



# **MIDDLETOWN LOGISTICS PARK**

**KINSLEY**  
PROPERTIES



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# **418,608 SF**

## **Available For Immediate Occupancy**

900 Rosedale Ave, Middletown, PA



**MARIA RATZLAFF**  
+1 717 791 2210  
maria.ratzlaff@jll.com

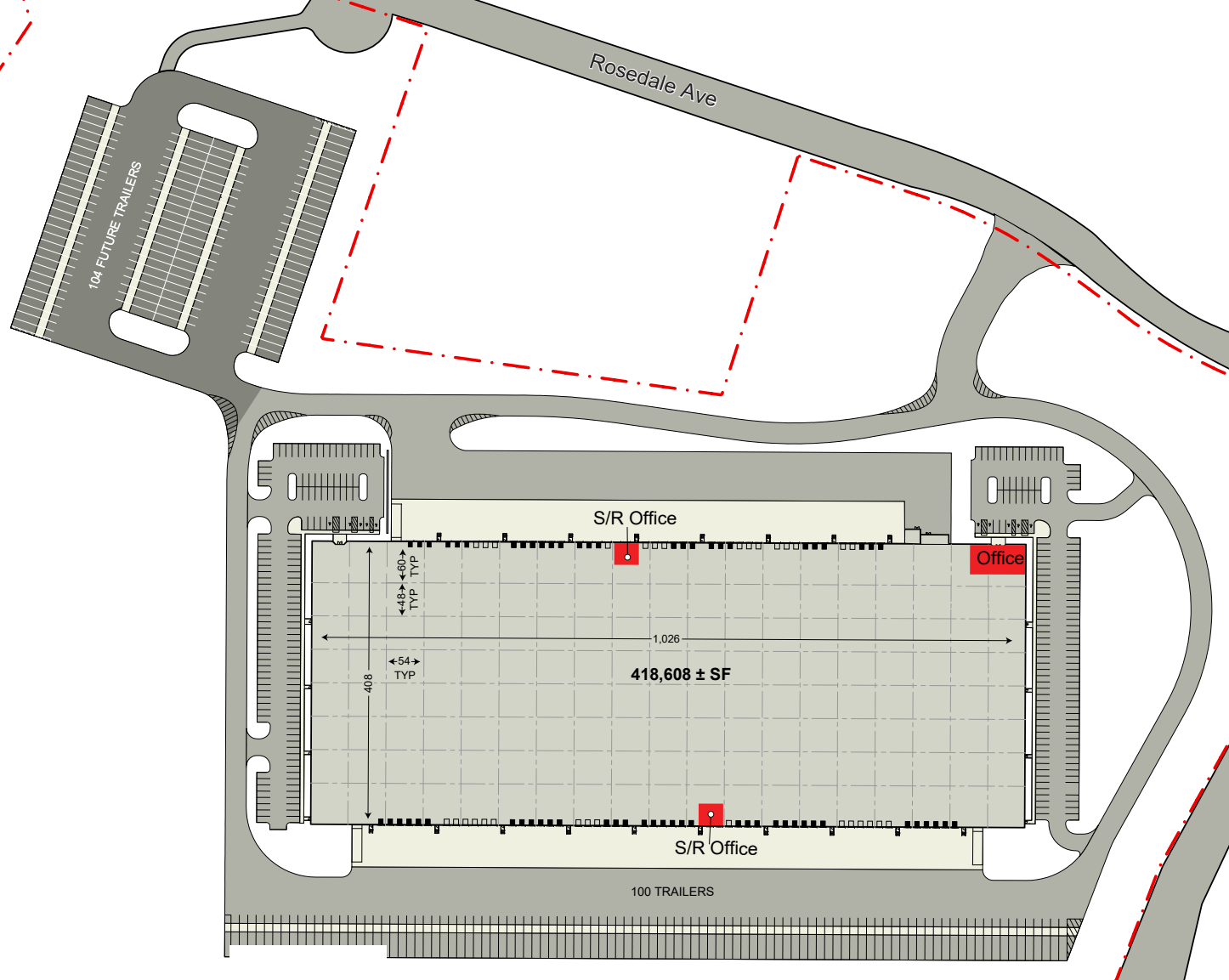
**JEFF LOCKARD**  
+1 215 990 1889  
jeff.lockard@jll.com

