

AVAILABLE | 182,831 SF

116 CAMERON STREET

ELIZABETHTOWN, PA

Ownership Group:



Listing Team:



LEASED

**CERTIFICATE  OF
OCCUPANCY IN PLACE**



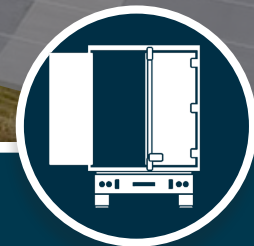
*Centralized Location
on Rt-283 Corridor*



*Abundant
Labor Access*

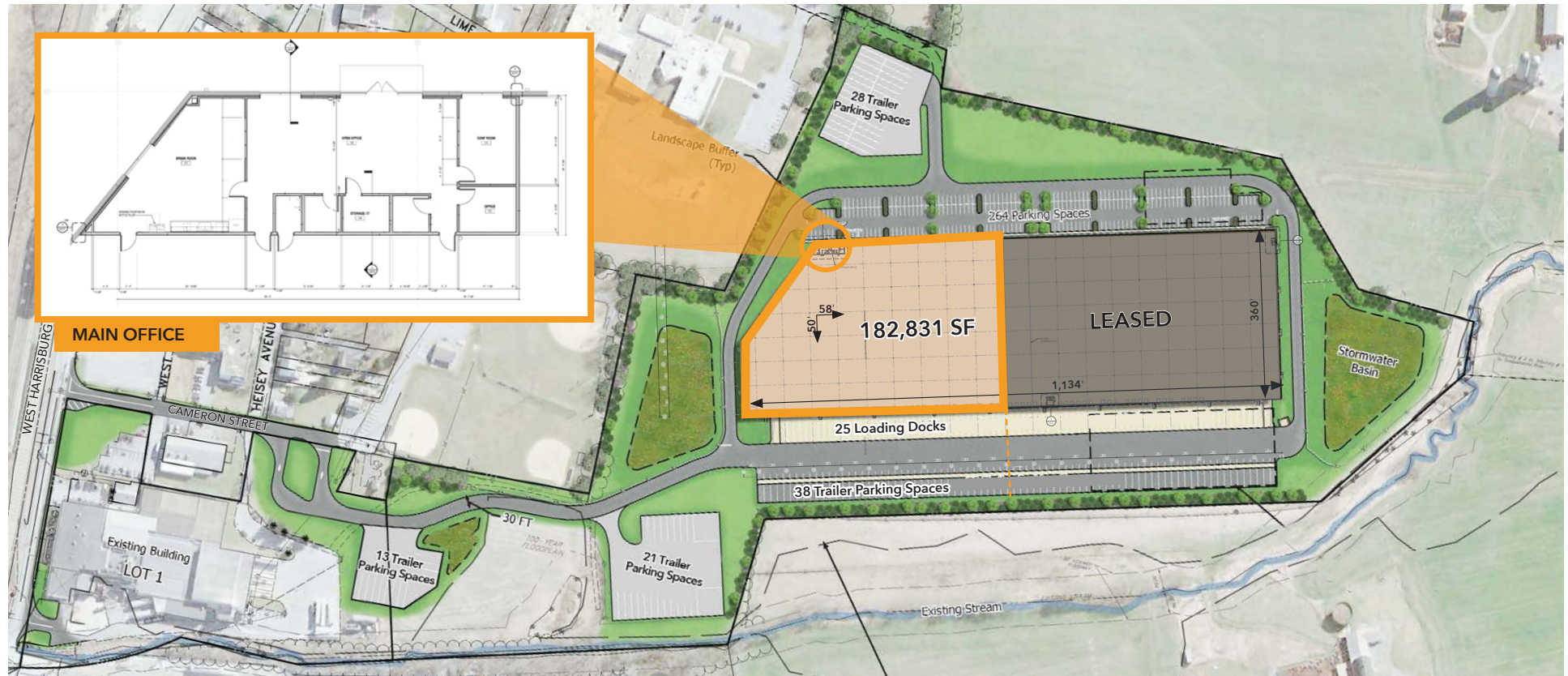


*Unparalleled Access
to Parcel Hubs*



*Heavy Trailer
Parking*

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BUILDING SPECIFICATIONS

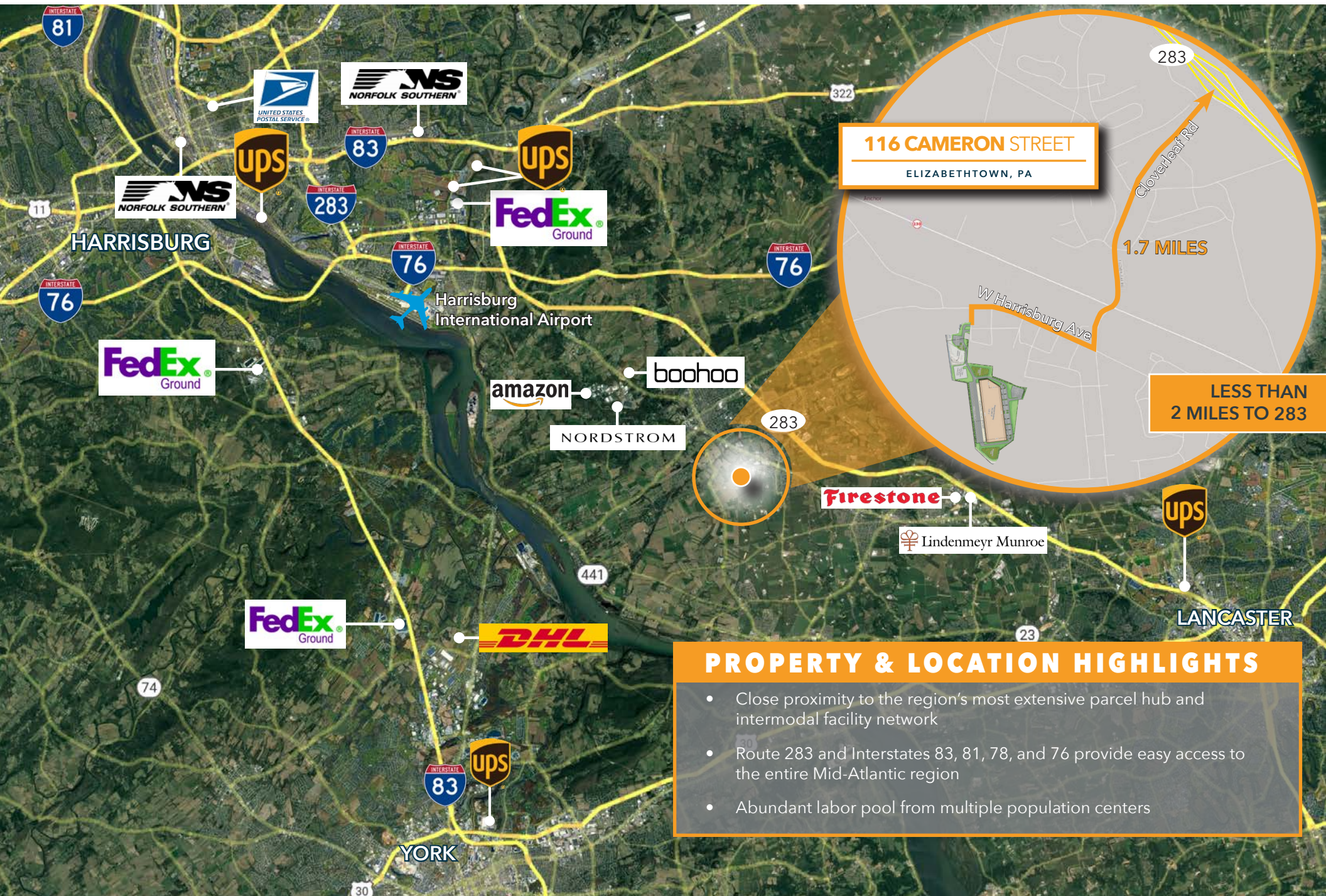
| | |
|----------------|--|
| Building Size | 392,040 SF |
| Available Size | 182,831 SF |
| Dimensions | 1,134' X 360' |
| Clear Height | 36' clear |
| Column Spacing | 58'w x 50'd with 60' speed bay |
| Dock Doors | 24 total docks (14 equipped with levelers, seals, lights and guards); 9 additional KO panels for future positions |
| Drive-in Doors | 1 |
| Truck Court | 185' depth with 60' concrete apron |

| | |
|------------------------|---|
| Office | 2,000 SF +/- main office |
| Lighting | LED with motion sensors |
| Sprinkler System | ESFR |
| HVAC | Roof mounted gas fired Cambridge heating units |
| Power | 3,000 amps to Premises (6,000 amps full building) |
| Car Parking Spaces | Up to 200 |
| Trailer Parking Spaces | 39 trailer parking spaces, expandable to 110 |
| Outside Storage | Up to 3.5 acres (does not include opposable trailer parking) |

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MARKET ACCESS AND INFRASTRUCTURE



Same Day Delivery

| | Miles | Minutes |
|-------------------|-------|---------|
| Harrisburg, PA | 24 | 31 |
| Baltimore, MD | 74 | 83 |
| Wilmington, DE | 85 | 90 |
| Allentown, PA | 87 | 95 |
| Philadelphia, PA | 93 | 99 |
| New York City, NY | 176 | 173 |



Ports

| | | |
|----------------------------|-----|-----|
| Port of Baltimore | 74 | 85 |
| Port of Wilmington | 85 | 102 |
| Port of Philadelphia | 98 | 105 |
| Port of Newark / Elizabeth | 177 | 161 |



