2000
N. UNION STREET
MIDDLETOWN, PENNSYLVANIA

TEMP-CONTROLLED FACILITY

FOR LEASE



±112,254 SF
AVAILABLE

Gerry Blinebury
Executive Vice Chairman
+1 717 231 7291
gerry.blinebury@cushwake.com

Allie Gaeta
Senior Director
+1 717 231 7461
allie.gaeta@cushwake.com

Alex Wenger
Senior Director
+1 717 231 7298
alexandra.wenger@cushwake.com

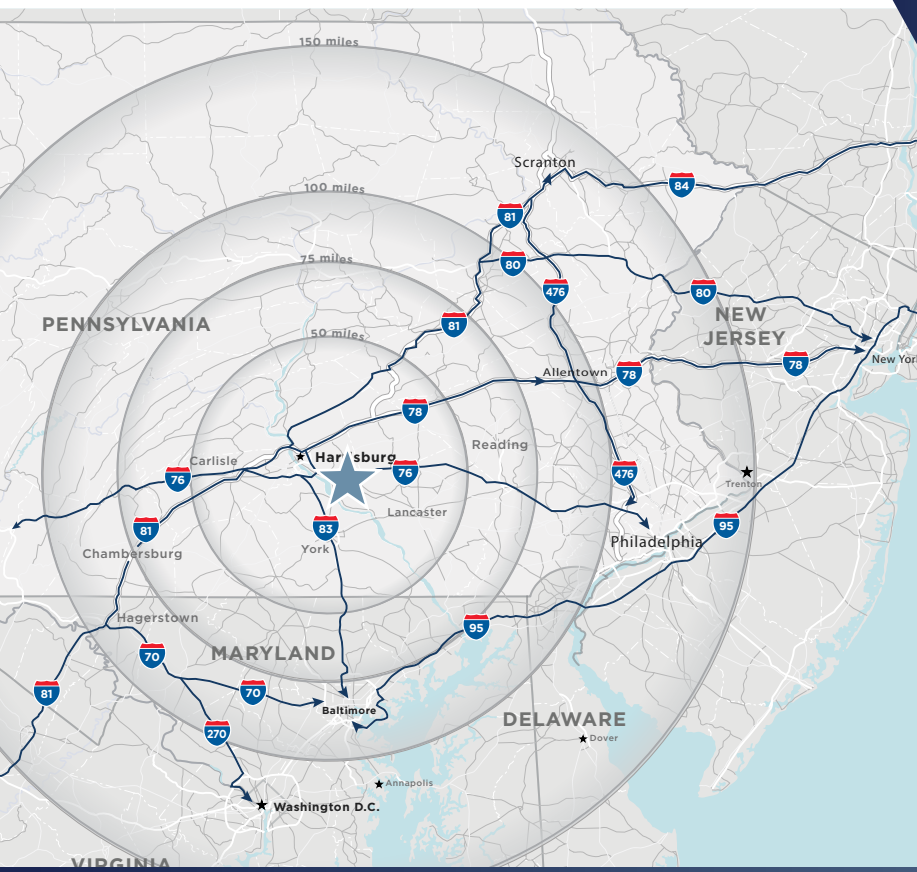
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LOCATION



DRIVE TIMES



INTERSTATES

76	3 MILES	6 MINS
83	9 MILES	12 MINS
81	17 MILES	21 MINS

HARRISBURG INTERNATIONAL AIRPORT

4.2 MILES 6 MINS

MAJOR CITIES

HARRISBURG	11 MILES	19 MINS
LANCASTER	30 MILES	34 MINS
BALTIMORE, MD	83 MILES	1 HR, 21 MINS
PHILADELPHIA	102 MILES	1 HR, 47 MINS
WASHINGTON, DC	124 MILES	2 HRS, 18 MINS
NEW YORK, NY	175 MILES	2 HRS, 52 MINS

