

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	32,000 SF
Lease Rate:	\$6.95/PSF NNN
OPEX (2021):	\$2.46/PSF
Lot Size:	3.60 Acres
Zoning:	Industrial Park
County:	Dauphin
Township:	Lower Swatara
Office Space:	+/- 3,300 SF
Grade Level Doors:	1
Dock High Doors:	5 (expandable)
Ceiling Height	21'
Sprinkler:	Yes (Wet)
Year Built:	1989
Access:	I-283 / Spring Garden Drive

PROPERTY OVERVIEW

Excellent opportunity to lease a rare infill stand-alone industrial flex building situated in Turnpike Industrial Park on approximately 3.60 acres. Five (5) dock doors with 50+ on site parking spaces. Immediate access to Rt. 283 and PA Turnpike (I-76) with quick connection to I-81/78 transportation corridor.

PROPERTY HIGHLIGHTS

- Potential for fenced exterior raw material or equipment storage area.
- Heavy power and public utilities.
- (6-8) trailer drops along loading wall.
- Industrial Park Zoning provides flexibility for a variety of uses.
- Ideal facility for distributors, wholesale and warehouse supply users.
- Employee parking: +/- 50 spaces.
- Well located along Rt. 283 for access to Harrisburg, PA, Lancaster, PA, and Hershey, PA submarkets.
- High quality dense labor pool within (5) miles of property.
- Corporate neighbors include Allied Crawford Steel, Scholastic Book Fairs, Perfect Vision, Mack Trucks, Pennsylvania Turnpike Commission, Pilot Freight, and many more.
- Great regional access to Baltimore MD, Philadelphia PA, and Northern NJ/NY regional consumer markets.
- Quick proximity to Harrisburg International Airport (MDT)