**KEVIN LAMMERS**  
+1 610 249 2255  
kevin.lammers@jll.com

Jones Lang LaSalle | 4999 Louise Dr. Suite #202, Mechanicsburg, PA 17055 | +1 717 791 2210



# Site Plan

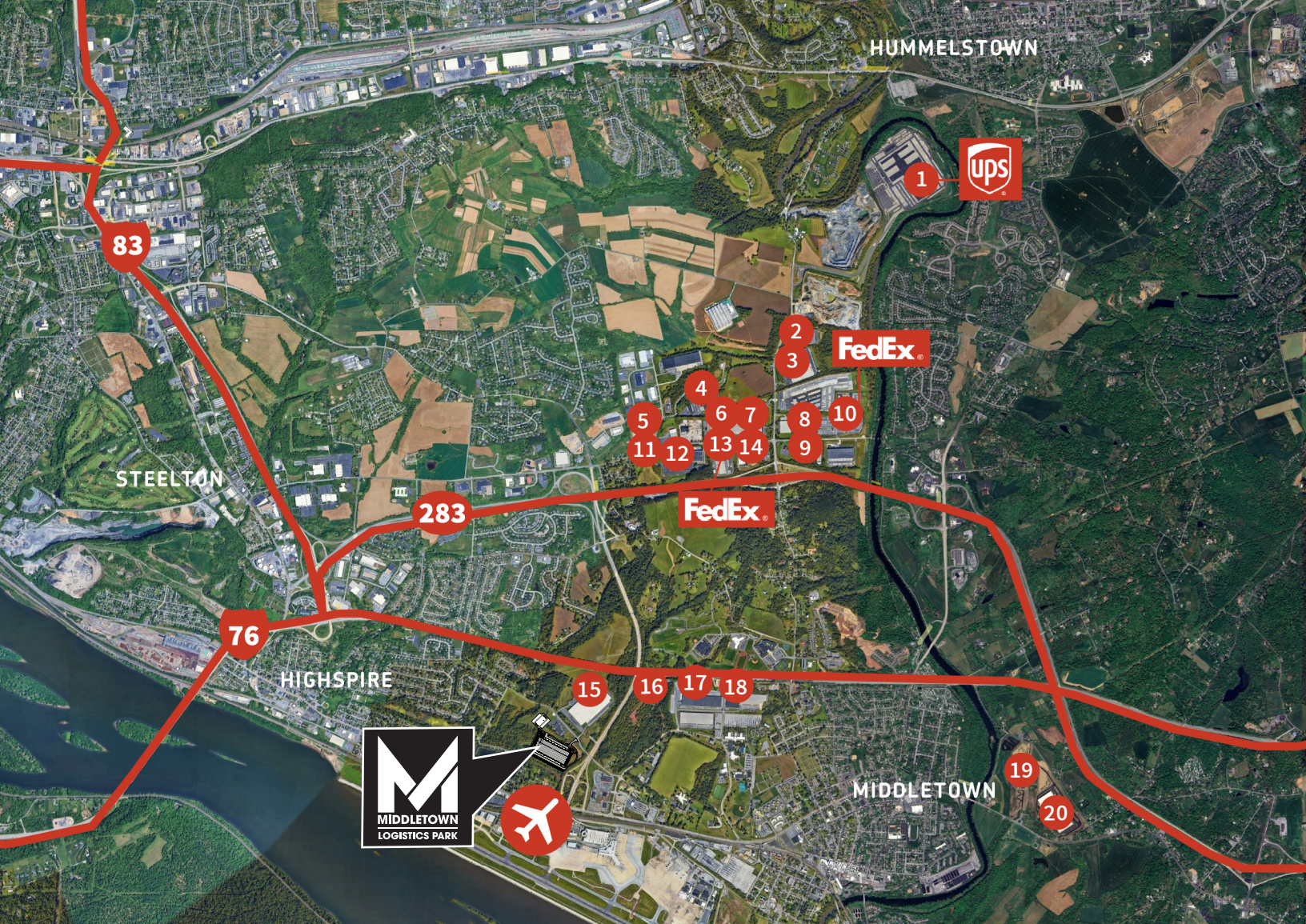


# Building Specifications

|                              |                                                               |
|------------------------------|---------------------------------------------------------------|
| <b>Building Address</b>      | 900 Rosedale Avenue, Middletown, PA 17057                     |
| <b>Building SF</b>           | 418,608 SF                                                    |
| <b>Office</b>                | 3,176 SF main office<br>Two 940 SF S/R offices with restrooms |
| <b>Building Dimensions</b>   | 1026' width x 408' depth                                      |
| <b>Acres</b>                 | 75.62                                                         |
| <b>Construction Type</b>     | Concrete Tilt Up                                              |
| <b>Column Spacing</b>        | 54' width x 48' depth with 60' speed bays                     |
| <b>Loading Configuration</b> | Cross dock format                                             |
| <b>Truck Court Depth</b>     | 130' On the front of the building; 190' on the rear           |
| <b>Floor</b>                 | 7" concrete slab at 4,000 psi                                 |

|                        |                                                                              |
|------------------------|------------------------------------------------------------------------------|
| <b>Lights</b>          | LED lights at 30FC                                                           |