ACCESS



SITE ADVANTAGES

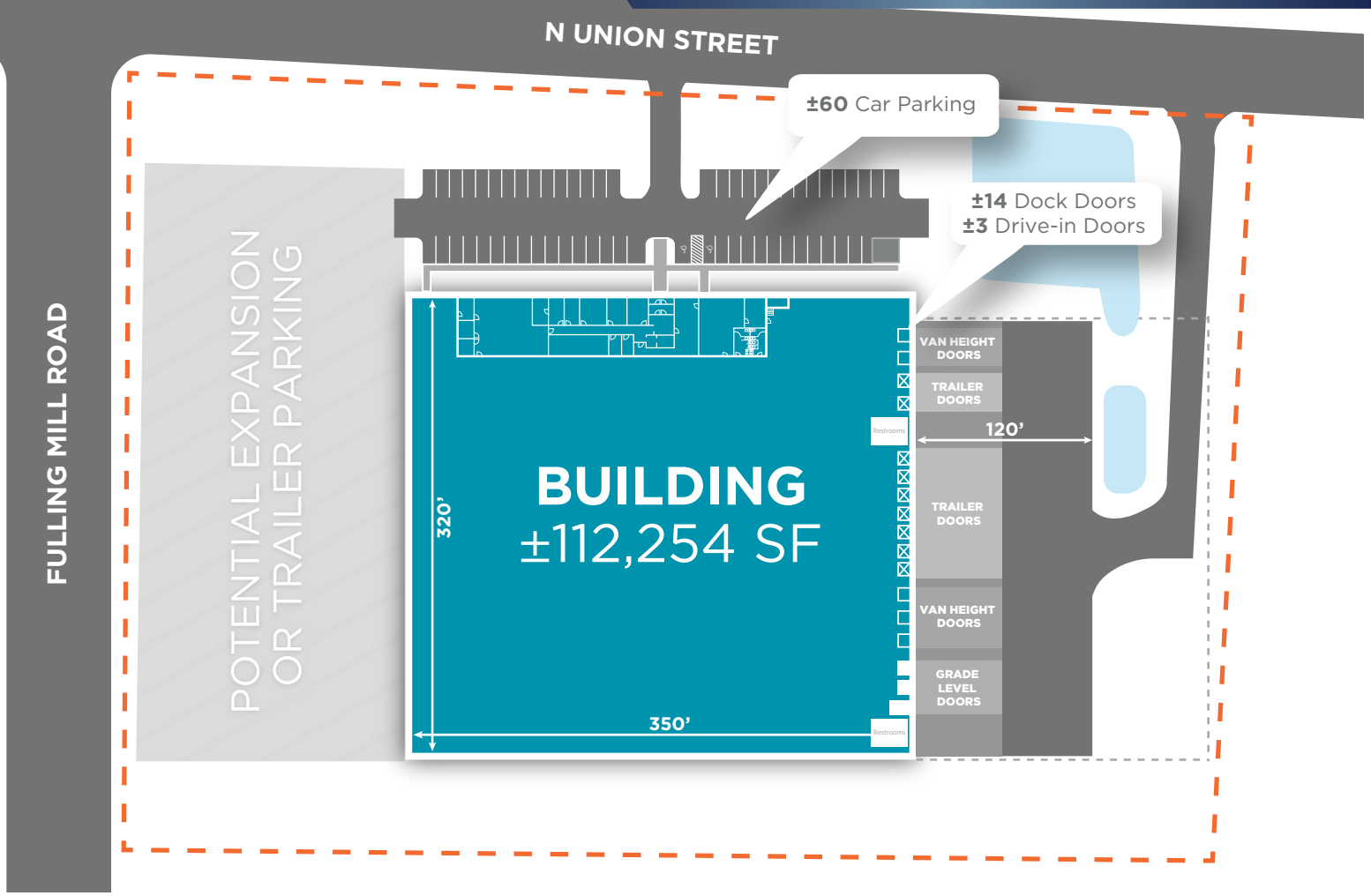
2000 N. UNION STRRET is a 112,254 square foot industrial warehouse situated at the confluence of I-76 (PA Turnpike), Rt. 283, I-83 and I-81.

TEMP-CONTROLLED, distribution facility with excess acreage for expansion opportunities.

SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations ensuring a steady supply of qualified employees.

PRIME LOCATION within one-day proximity to over 40% of the nation's population. Convenient access to FedEx Ground, FedEx Freight and UPS hubs.

BUILDING SPECS



±112,254 SQUARE FEET **27'** CLEAR HEIGHT **±14** DOCK DOORS **±60** AUTO SPACES

AVAILABLE SF	±112,254 SF	**DOCK DOORS**	14 Dock Doors (5 van height)
DIMENSIONS	320' x 350'	**GRADE LEVEL DOORS**	1 - 12' x 14' and 2 - 9' x 9'
OFFICE AREA	±8,750 SF with 2nd Story Mezzanine	**AUTO PARKING**	±60 Spaces
YEAR BUILT	1997	**TRUCK COURT**	120'
SITE AREA	9.4 Acres	**POWER**	3,000 amps, 480Y/277V, 3p, 4w
CONSTRUCTION	Block and Metal Panel	**HVAC SYSTEMS**	Fully Temperature-Controlled
ROOF	Structural Standing Seam Metal Roof	**LIGHTING**	HID / Fluorescent
CLEAR HEIGHT	27'	**SPRINKLER**	ESFR

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