

**AVAILABLE | 182,831 SF**

# **116 CAMERON STREET**

ELIZABETHTOWN, PA

Ownership Group:



Listing Team:



**CERTIFICATE OF  
OCCUPANCY IN PLACE**



*Centralized Location  
on Rt-283 Corridor*



*Abundant  
Labor Access*

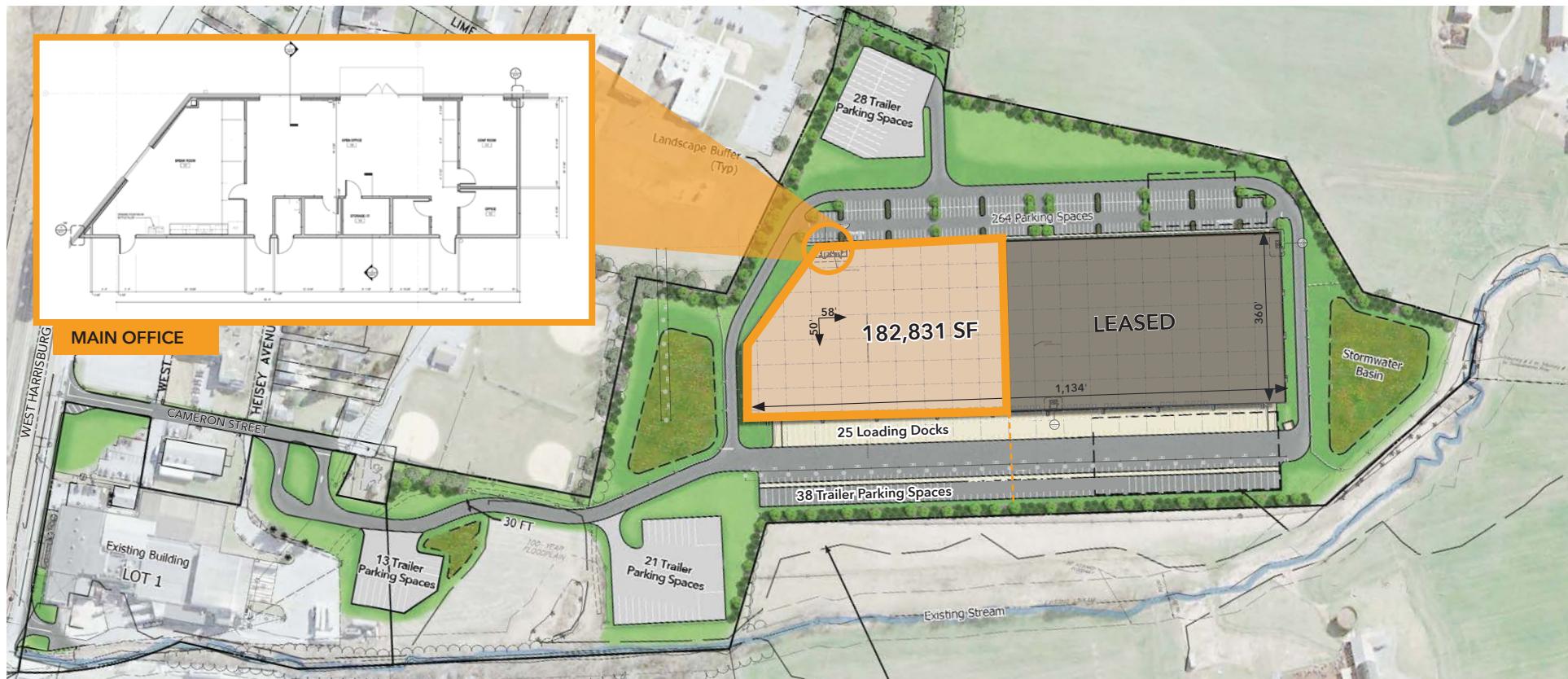


*Unparalleled Access  
to Parcel Hubs*



*Heavy Trailer  
Parking*

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## BUILDING SPECIFICATIONS