| <b>Clear Height</b>    | 36' at first column line                                                     |
| <b>Dock Doors</b>      | 94 (9 x 10') manually operated loading doors                                 |
| <b>Dock Equipment</b>  | 63 docks are equipped with 40,000 lbs mechanical levelers, seals and bumpers |
| <b>Drive-In Doors</b>  | 3 (12'x14') electrically operated drive-in doors                             |
| <b>Auto Parking</b>    | 264 Spaces (expandable)                                                      |
| <b>Trailer Parking</b> | 100 Stalls (expandable by 104 additional trailer spaces)                     |
| <b>Fire Protection</b> | ESFR Sprinkler                                                               |
| <b>Power</b>           | Up to 3,000 amps                                                             |
| <b>Roof Type</b>       | TPO, 20-year warranty                                                        |
| <b>HVAC</b>            | Warehouse heating via 4 Cambridge Make Up Air units                          |





## Corporate Neighbors

- |                              |                    |                     |
|------------------------------|--------------------|---------------------|
| 1 UPS Northeast Regional Hub | 8 Pratt & Whitney  | 15 D&H Distributing |
| 2 IPEX                       | 9 K&M Tires        | 16 Corteva          |
| 3 Grocery Outlet             | 10 FedEx Ground    | 17 XPO Logistics    |
| 4 Hersheys                   | 11 Iron Mountain   | 18 Boxzooka         |
| 5 PODS                       | 12 Phoenix Contact | 19 DHL              |
| 6 Legrand                    | 13 FedEx Freight   | 20 Syncreon         |
| 7 Schneider Electric         | 14 Lowes           |                     |