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ADDITIONAL PHOTOS



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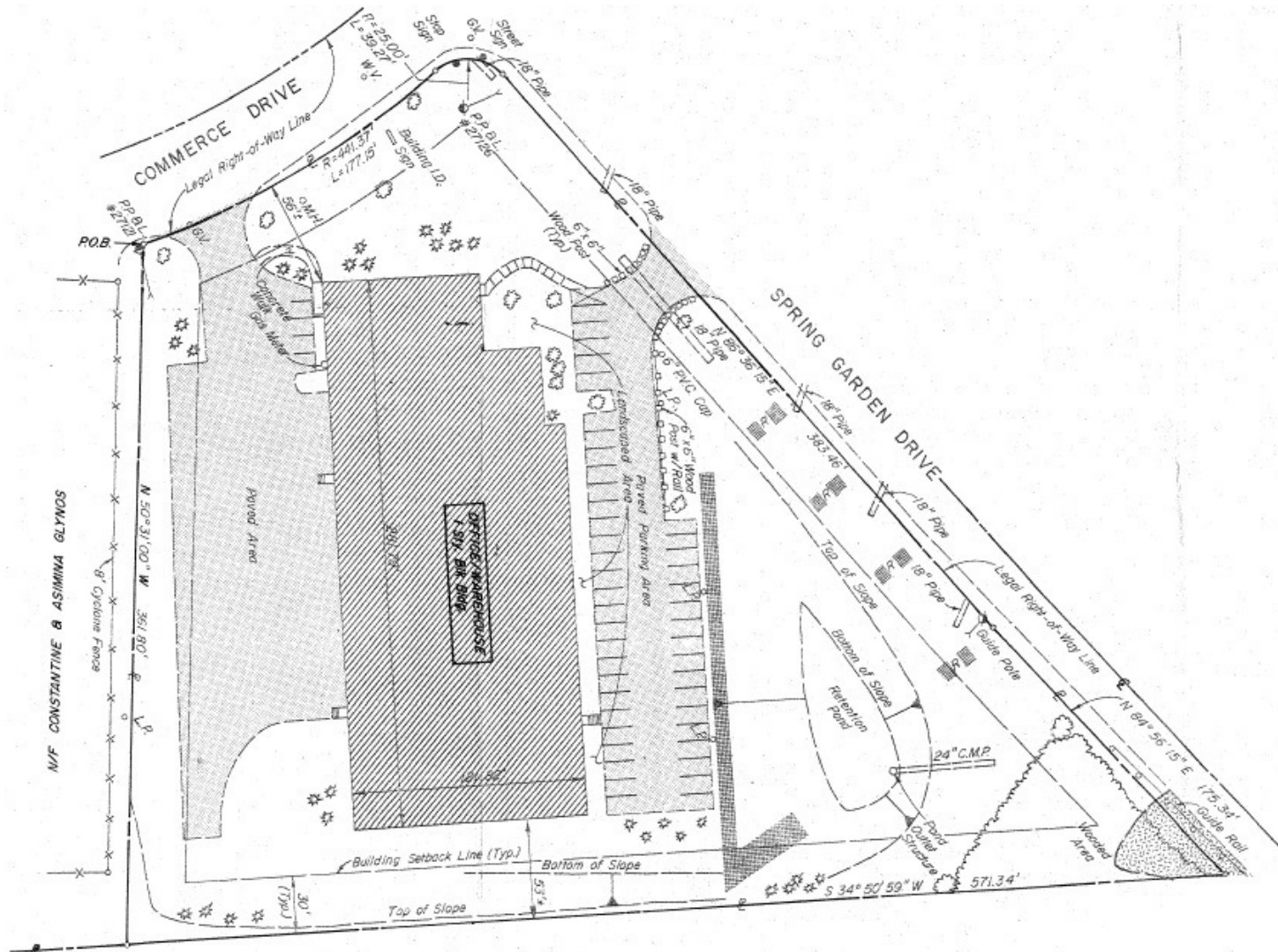
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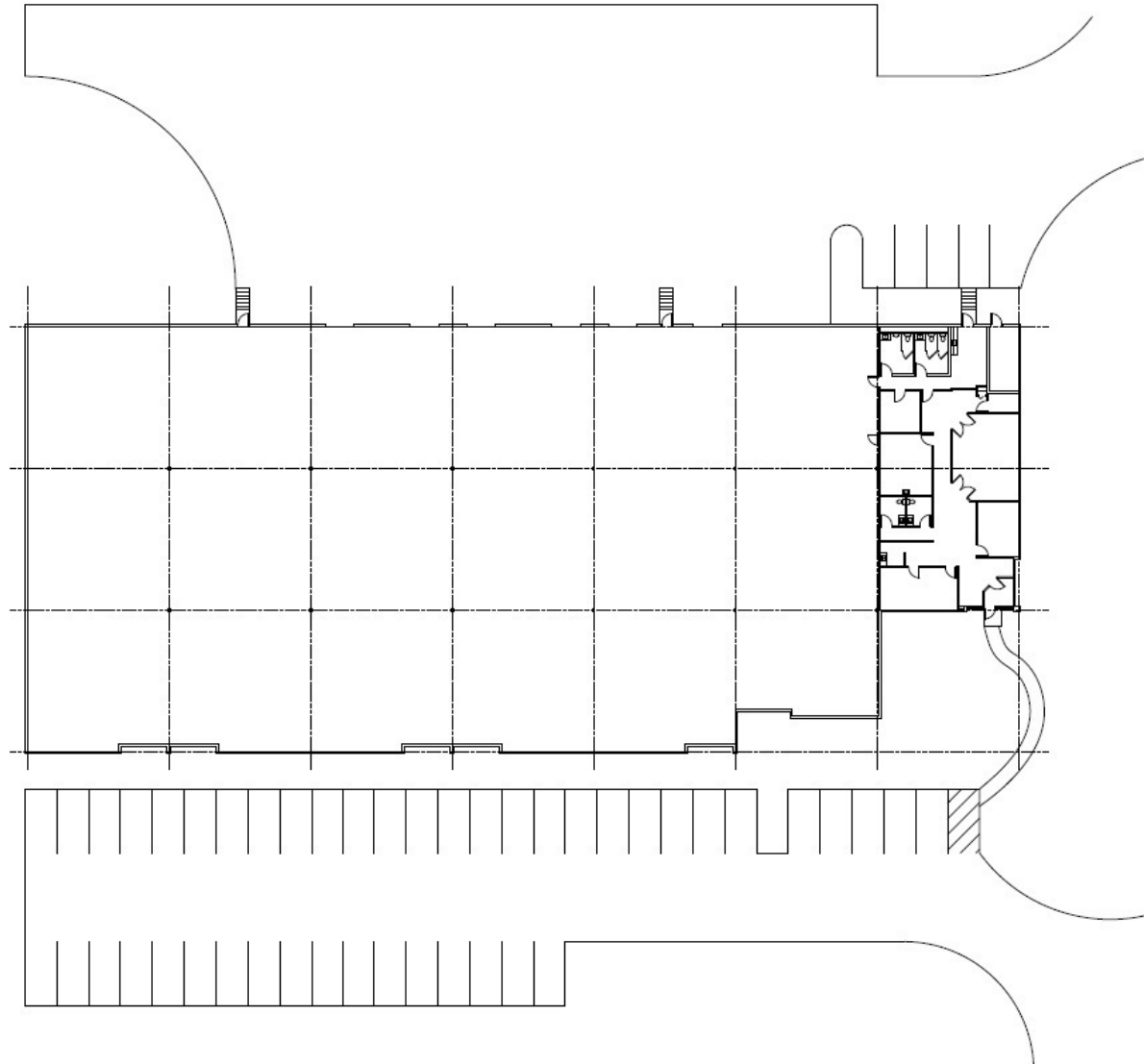
CORPORATE NEIGHBORS