Airports

| | | |
|----------------------------|-----|-----|
| Harrisburg Intl. | 18 | 19 |
| Newark Liberty Intl. | 99 | 96 |
| Philadelphia Intl. | 106 | 97 |
| Baltimore Washington Intl. | 194 | 182 |



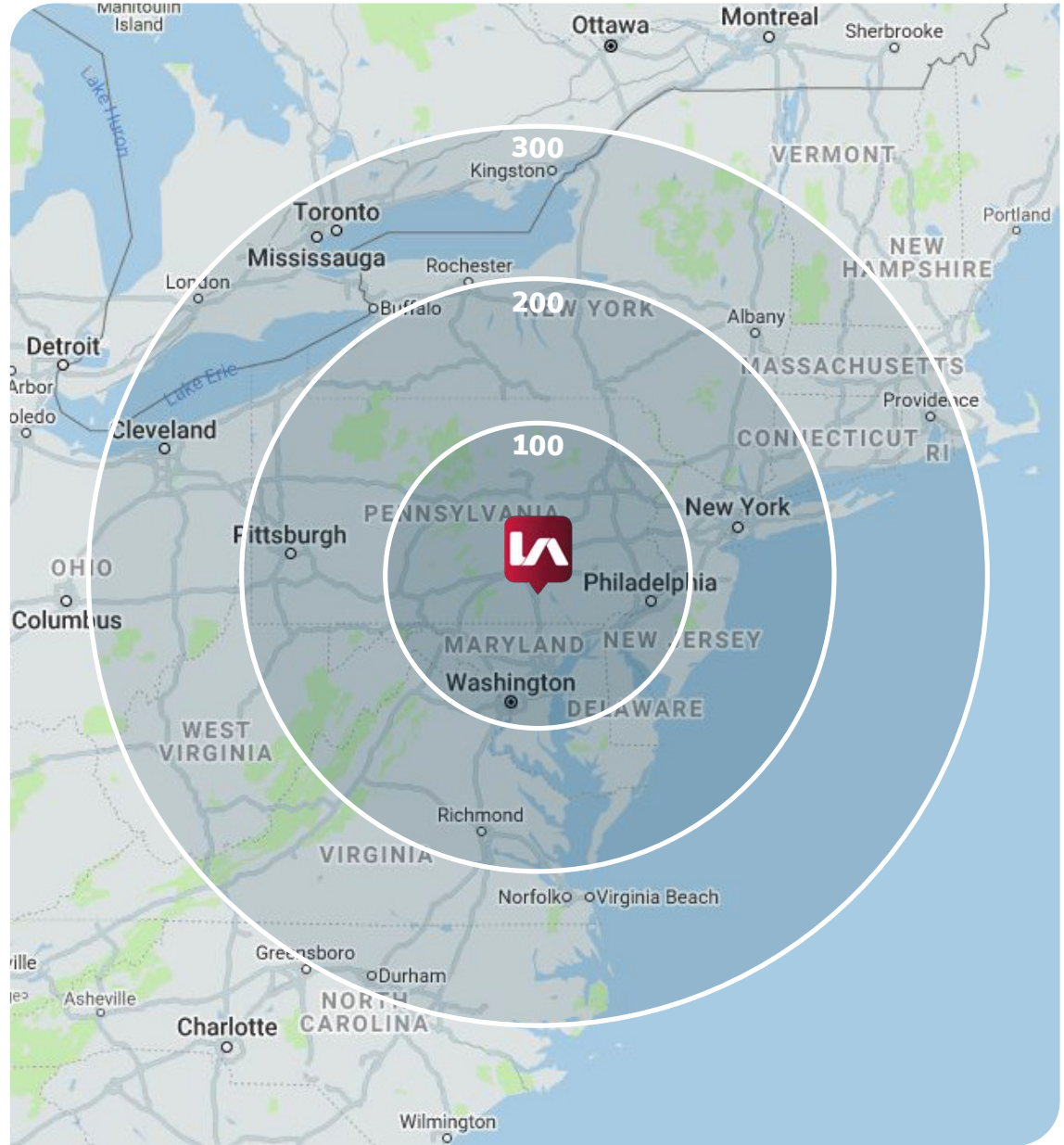
Parcel Facilities

| | | |
|----------------------|----|----|
| UPS Middletown, PA | 14 | 21 |
| FedEx Middletown, PA | 15 | 20 |
| USPS Lancaster, PA | 17 | 21 |
| FedEx Lewisberry, PA | 28 | 34 |



Intermodal Yards

| | | |
|--|----|----|
| Norfolk Southern - Rutherford Harrisburg, PA | 21 | 28 |
| Norfolk Southern - Lucknow Harrisburg, PA | 28 | 32 |
| Norfolk Southern Reading, PA | 49 | 52 |
| CSX Intermodal Chambersburg, PA | 78 | 89 |



Ownership Group:



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