



RAIL SERVED INDUSTRIAL COMPLEX

AIR DEPOT MIDDLETOWN

532 E EMAUS STREET, MIDDLETOWN PA 17057



PROVIDING REAL ESTATE SOLUTIONS





OFFERING SUMMARY

Available SF	9,200 - 138,552 SF
Lease Rate	\$4.95 SF/yr (NNN)
Lot Size	27 acres
Year Built	1940
Last Renovated	2024
County	Dauphin
Municipality	Middletown Borough
Zoning	Manufacturing Limited (M1)
APN	41-022-033 & 41-022-004

PROPERTY HIGHLIGHTS

- Renovations to include:
 - Significant Upgrades to Dock Loading
 - LED Conversion
 - Roof Replacement
 - New Restroom & Office Core
 - New Glass Storefront Entryways

• Easy Access to

- Current tenants in complex include

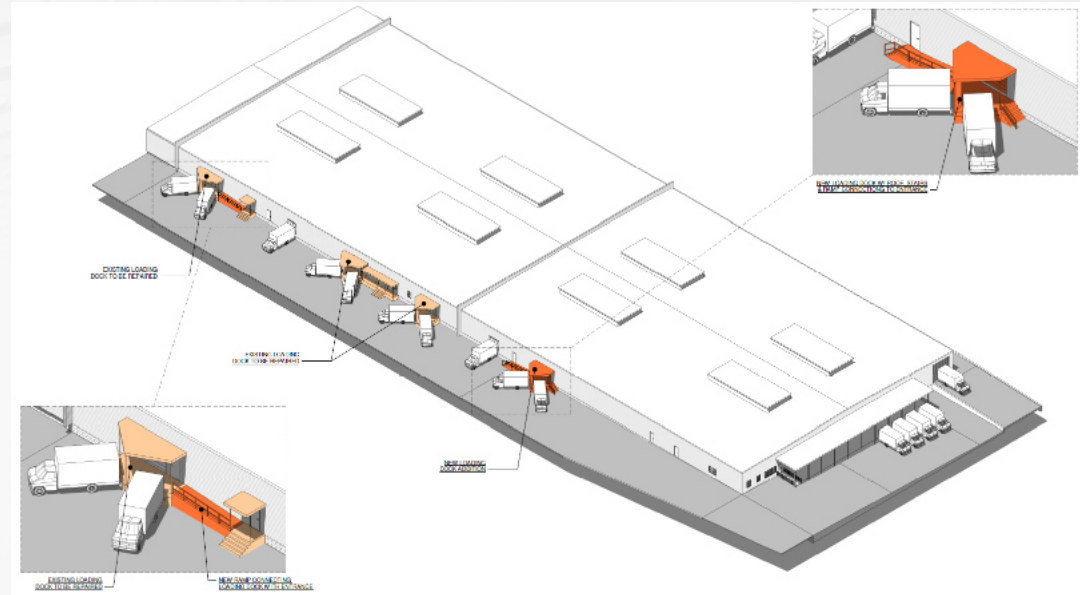


EXECUTIVE SUMMARY

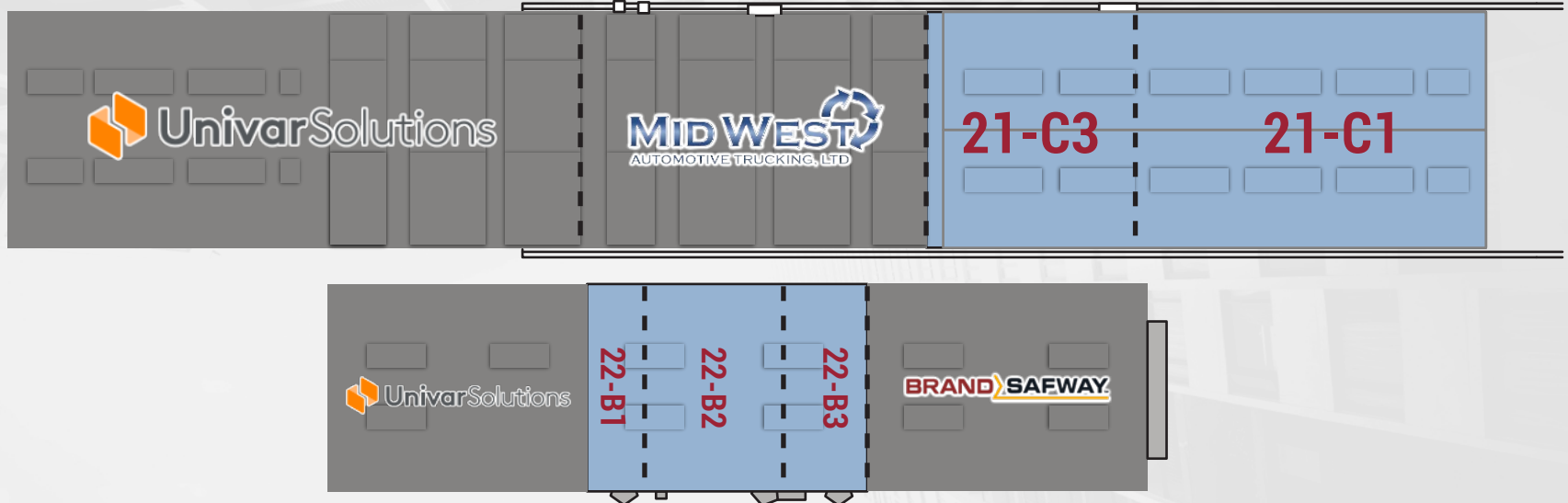
Opportunity to lease an extremely rare +/- 430,000 SF rail served industrial complex which provides 24/7/365 onsite security personnel as well as trailer parking & staging. The property is currently going through extensive renovations which will include significant upgrades to dock loading, LED lighting, new bathrooms & office cores as well as paving. Ideally located in Middletown, PA which offers easy access to Harrisburg International Airport, Regional HUB locations for FedEx, UPS, and USPS, as well as primary East Coast Interstate highway system.

PROPERTY DETAILS

LEASE RATE	\$4.95 SF/YR
LOCATION INFORMATION	
Business Park Name	AIR DEPOT MIDDLETOWN
Street Address	532 E Emaus St
City, State, Zip	Middletown, PA 17057
County	Dauphin
Municipality	Middletown Borough
BUILDING INFORMATION	
Tenancy	Multiple
Ceiling Height	15' - 36'9"
Number of Floors	One (1)
Year Built/Renovated	1940 / 2024
Construction	Masonry
Roof	Rubber
Sprinklers	Yes (Dry System)
Dock Doors	41
PROPERTY INFORMATION	
Property Type	Industrial/Manufacturing/IOS
Property Sub-type	Warehouse/Distribution
Rail Access	Yes, Norfolk Southern via M&H
Guarded Property	Yes, onsite security (24/7/365)
Trailer Storage	Yes, ± 300 Drops
Exterior Storage	Yes, Fenced
Employee Parking	Yes, ± 100 spaces



