

Q2 2026 DELIVERY



SILVER SPRING

LOGISTICS PARK



CARLISLE PIKE (US ROUTE 11)
MECHANICSBURG, PA

THREE-BUILDING INDUSTRIAL PARK
803,520 SF | 318,060 SF | 892,620 SF

SITE PLAN





PROPERTY SPECIFICATIONS

	BUILDING 1	BUILDING 2	BUILDING 3
BUILDING SIZE	803,520 SF	318,060 SF	892,620 SF
LOADING CONFIGURATION	CROSS-DOCK	REAR-LOAD	CROSS-DOCK
BUILDING DIMENSIONS	WIDTH: 1,296' DEPTH: 620'	WIDTH: 1,026' DEPTH: 310'	WIDTH: 1,566' DEPTH: 570'
TRUCK COURT DEPTH	185'	185'	185'
DOCK DOORS	145	55	186
DRIVE-IN DOORS	4	2	4
COLUMN SPACING	54' X 50'; 60' SPEEDBAYS	54' X 50'; 60' SPEEDBAYS	54' X 50'; 60' SPEEDBAYS
CLEAR HEIGHT	40' CLEAR HEIGHT*	40' CLEAR HEIGHT*	40' CLEAR HEIGHT*
CAR PARKING	705 SPACES	348 SPACES	844 SPACES
TRAILER PARKING	200 SPACES	77 SPACES	215 SPACES
POWER	3000 AMPS (min)	3000 AMPS (min)	3000 AMPS (min)
RAIL SERVICE	N/A	N/A	ACCESSIBLE

