



INDUSTRIAL FLEX BUILDING FOR LEASE

CAPITAL VALLEY BUSINESS PARK
ROUTE 441, MIDDLETOWN, PA 17057



SIMILAR BUILDING

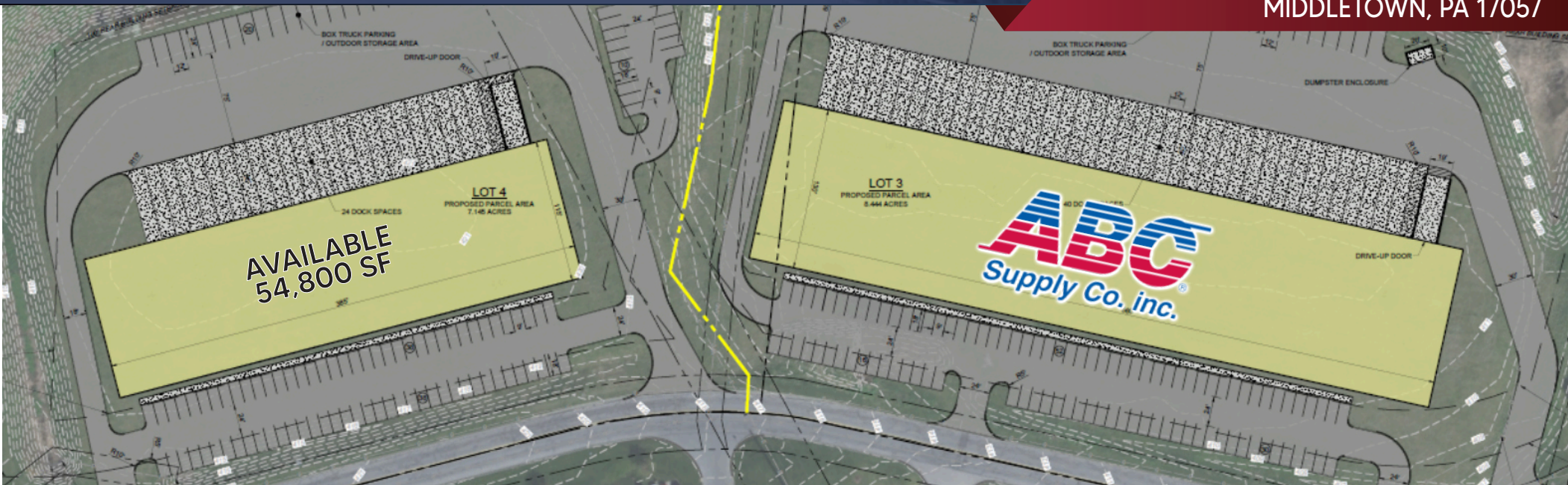
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INDUSTRIAL FLEX PROPERTY FOR LEASE

CAPITAL VALLEY BUSINESS PARK
ROUTE 441 & KREIDER DR
MIDDLETOWN, PA 17057



OFFERING SUMMARY

Building 1 Size	54,800 SF
Building 2 Size	64,400 SF (LEASED)
Lease Rate	Negotiable
Lot Size	7.15 Acres
Completion Date	Q3 2025
County	Dauphin County
Municipality	Lower Swatara Twp
Zoning	Industrial Park Limited

PROPERTY HIGHLIGHTS

- New construction flex property for lease in Capital Valley Business Park delivering Q3 2025
- Rare 54,800 SF building size sitting on a ± 7.15 acre lot that offers ample car & trailer parking and loading/unloading space
- Zoned in Industrial Park Limited District which allows for expansive industrial, flex & office permitted uses
- Located just off **283** with easy access to:
- Highly visible property with excellent roadside signage along Route 441 (Oberlin Rd)

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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943



