

# Prologis Mechanicsburg 3

500 INDEPENDENCE AVE, MECHANICSBURG, PA



INDUSTRIAL SPACE FOR LEASE

**342,500 SF**

**LA** LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

 **PROLOGIS**<sup>®</sup>

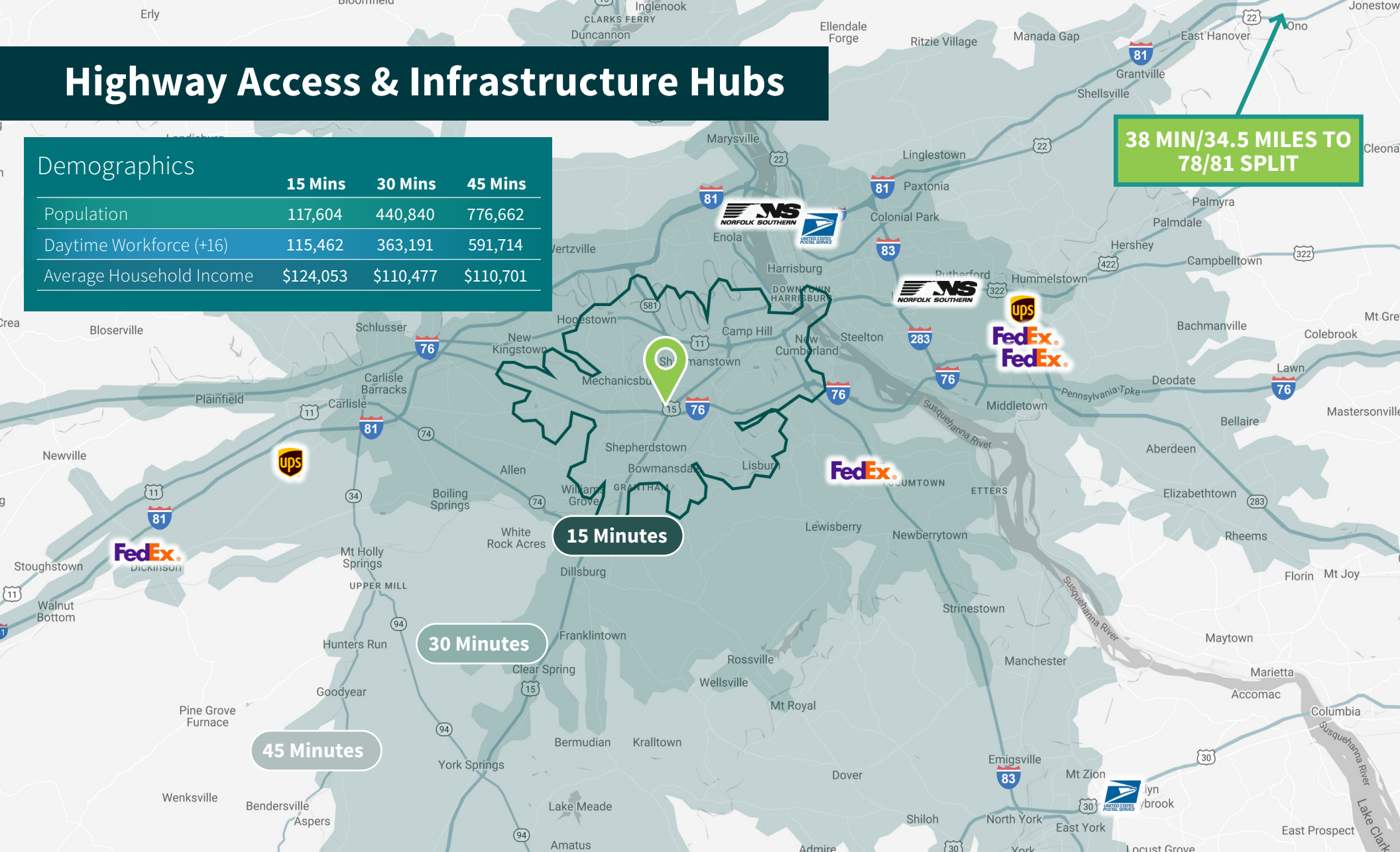


# Highway Access & Infrastructure Hubs

## Demographics

	15 Mins	30 Mins	45 Mins
Population	117,604	440,840	776,662
Daytime Workforce (+16)	115,462	363,191	591,714
Average Household Income	\$124,053	\$110,477	\$110,701