## Demographics (30 minute drive time)



**576,995**

Total Population



**319,289**

Total Labor Force

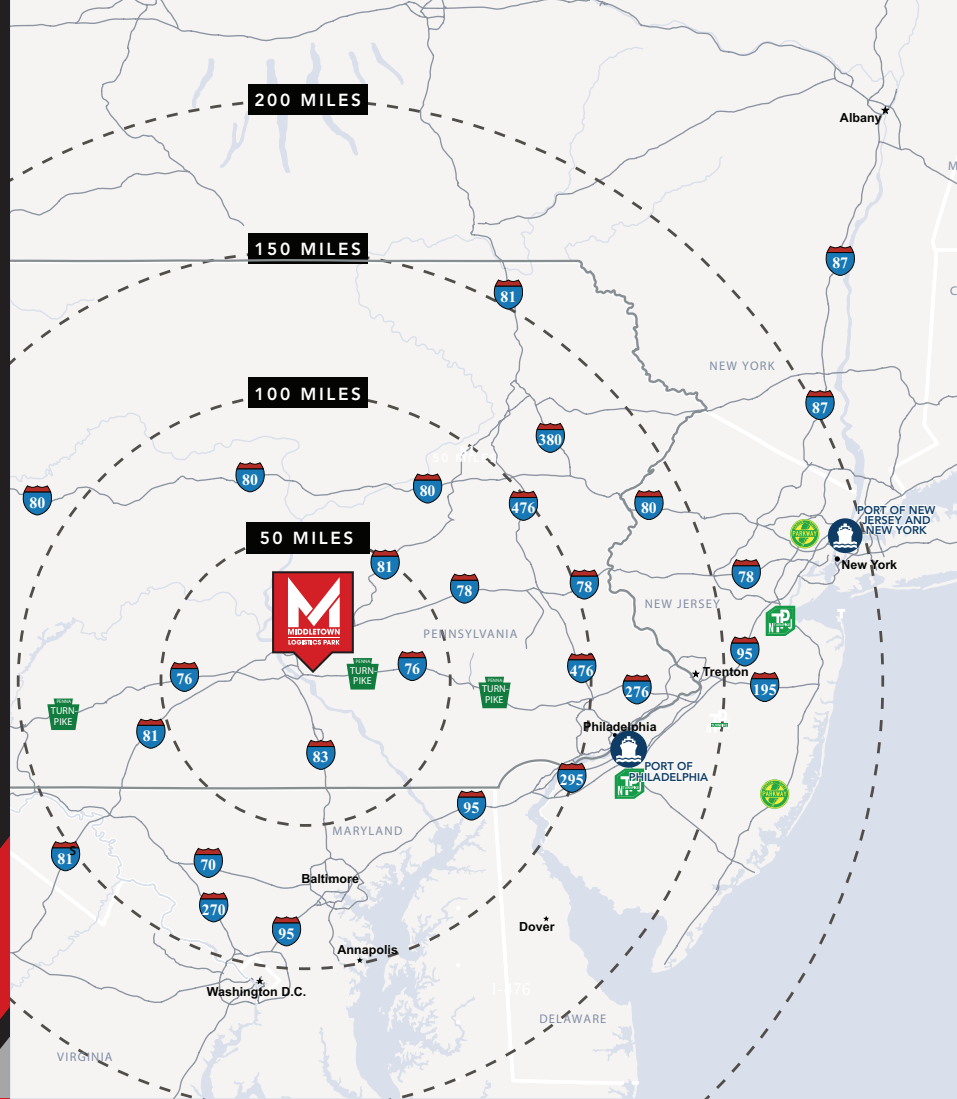


**20%**

Blue Collar



Kinsley Properties is a privately held real estate development and management company. The company develops new projects and acquires existing properties to hold long term in a real estate investment portfolio. The company develops and acquires real estate in partnership with others or to be wholly owned. The company is organized and staffed to complete the entire processes of development, acquisition, construction, leasing and asset management of the properties held in our portfolio. The company has 50 years of experience developing and managing a diverse portfolio of property types including planned office and business parks, industrial projects, residential subdivisions and individual properties in multiple markets within the Mid-Atlantic region. Our purpose is to maximize the long-term investment returns to our partners and owners.



## Drive Times



### Major Cities

|                        |           |
|------------------------|-----------|
| <b>Baltimore</b>       | 83 Miles  |
| <b>Philadelphia</b>    | 102 Miles |
| <b>Washington D.C.</b> | 123 Miles |
| <b>New York City</b>   | 186 Miles |
| <b>Boston</b>          | 416 Miles |



### Ports

|                                 |           |
|---------------------------------|-----------|
| <b>PhilaPort</b>                | 107 Miles |
| <b>Port of Newark-Elizabeth</b> | 167 Miles |



### Parcel & Intermodal

|                                      |          |
|--------------------------------------|----------|
| <b>FedEx Ground</b> (Middletown)     | 4 Miles  |
| <b>FedEx Freight</b> (Middletown)    | 4 Miles  |
| <b>UPS East Zone Regional Hub</b>    | 5 Miles  |
| <b>Norfolk Southern</b> (Rutherford) | 6 Miles  |
| <b>UPS</b> (Harrisburg)              | 7 Miles  |
| <b>USPS</b> (Harrisburg)             | 7 Miles  |
| <b>FedEx Ground</b> (Lewisberry Hub) | 14 Miles |
| <b>Norfolk Southern</b> (Harrisburg) | 16 Miles |



### Airports

|                                    |           |
|------------------------------------|-----------|
| <b>Harrisburg Intl Airport</b>     | 1 Mile    |
| <b>Lehigh Valley Intl Airport</b>  | 92 Miles  |
| <b>Philadelphia Intl Airport</b>   | 108 Miles |
| <b>Newark Liberty Intl Airport</b> | 174 Miles |