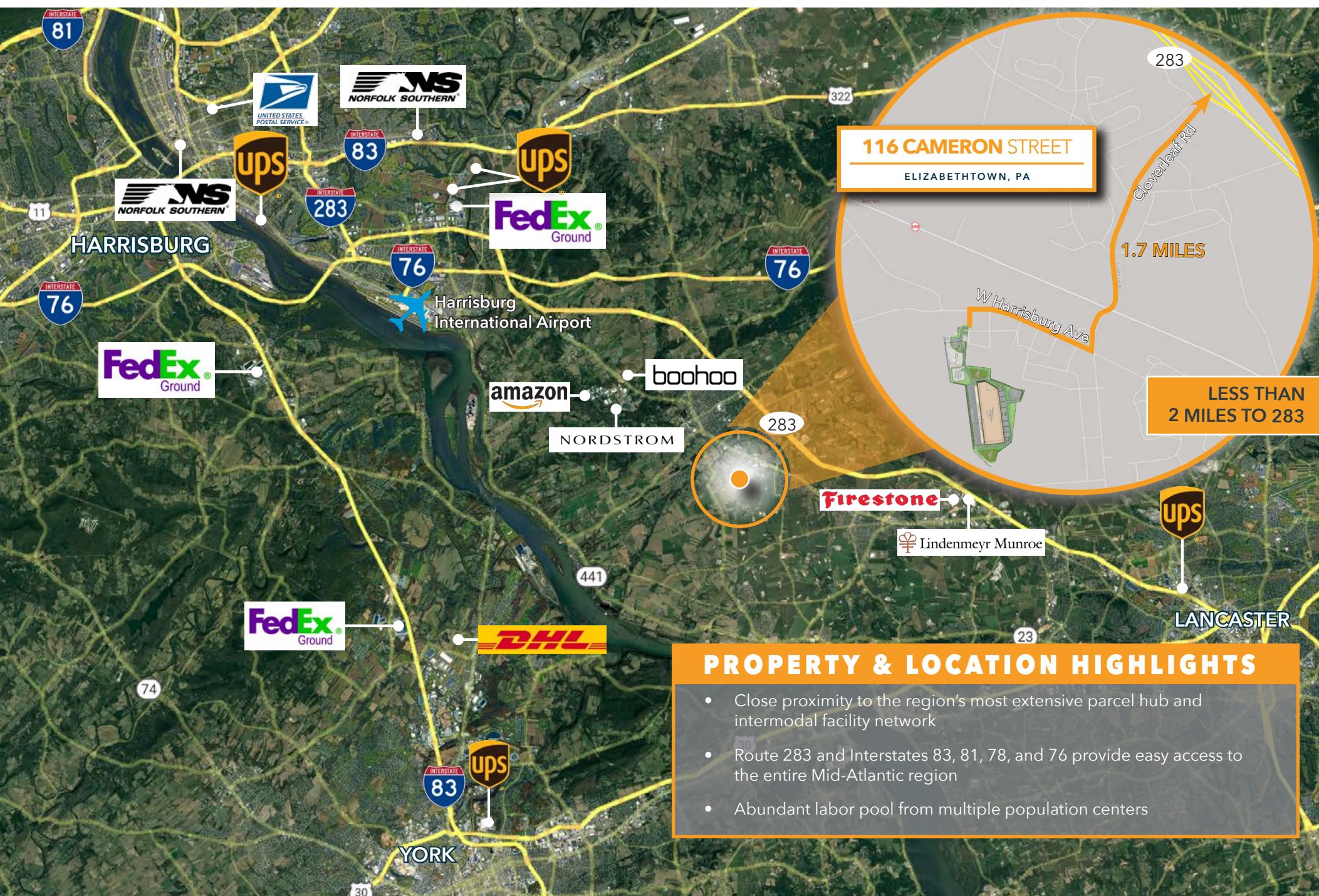
Building Size	392,040 SF
Available Size	182,831 SF
Dimensions	1,134' X 360'
Clear Height	36' clear
Column Spacing	58'w x 50'd with 60' speed bay
Dock Doors	24 total docks (14 equipped with levelers, seals, lights and guards); 9 additional KO panels for future positions
Drive-in Doors	1
Truck Court	185'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

