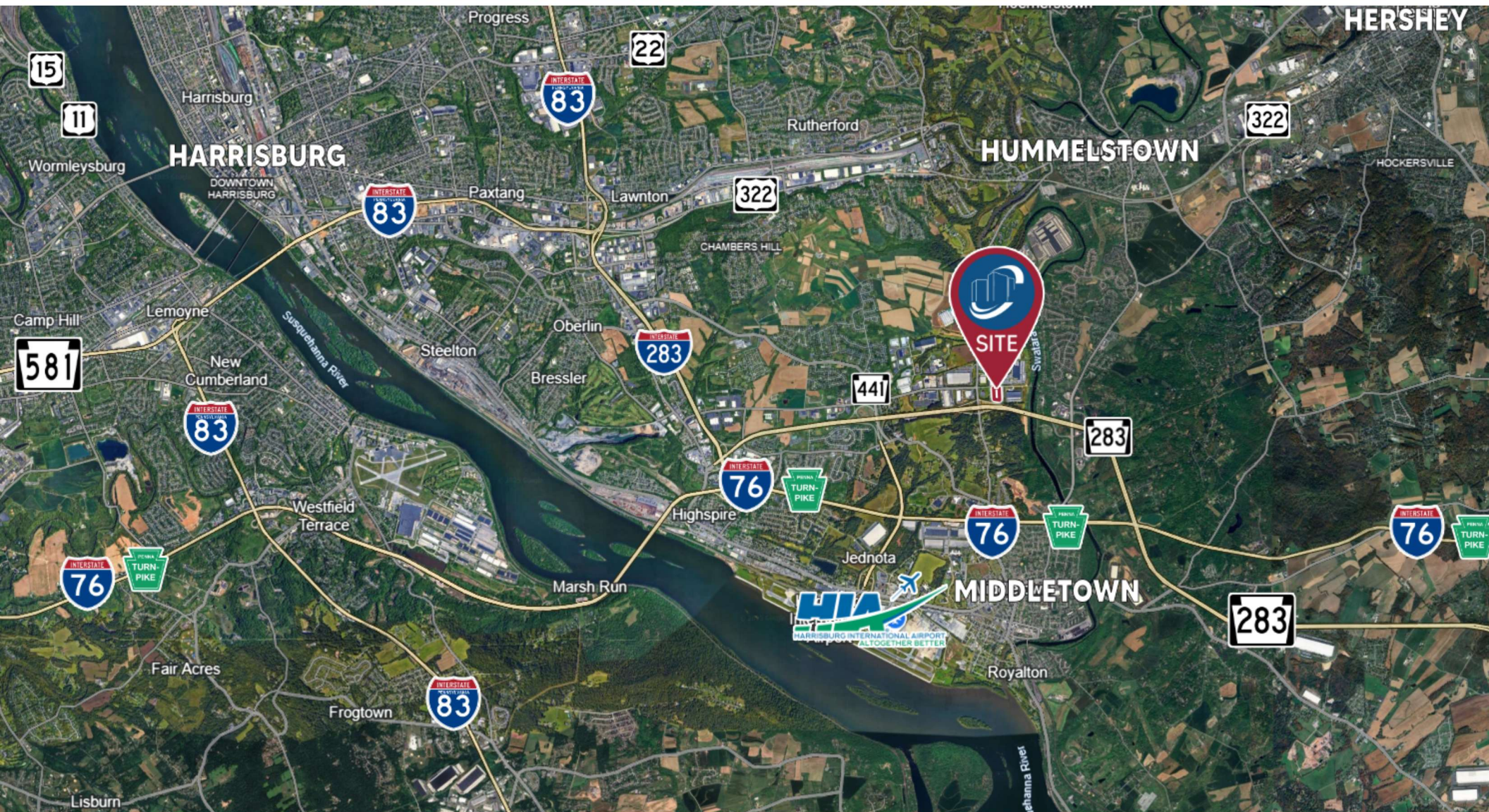
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LOCAL MAP



LOCATION AERIAL



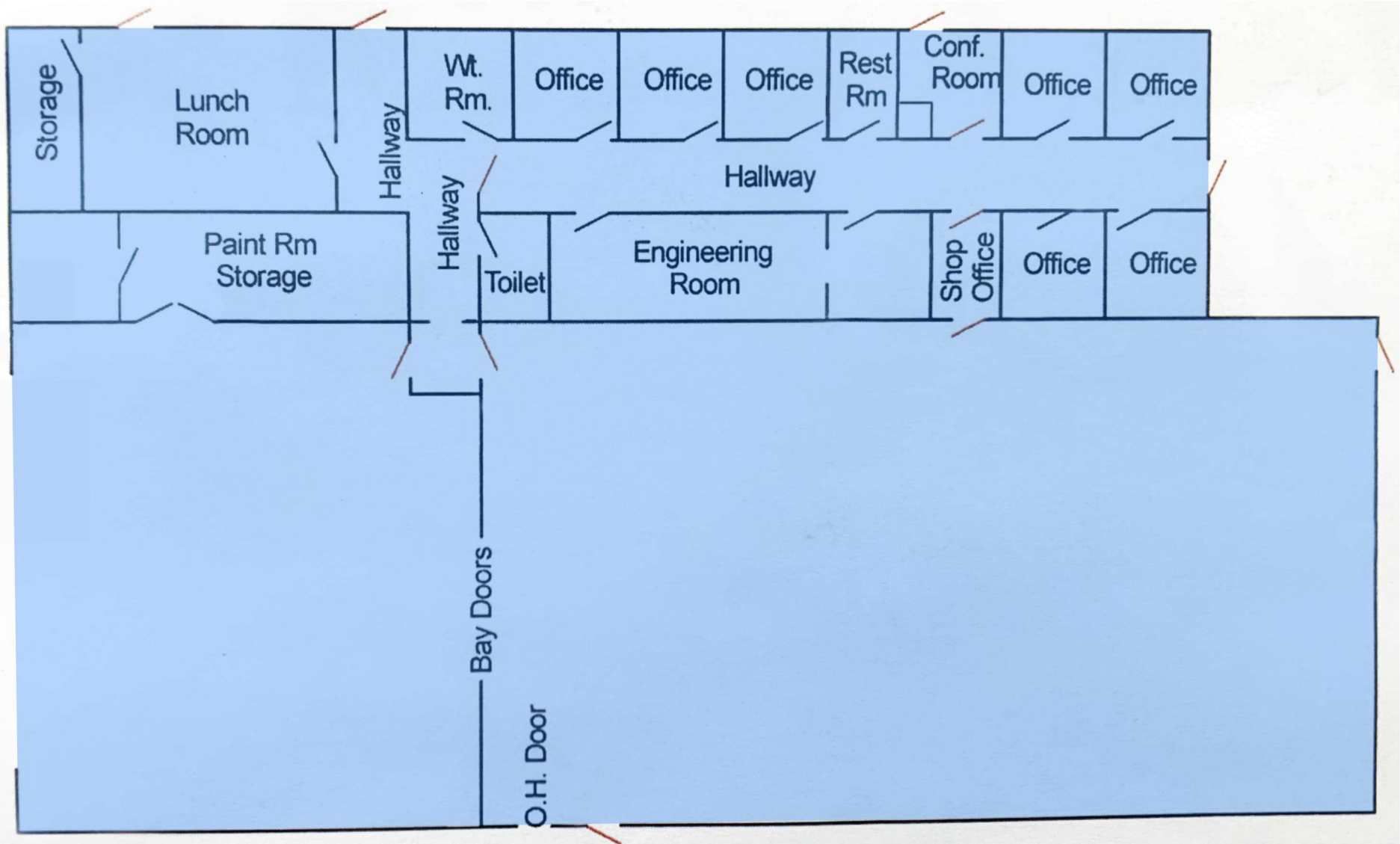
