

465

RAILROAD AVENUE

CAMP HILL, PENNSYLVANIA

FOR LEASE

HEAVY POWER CAPACITY



MAKE-READY IMPROVEMENTS

EXTERIOR PAVING, RESKIN EXTERIOR WALLS WITH PAINTING THROUGHOUT, FLOOR REPAIRS, DOCK UPGRADES, AND LED LIGHTING

±397,042 SF

AVAILABLE | *DEMISING OPTIONS AVAILABLE*



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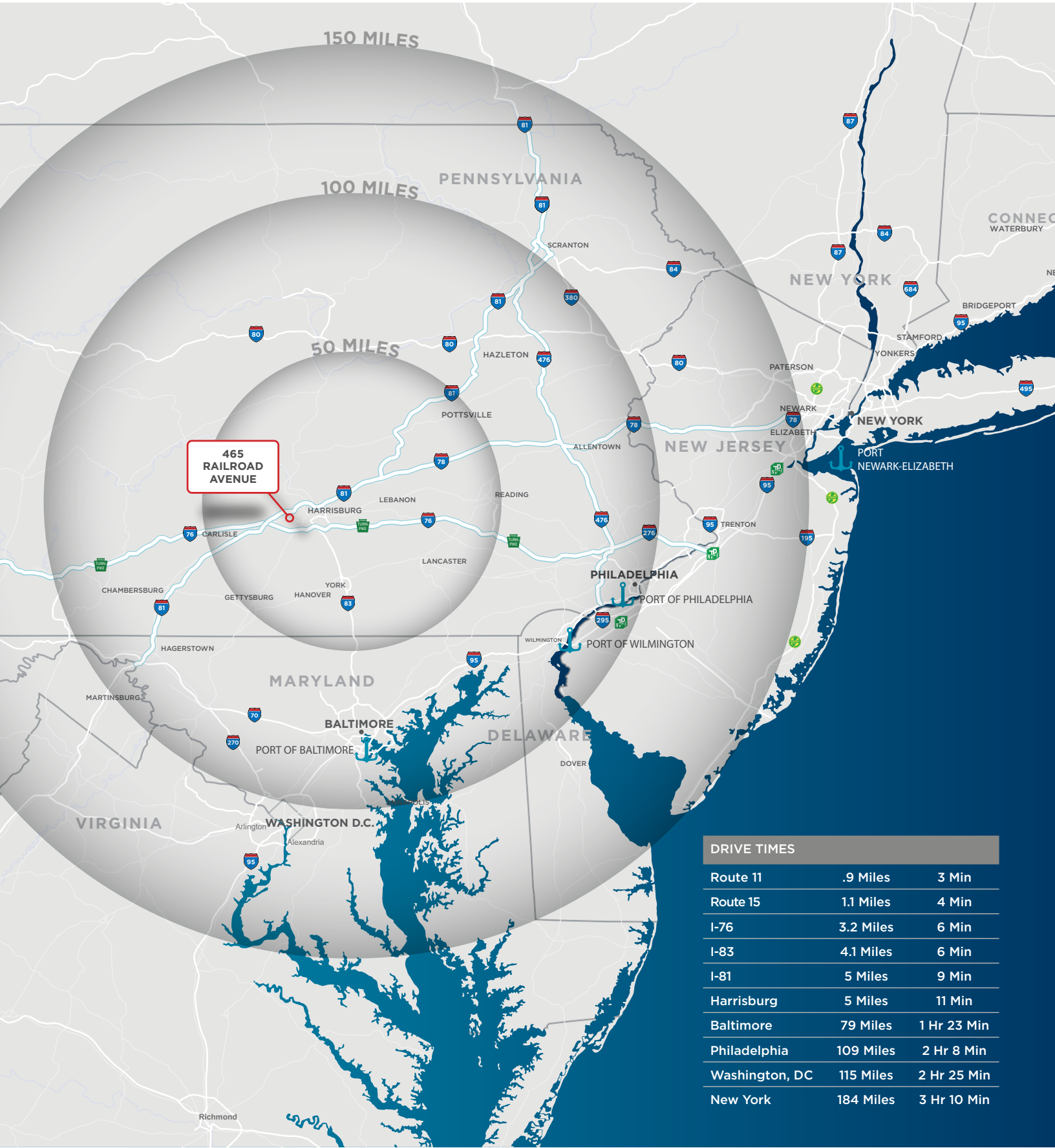
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REGIONAL MAP

465 RAILROAD AVENUE
CAMP HILL, PENNSYLVANIA



DRIVE TIMES		
Route 11	.9 Miles	3 Min
Route 15	1.1 Miles	4 Min
I-76	3.2 Miles	6 Min
I-83	4.1 Miles	6 Min
I-81	5 Miles	9 Min
Harrisburg	5 Miles	11 Min
Baltimore	79 Miles	1 Hr 23 Min
Philadelphia	109 Miles	2 Hr 8 Min
Washington, DC	115 Miles	2 Hr 25 Min
New York	184 Miles	3 Hr 10 Min