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OFFERING SUMMARY

Property Type	Industrial
APN	36-005-394
Lot Size	7.145 AC
Building Size	54,800 SF
Office Availability	Built to Spec
Warehouse Availability	Built to Spec
Car Parking	96 spaces
Loading/Unloading Spaces	23 spaces
Dock Doors	Twenty-Two (22)
Drive-in Doors	Two (2)
Foundation	Concrete Masonry
Framing	Steel
Roof	Rubber
Clear Ceiling Height	28'
Sprinklers	ESFR
HVAC	Gas
Electric	3-Phase
Water/Sewer	Public
Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Swatara Township
Business Park	Capital Valley Business Park
Zoning	Industrial Park Limited



BUILDING 2 - COMPLETED 2024



BUILDING 2 - COMPLETED 2024

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FULLING MILL RD

283

numotion
 Lumithera
 ACCURATE INSULATION LLC
 TRUGREEN

LANDMARK COMMERCIAL REALTY
AVAILABLE
54,800 SF

LANDMARK COMMERCIAL REALTY
1050 KREIDER DR
7,000 SF AVAILABLE

FRESENIUS KIDNEY CARE
 Securitas

ABC
 Supply Co. inc.

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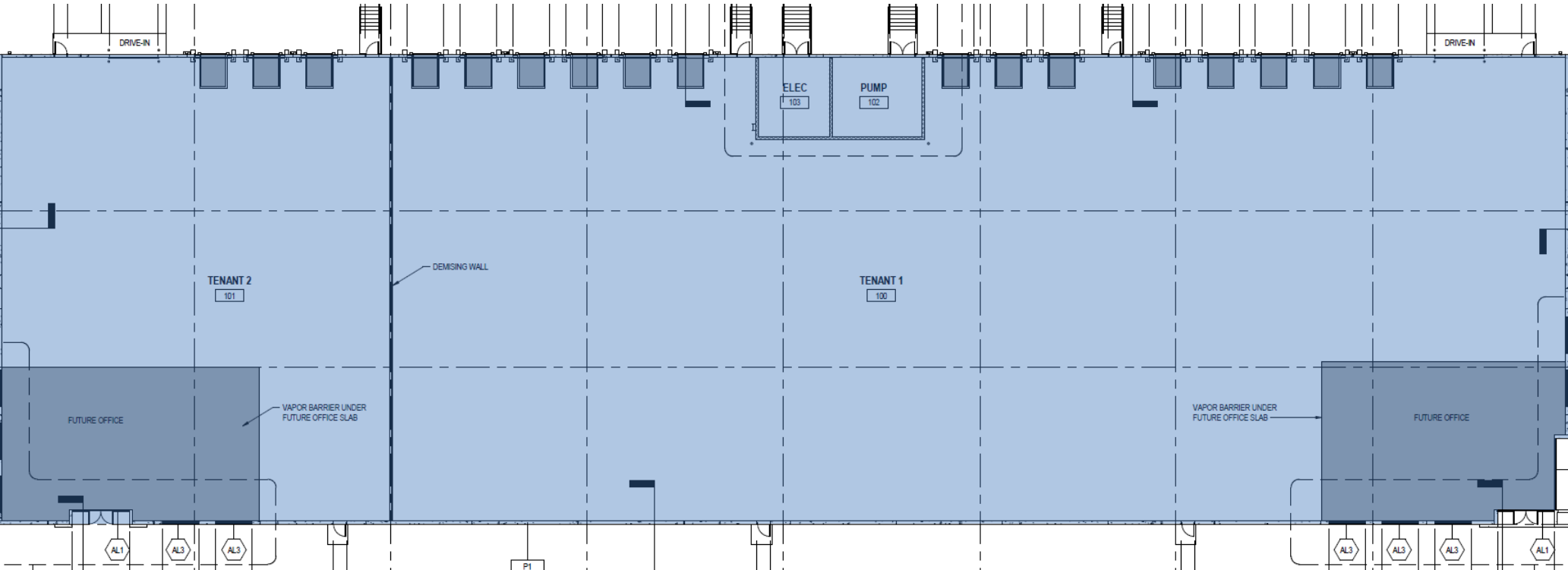
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FLOORPLAN