- Close proximity to the region's most extensive parcel hub and intermodal facility network
  - Route 283 and Interstates 83, 81, 78, and 76 provide easy access to the entire Mid-Atlantic region
  - Abundant labor pool from multiple population centers

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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



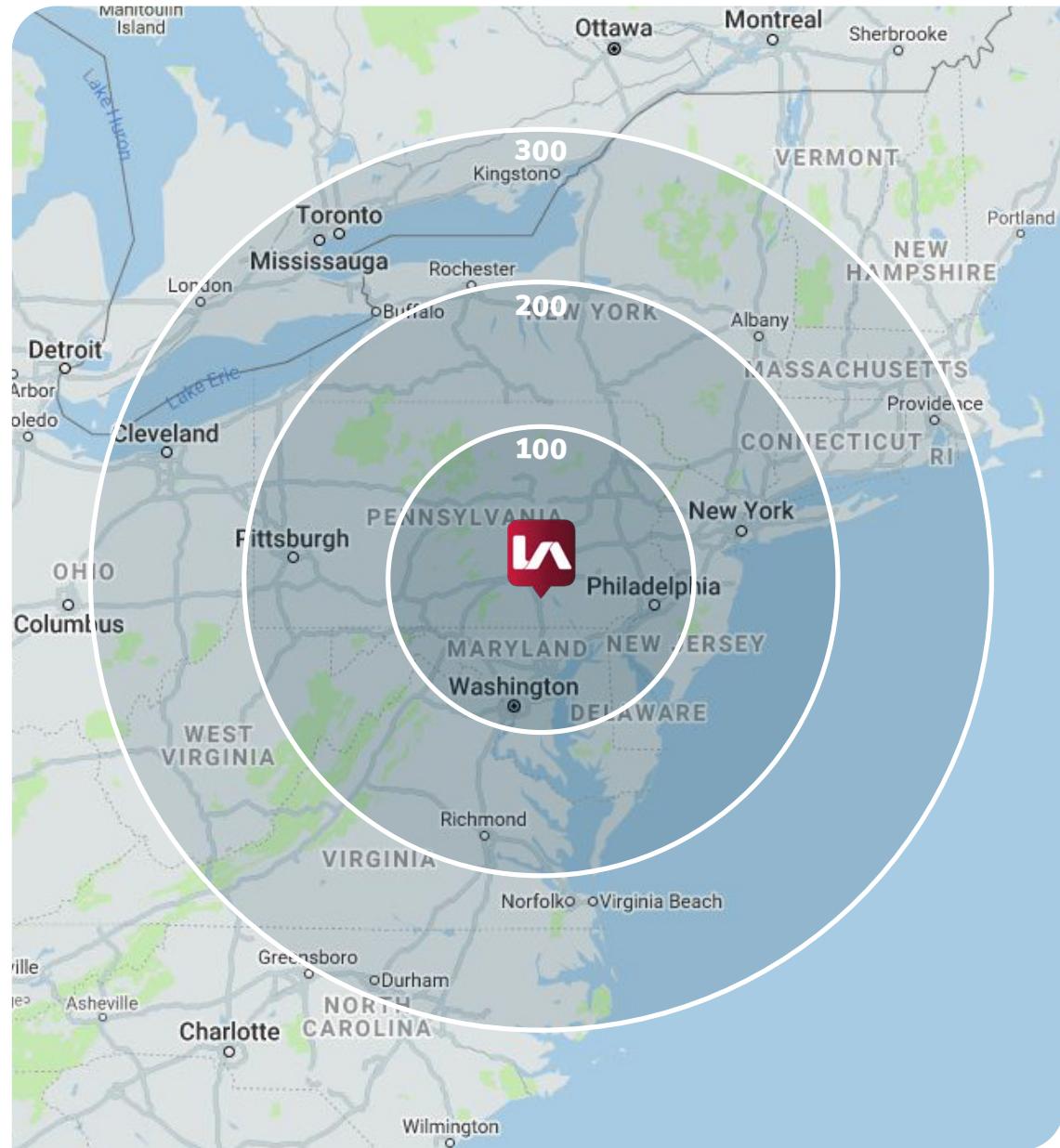
### Parcel Facilities

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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