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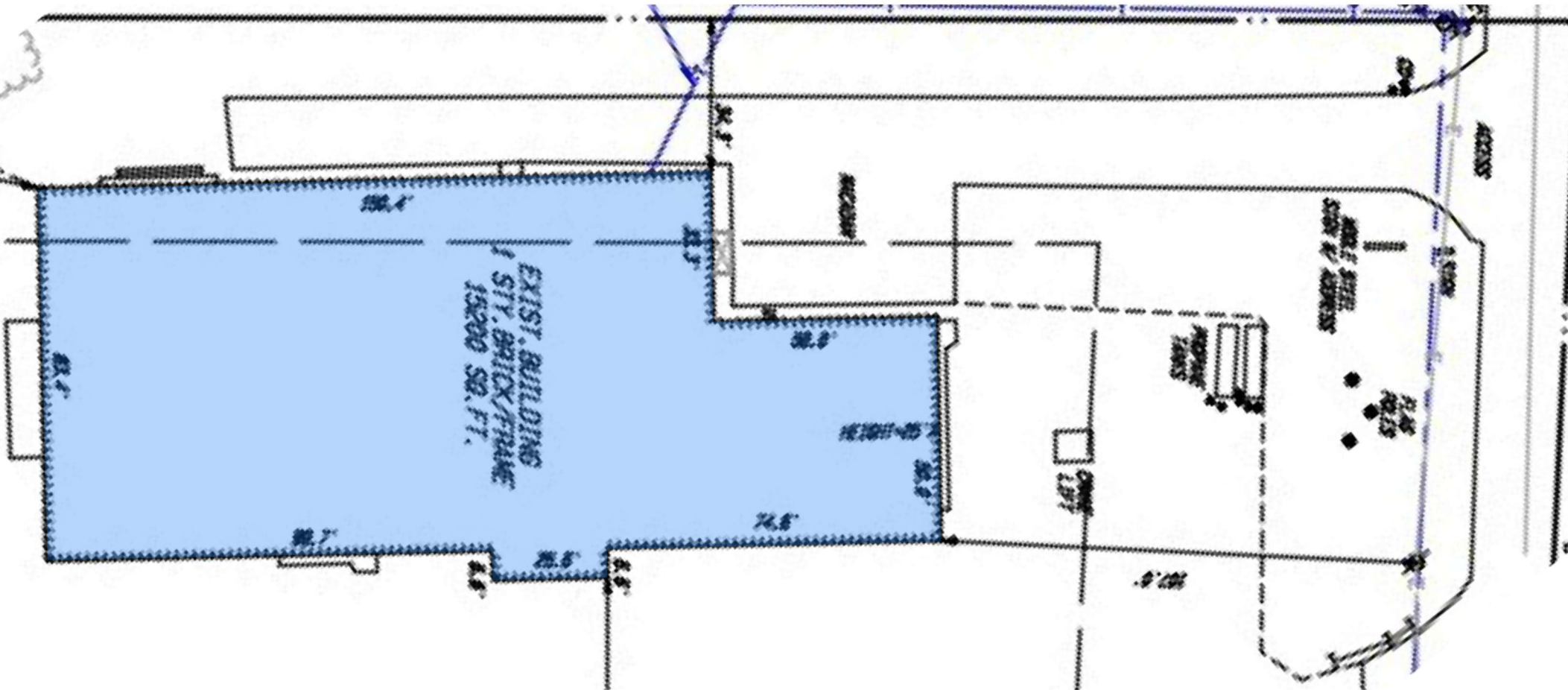
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FLOOR PLAN



SITE PLAN



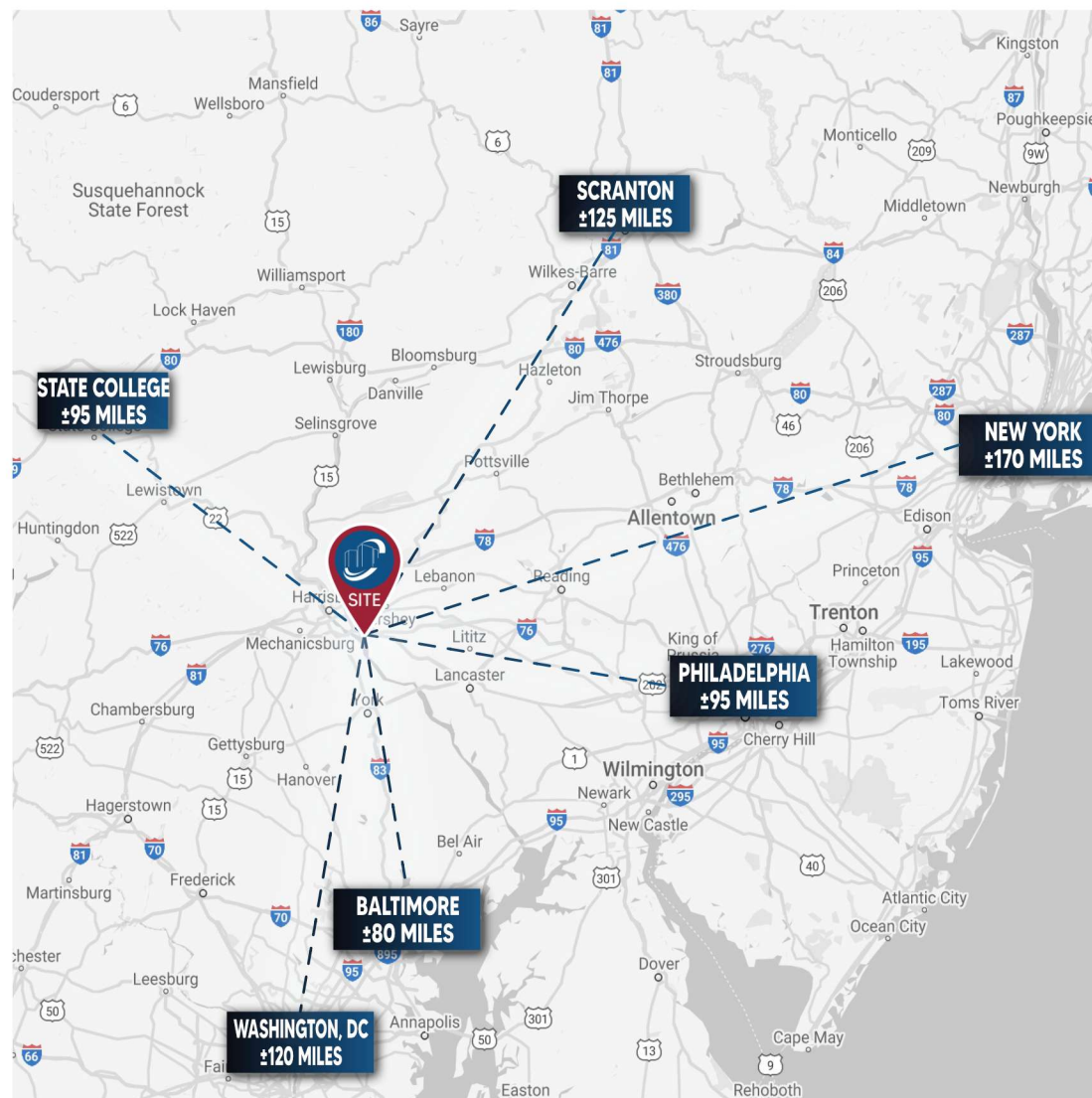