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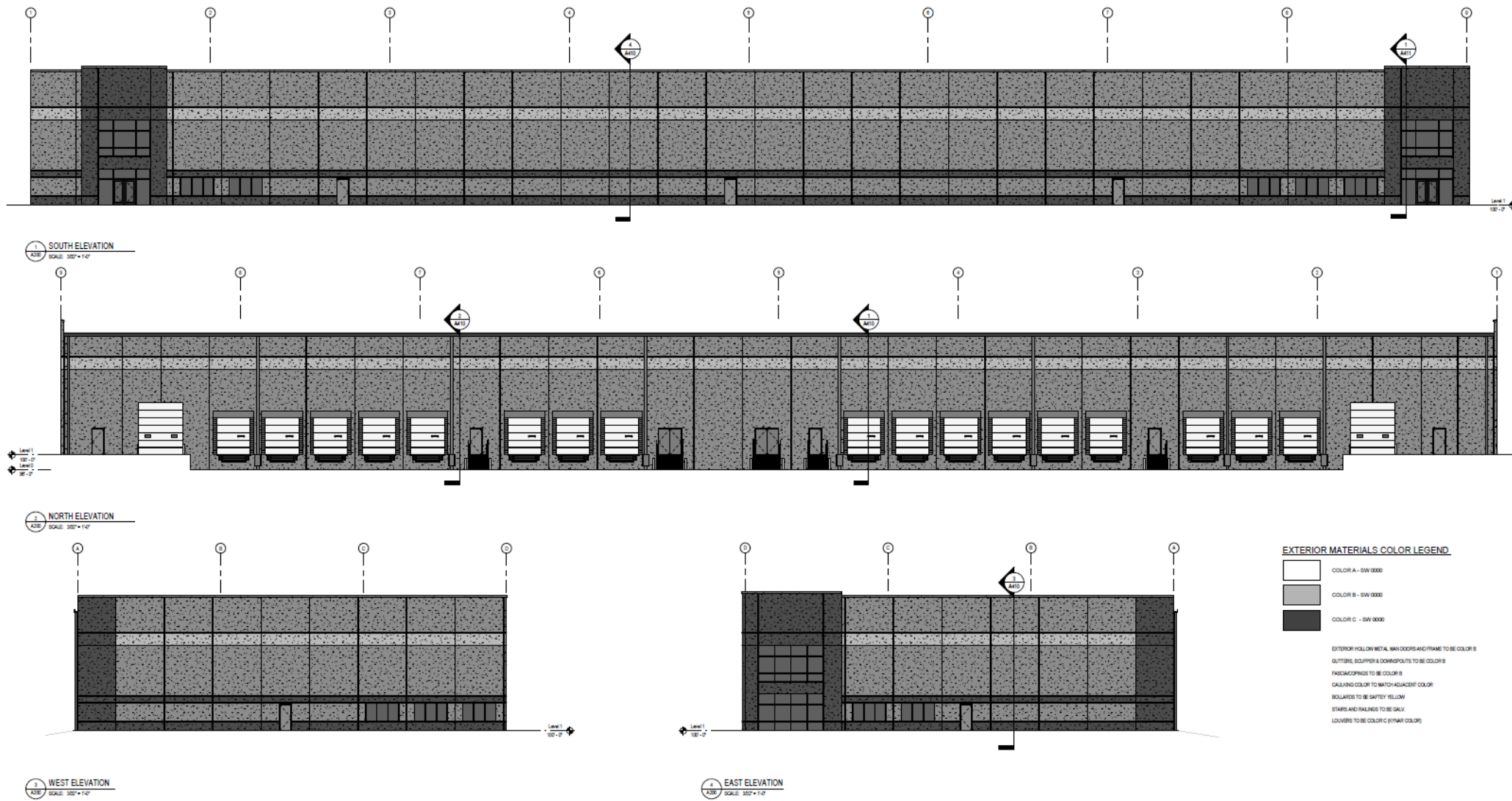
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ELEVATION PLANS



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BUILDING 2 COMPLETED Q4 2024



BUILD TO SUIT EXCLUSIVELY FOR:



BY:



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TRADE AERIAL



John C. Kunkel Elementary School

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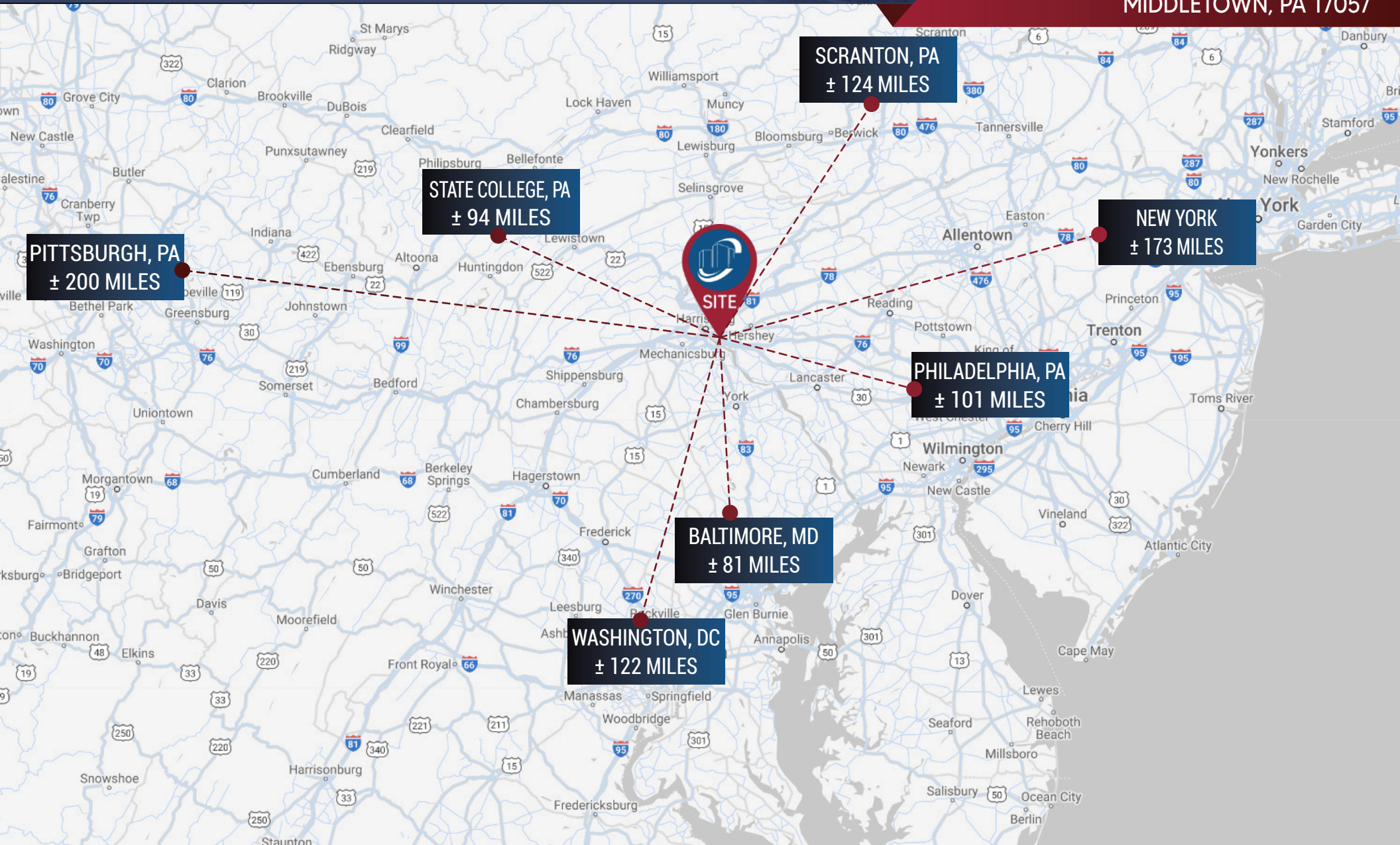
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AREA OVERVIEW

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

2024 ESTIMATED POPULATION **263,782**



MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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