

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Lease Price:	\$6.95 NNN
Available SF:	29,000
Ceiling Height:	20'-22'
County:	Dauphin
Township:	Lower Paxton
Lot Size:	4.76 Acres
Building Size:	70,226 SF
Office Space:	+2,000 SF
Dock High Doors:	4 w/ levelers and seals
Ceiling:	20" - 22"
Zoning:	LI - Light Industrial
Docks/Drive-In Doors:	Four (4) expandable / One (1)
Sprinkler:	Yes
Signage:	Available

PROPERTY OVERVIEW

Excellent opportunity to lease a rare 29,000 SF flex warehouse property situated on Allentown Blvd in Harrisburg. Four (4) docks and one (1) drive-in with deep truck court. Quick access to I-81, I-83, Rt. 581 Capitol Beltway, and I-76 PA Turnpike. Very functional facility for any freight forwarder, home delivery, or last mile logistics operation. Immediate central access to dense population demographic.

PROPERTY HIGHLIGHTS

- Convenient visibility along heavily traveled commercial corridor.
- Excellent proximity to regional highway network.
- Light Industrial Commercial Zoning provides flexibility for a variety of uses.
- Ideal facility for distributors, wholesale and supply uses.
- Well located along Allentown Blvd for quick access to Harrisburg, PA, CBD.
- High quality dense labor pool within (3) miles of property.
- Corporate neighbors include American Freight, Harley Davidson, Komatsu, Hain Celestial Distribution, Conduent, and much more.



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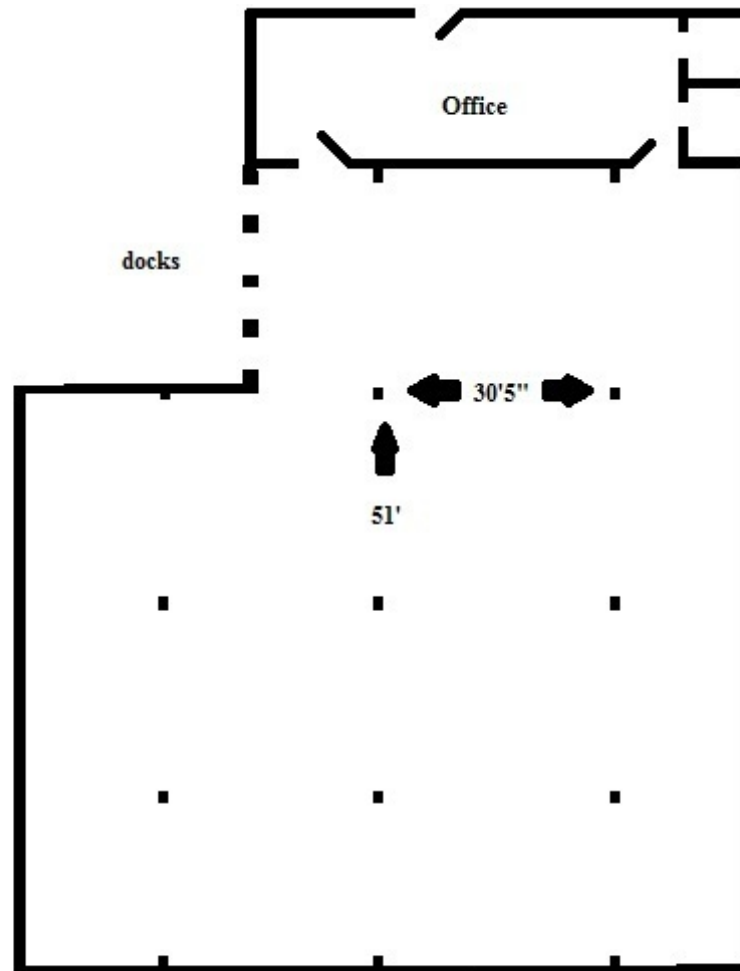
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AERIAL PHOTO