SITE PLAN



FLOOR PLAN



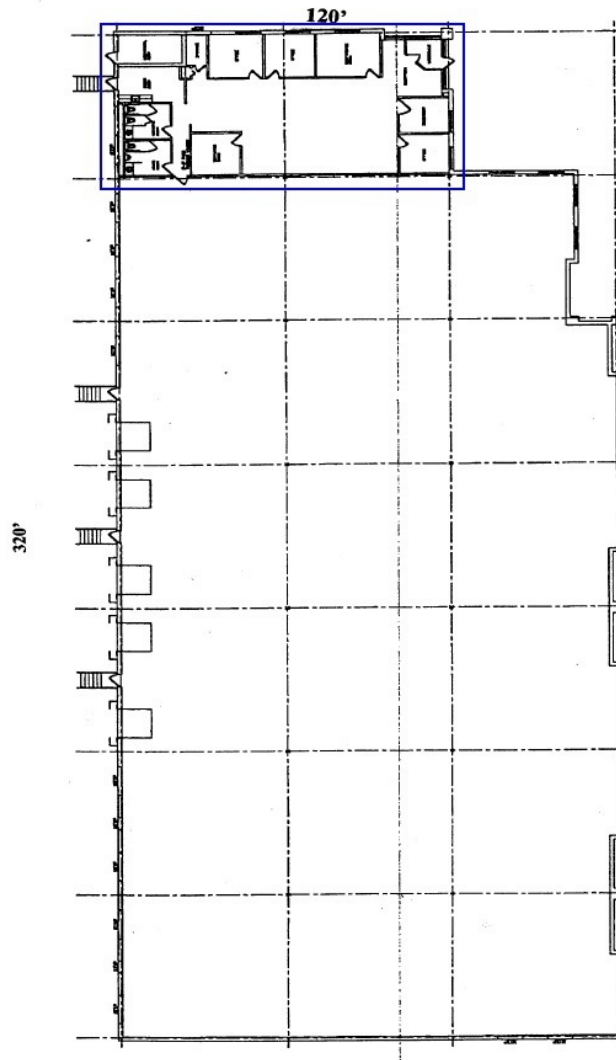
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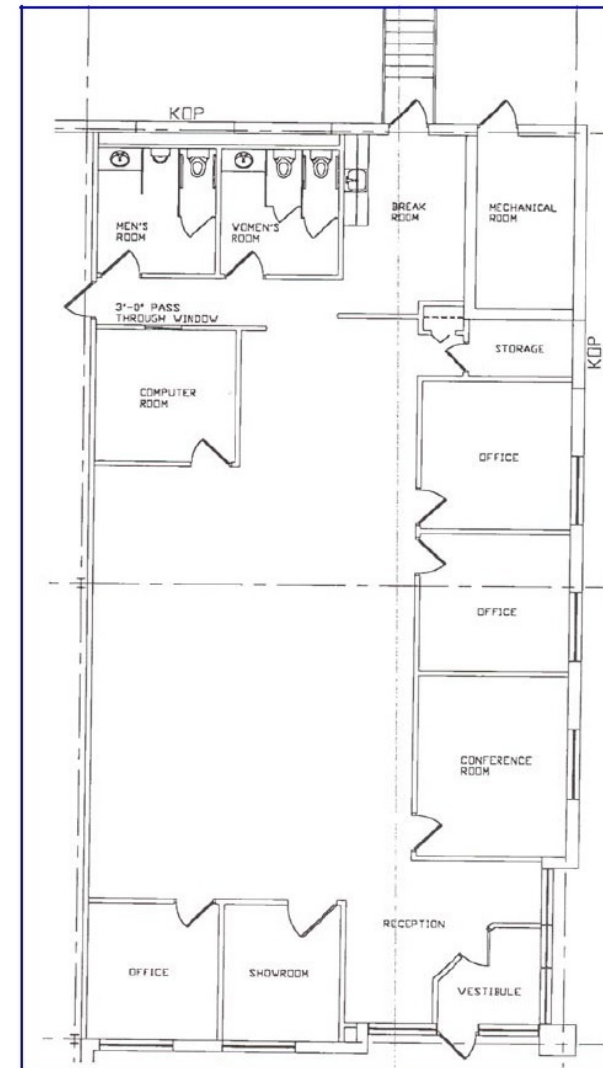
OFFICE PLAN

