

100 Capital Lane

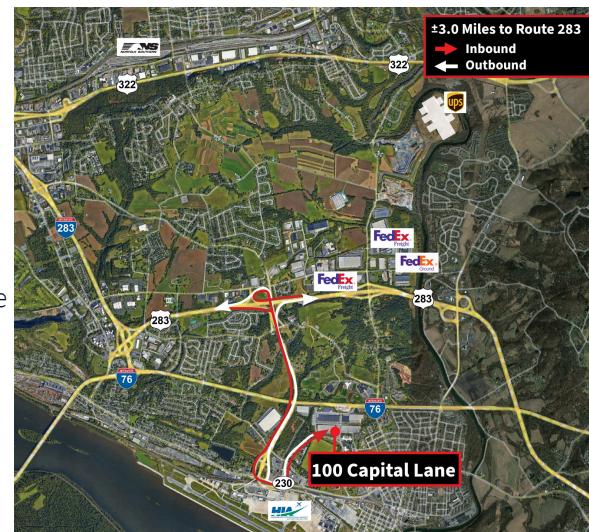
Middletown, PA

321,333 SF available for sublease through December 31, 2027



Property specifications

- 321,333 SF available
- ±4,800 SF existing main offices (±3,200 SF in SE corner & ±1,600 in SW corner) 28'
- clear inside first column line
- 39 dock doors (10' x 10')
 - 30 doors equipped with 40,000 lb. hydraulic levelers, seals, bumpers, and trailer locks w/ stop & go lights
 - 9 doors equipped w/ edge-of-dock levelers, seals & bumpers
- 1 (12' x 14') drive-in door
- ±50 car parking spaces
- ±21 trailer parking spaces with truck court fencing
- LED lighting on motion sensors
- 3,000-AMP, 480/277-volt, 3-phase electrical service
- ESFR sprinkler system
- AIB food grade improvements



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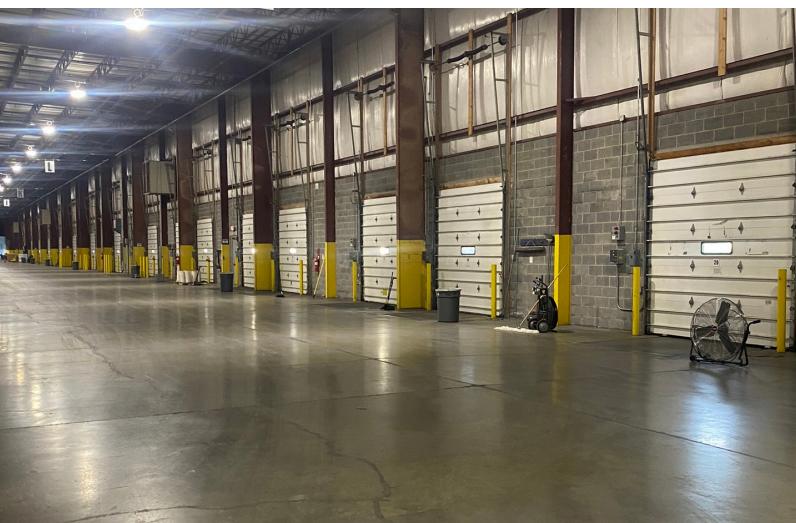
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Site Plan



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