FLOOR PLANS



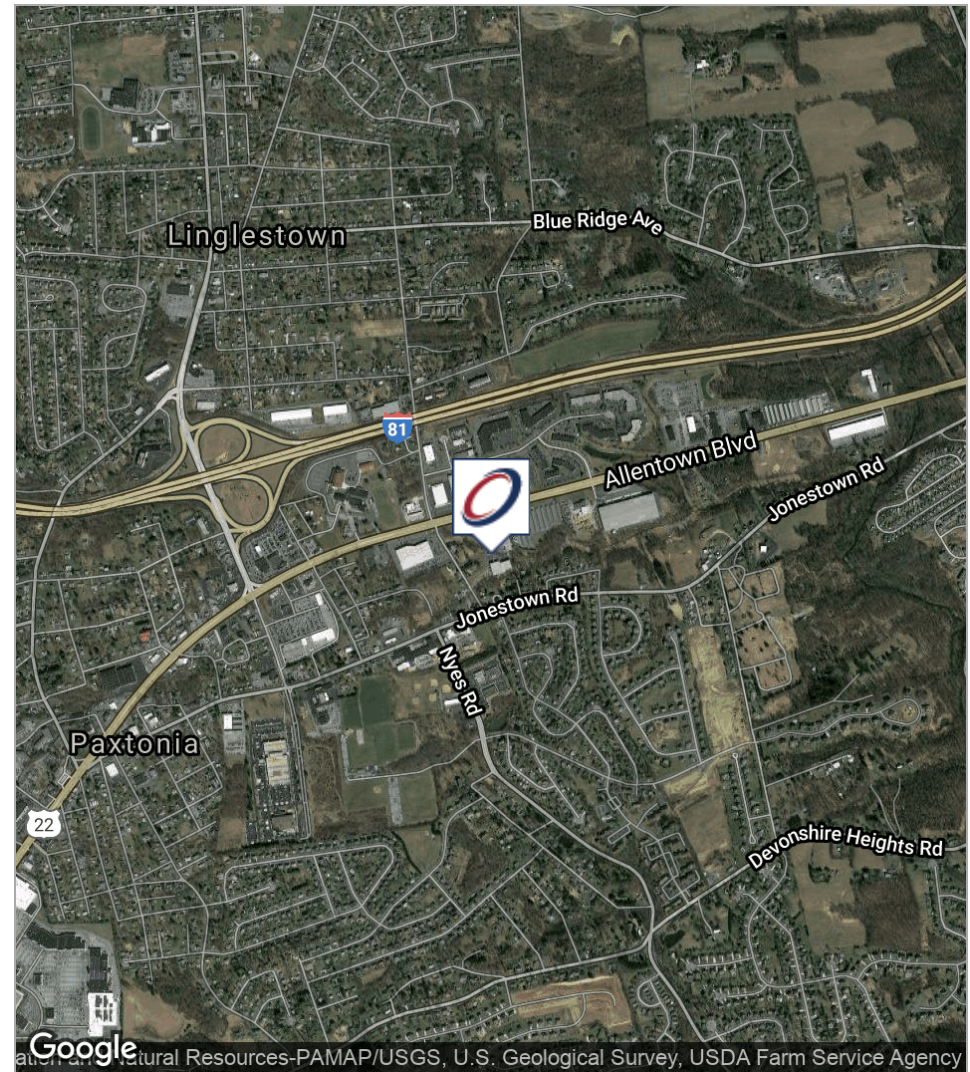
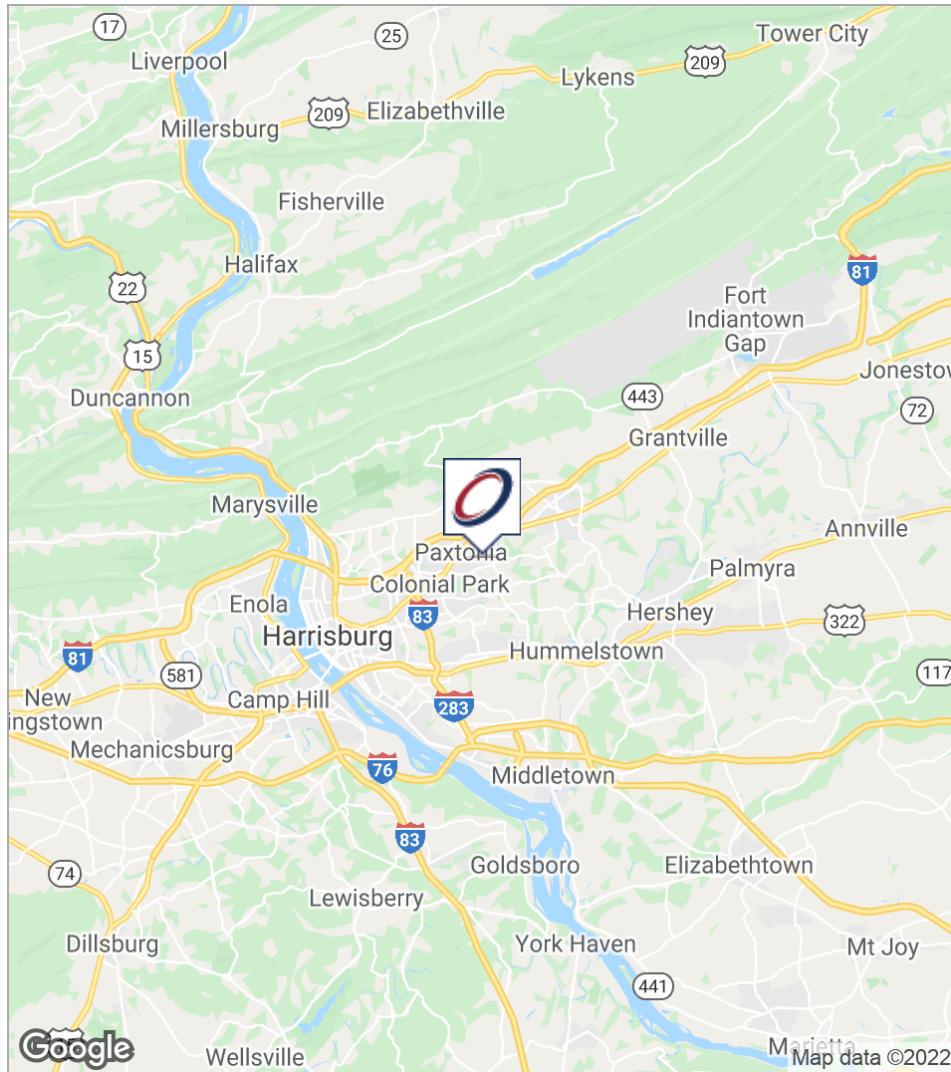
ADDITIONAL PHOTOS