SPACE PLAN



2700 Commerce Drive
Middletown, PA 17057

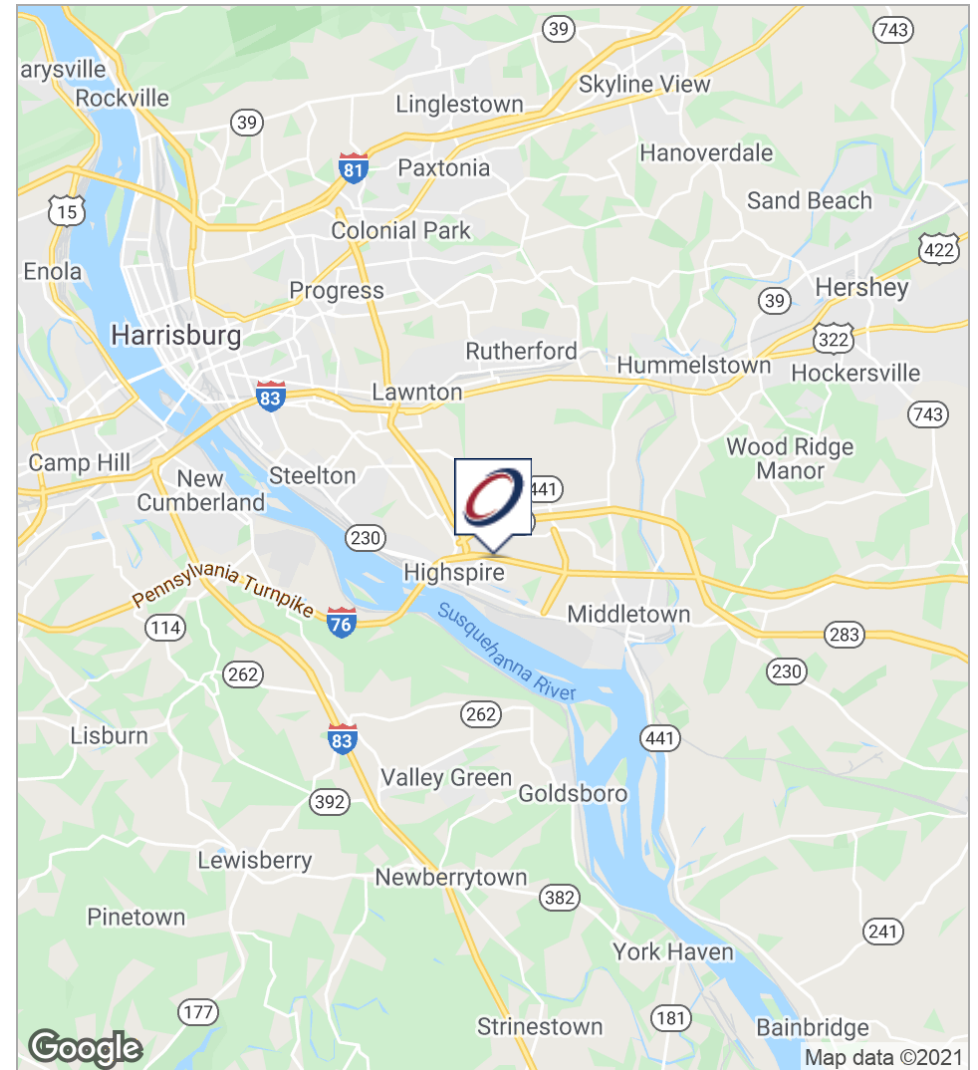
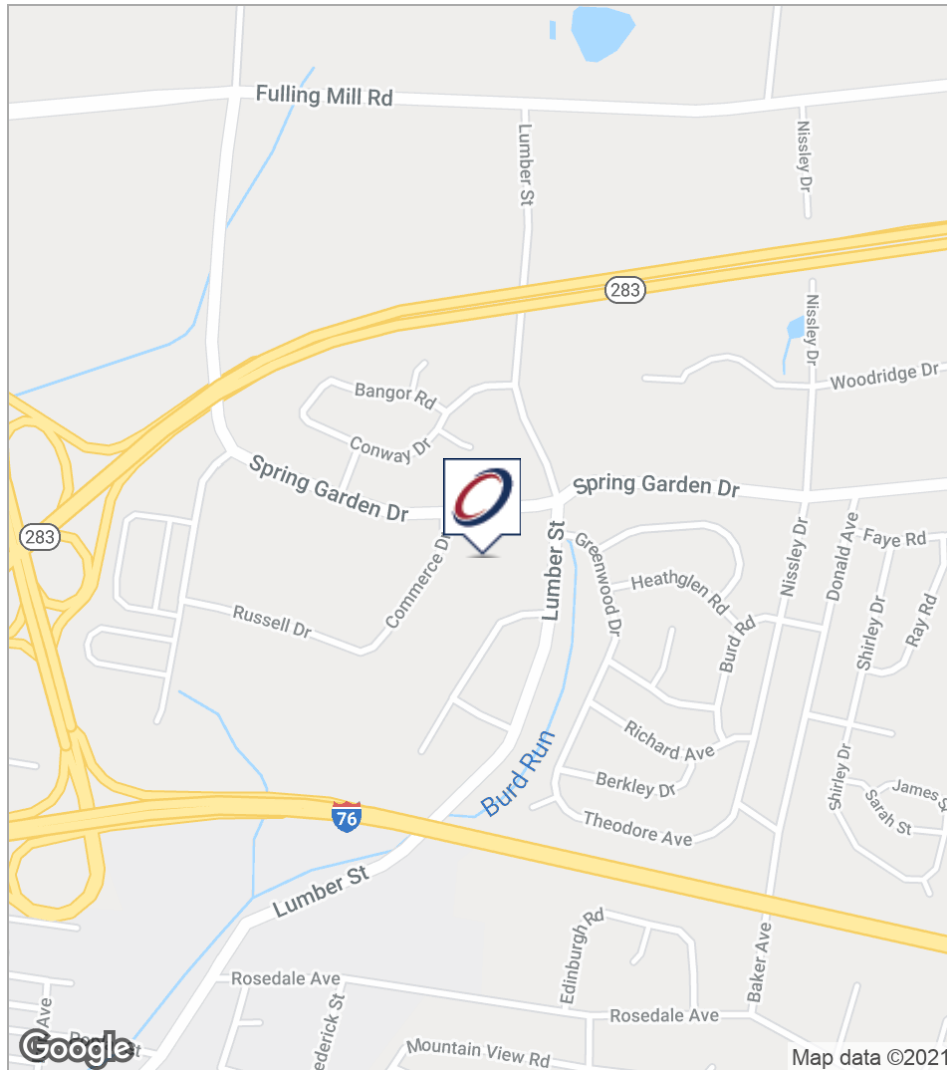
OFFICE DETAIL