38 MIN/34.5 MILES TO  
78/81 SPLIT



15 Minutes

30 Minutes

45 Minutes

**NS** Rutherford Intermodal Yard  
13 Mi \ 18 Mins

**USPS** Harrisburg Facility  
11 Mi \ 20 Mins

**FedEx** Lewisberry Hub (Ground)  
13 Mi \ 21 Mins

**NS** Harrisburg Intermodal Yard  
12 Mi \ 22 Mins

**FedEx** Middletown Hub  
18 Mi \ 22 Mins

**UPS** Middletown Hub  
17 Mi \ 24 Mins

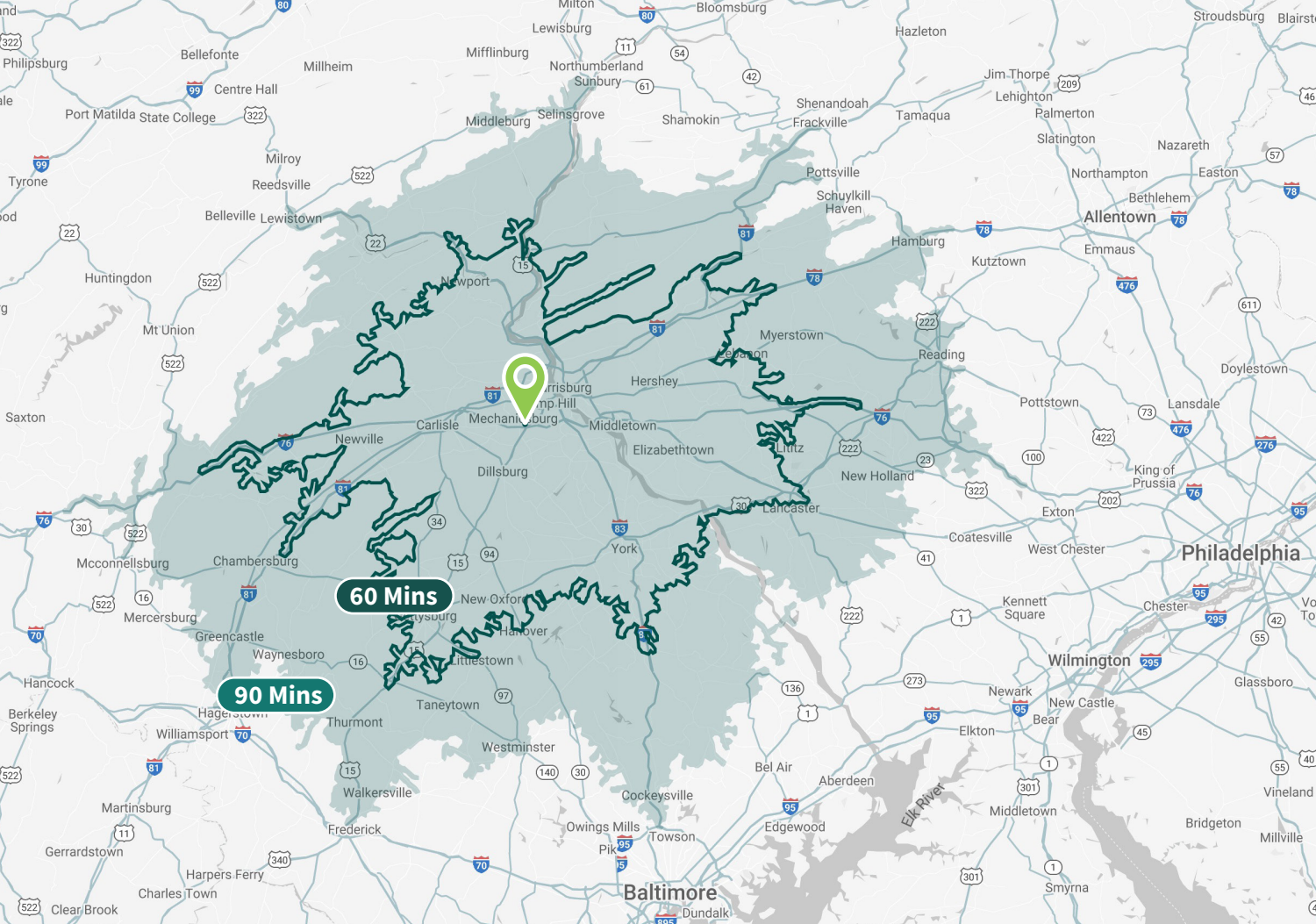
**FedEx** Middletown Hub  
18 Mi \ 24 Mins

**UPS** Carlisle Sorting Facility  
23 Mi \ 30 Mins

**USPS** York Facility  
30 Mi \ 35 Mins

**FedEx** Newville DC  
30 Mi \ 37 Mins

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## Location & Access



### MAJOR CITIES

**New York City - 180 miles**

**Philadelphia - 99 miles**

**Washington, D.C. - 90 miles**

**Baltimore - 67 miles**



### PORTS

**Port of NY/NJ - 160 miles**

**Port of Philadelphia - 110 miles**

**Port of Baltimore - 70 miles**



### AIRPORTS

**Philadelphia Intl. - 96 miles**

**Baltimore - Washington Intl. - 74 miles**

**Harrisburg Intl. - 13 miles**



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