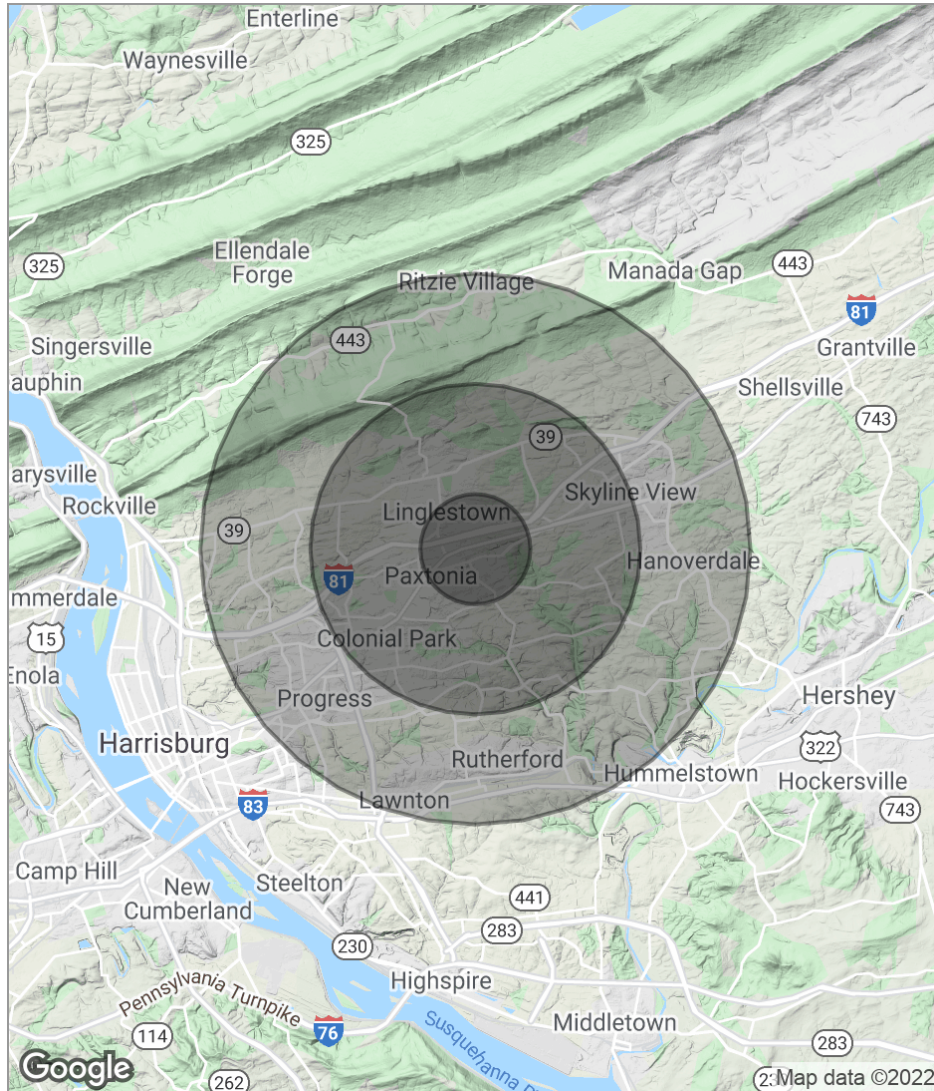
CORPORATE NEIGHBORS



LOCATION MAPS



DEMOGRAPHICS MAP



	1 Mile	3 Miles	5 Miles
Total Population	8,176	61,369	161,476
Population Density	2,603	2,170	2,056
Median Age	40.5	41.7	39.0
Median Age (Male)	34.3	38.7	36.7
Median Age (Female)	38.7	42.2	40.0
Total Households	3,141	26,441	69,047
# of Persons Per HH	2.6	2.3	2.3
Average HH Income	\$65,537	\$71,441	\$65,252
Average House Value	\$143,858	\$196,614	\$174,272