REGIONAL AERIAL



LOCATION MAPS

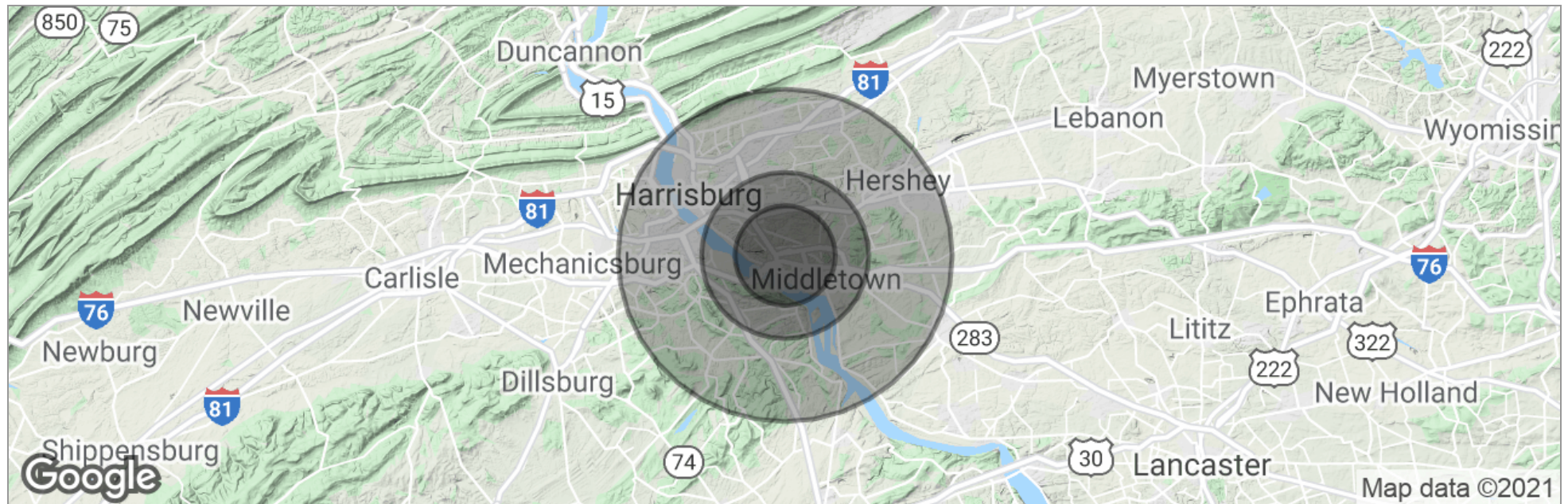


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DEMOGRAPHICS MAP



Total Population	22,839	91,035	342,009
Population Density	808	1,159	1,089
Median Age	38.1	38.1	38.6
Median Age (Male)	37.4	36.9	36.9
Median Age (Female)	39.4	39.5	39.8
Total Households	8,837	36,199	139,472
# of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$65,012	\$65,817	\$66,373
Average House Value	\$200,141	\$160,431	\$178,626

* Demographic data derived from 2010 US Census



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