AREA OVERVIEW

DAUPHIN COUNTY is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

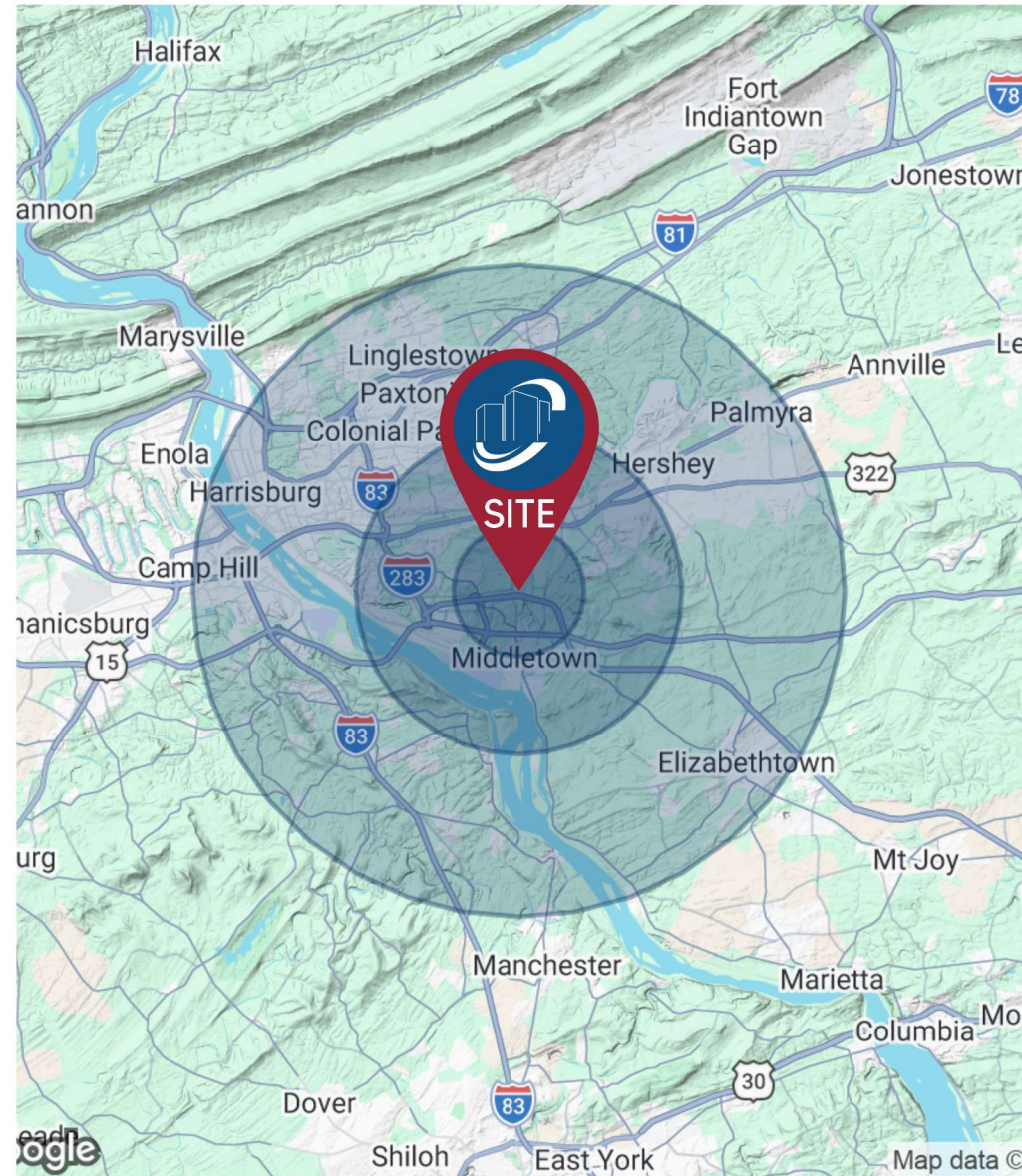
In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	11,861	82,159	346,480
Average age	42.6	40.3	39.7
Average age (Male)	41.2	39.0	38.1
Average age (Female)	44.0	41.3	40.9

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	5,037	34,548	141,639
# of persons per HH	2.4	2.4	2.4
Average HH income	\$129,798	\$107,335	\$100,115
Average house value	\$267,581	\$262,388	\$258,342





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