*POTENTIAL FOR BUILDING HEIGHT UP TO 80' TO BE DISCUSSED

IMMEDIATE HIGHWAY ACCESS



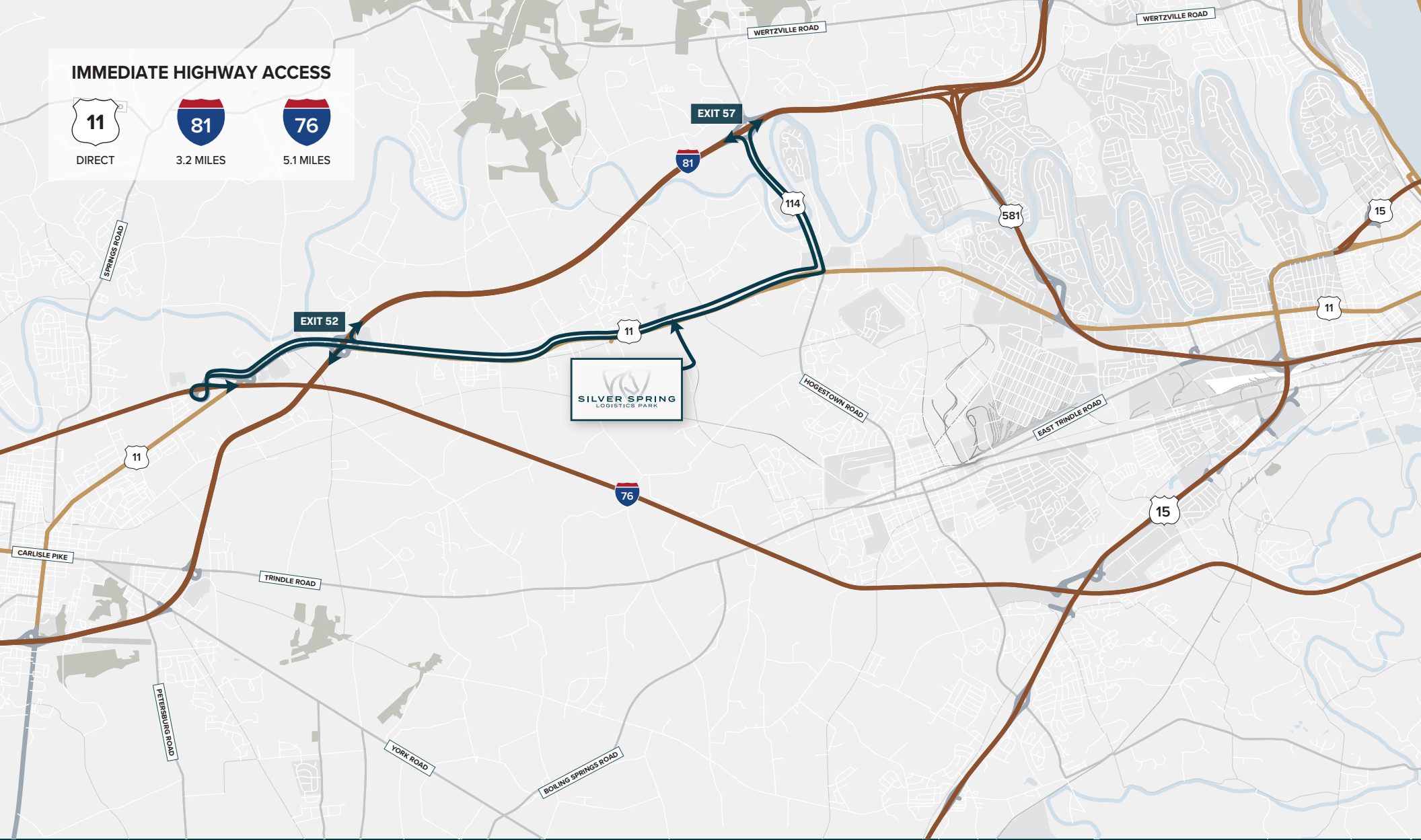
DIRECT



3.2 MILES



5.1 MILES



ACCESS TO HIGHWAYS

HIGH CAPACITY TWO LANE ACCESS TO PA INTERSTATE 81

REGIONAL ACCESS

IMMEDIATE HIGHWAY ACCESS



3.2 MILES



5.1 MILES



7.1 MILES

HAZLETON: 92 Miles

LEHIGH VALLEY, PA: 80 Miles
NEWARK, NJ: 172 Miles
NEW YORK, NY: 195 Miles

PITTSBURGH: 184 Miles

HARRISBURG

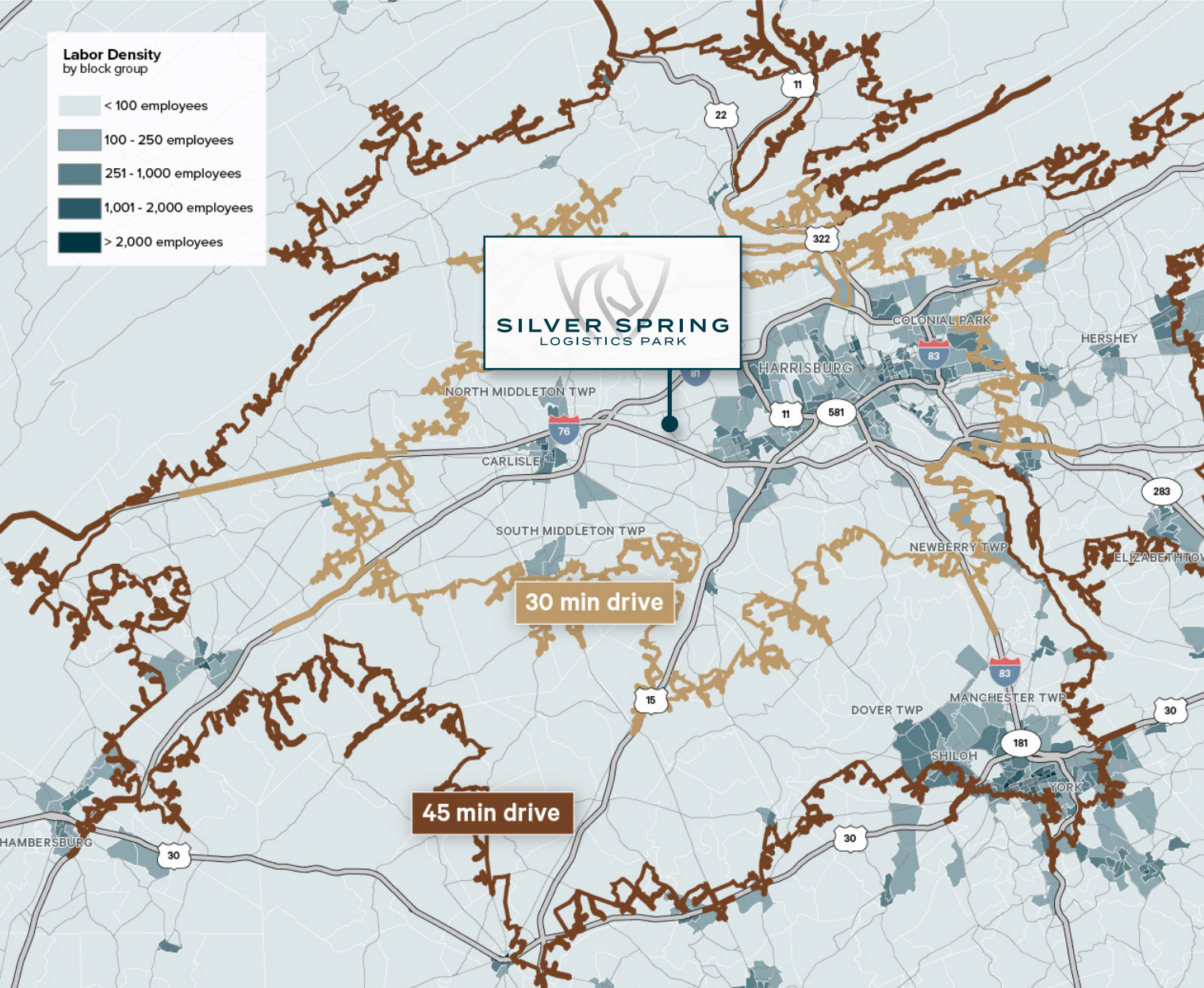


PHILADELPHIA: 116 Miles

HAGERSTOWN, MD: 71 Miles

BALTIMORE, MD: 85 Miles
WASHINGTON D.C.: 126 Miles

Labor Density
by block group



CENTRAL PA LABOR POOL:

- 206,000+ Labor Force (30-minute drive-time)
- High concentration of workers in transportation, warehouse, and manufacturing sectors
- Larger labor pool along I-76/I-81 corridor relative to the Lehigh Valley and Northeast PA

WORKFORCE DEVELOPMENT OPPORTUNITIES:

- Cumberland Valley High School (1 mile)
- Cumberland-Perry Area Vocational Technical School (3.7 miles)
- Harrisburg Area Community College “HACC” (14 miles)

EXCELLENT LABOR ACCESS

CARLISLE PIKE (US ROUTE 11), MECHANICSBURG, PA

CORE INDUSTRIAL HUB





CAR
ACCESS

TRUCK
ACCESS

HEMPT ROAD

DAPP LANE

CARLISLE PIKE

11

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