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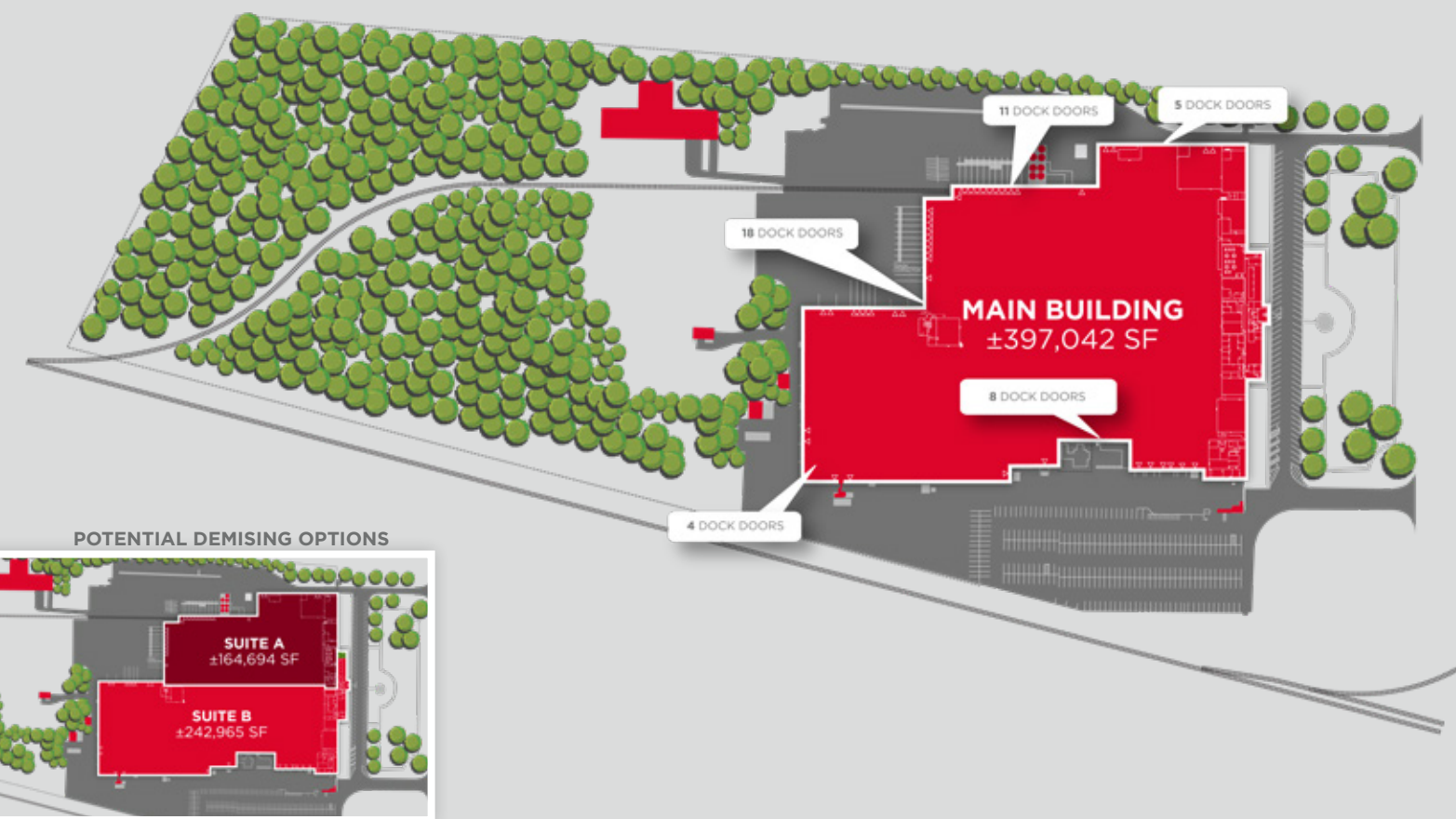
RAIL ACCESS CAPABILITIES via Norfolk Southern



PRIME ACCESS to Routes 11 & 15 and minutes from Interstates 81, 76 and 83.



CONVENIENTLY LOCATED within a 3-hour truck drive to major cities including New York, Philadelphia, Baltimore and Washington, D.C.



±397,042 SQUARE FEET **±46** DOCK DOORS **26'** CLEAR HEIGHT **±390** AUTO SPACES

AVAILABLE AREA	±397,042 SF	RAIL CAPABILITIES	VIA NORFOLK SOUTHERN
DEMISING OPTIONS	±242,965 SF & ±164,694 SF	AUTO PARKING	±390
OFFICE	56,540 SF	FIRE PROTECTION	WET
YEAR BUILT	1953	ELECTRIC	16,000 AMP 227/480 VOLT
ACREAGE	44.16 ACRES	EMERGENCY POWER	CUMMINS 70 KW GENERATOR
COLUMN SPACING	66' X 74'	CLEAR HEIGHT	26'
DOCK DOORS	46 DOCK DOORS		

For More Information, Please Contact:

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