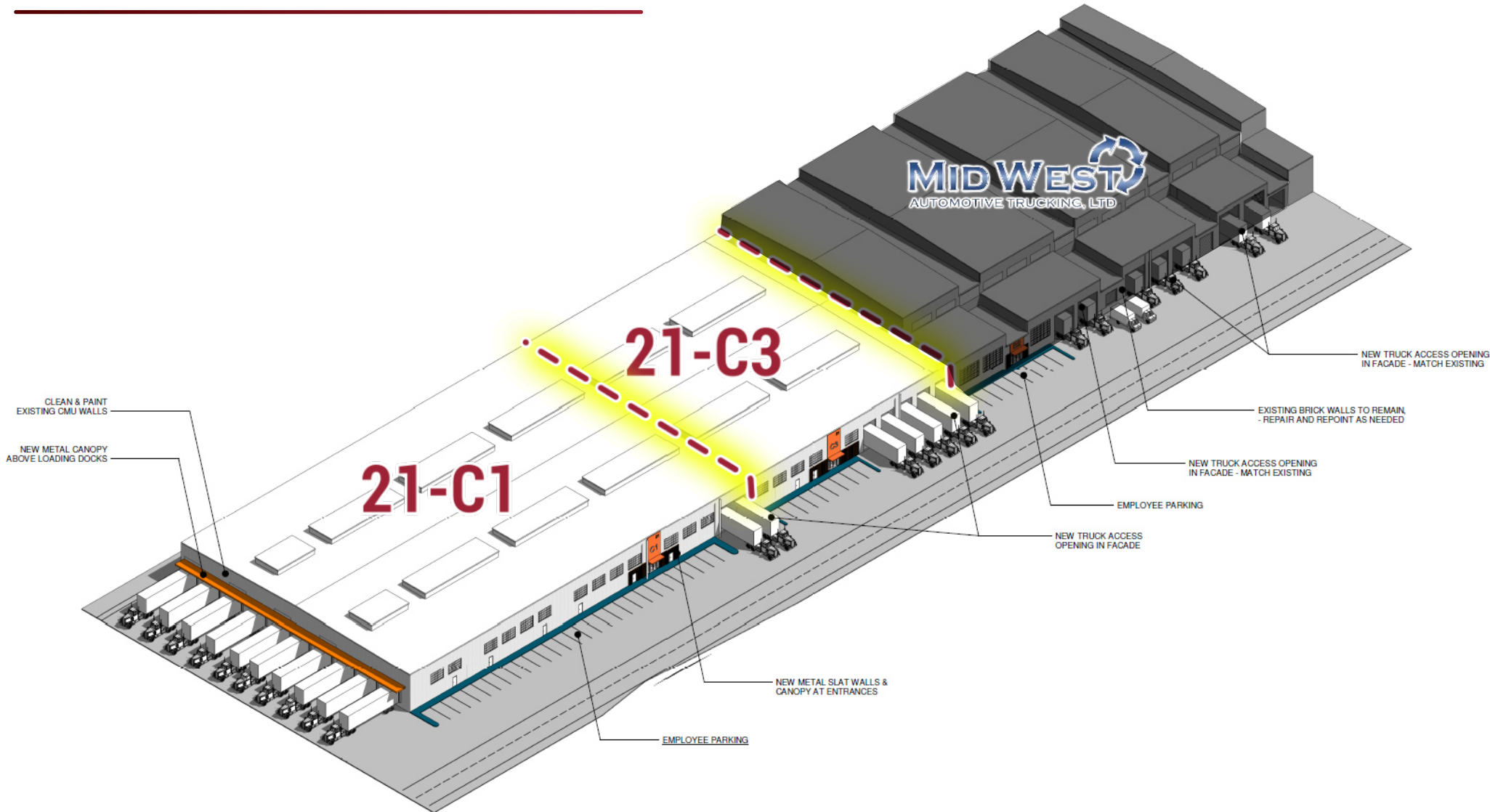
LEASE AVAILABILITY



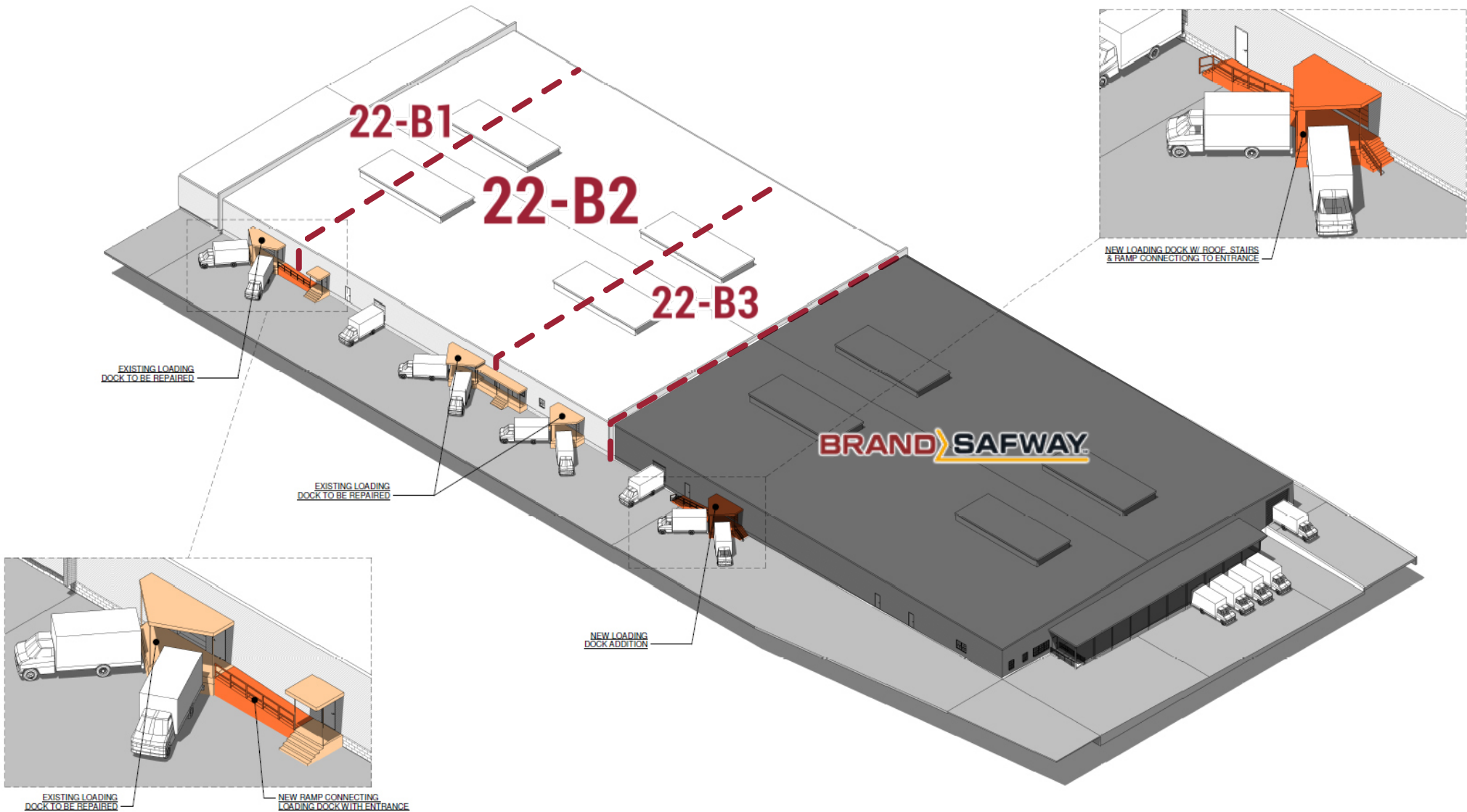
LEASE INFORMATION			
Lease Type	NNN	Lease Term	Negotiable
Available SF	9,200 SF - 138,552 SF	Lease Rate	\$4.95 SF/YR

LEASE INFORMATION	
SUITE	SIZE
21-B2	59,970 SF LEASED
21-C3	35,432 SF
21-C1	60,620 SF
BUILDING 21 TOTAL (COMBINED)	96,052 SF AVAILABLE (RAIL SERVED)
22-C	42,600 SF LEASED
22-B3	11,900 SF
22-B2	21,400 SF
22-B1	9,200 SF
BUILDING 22 TOTAL (COMBINED)	42,500 SF AVAILABLE

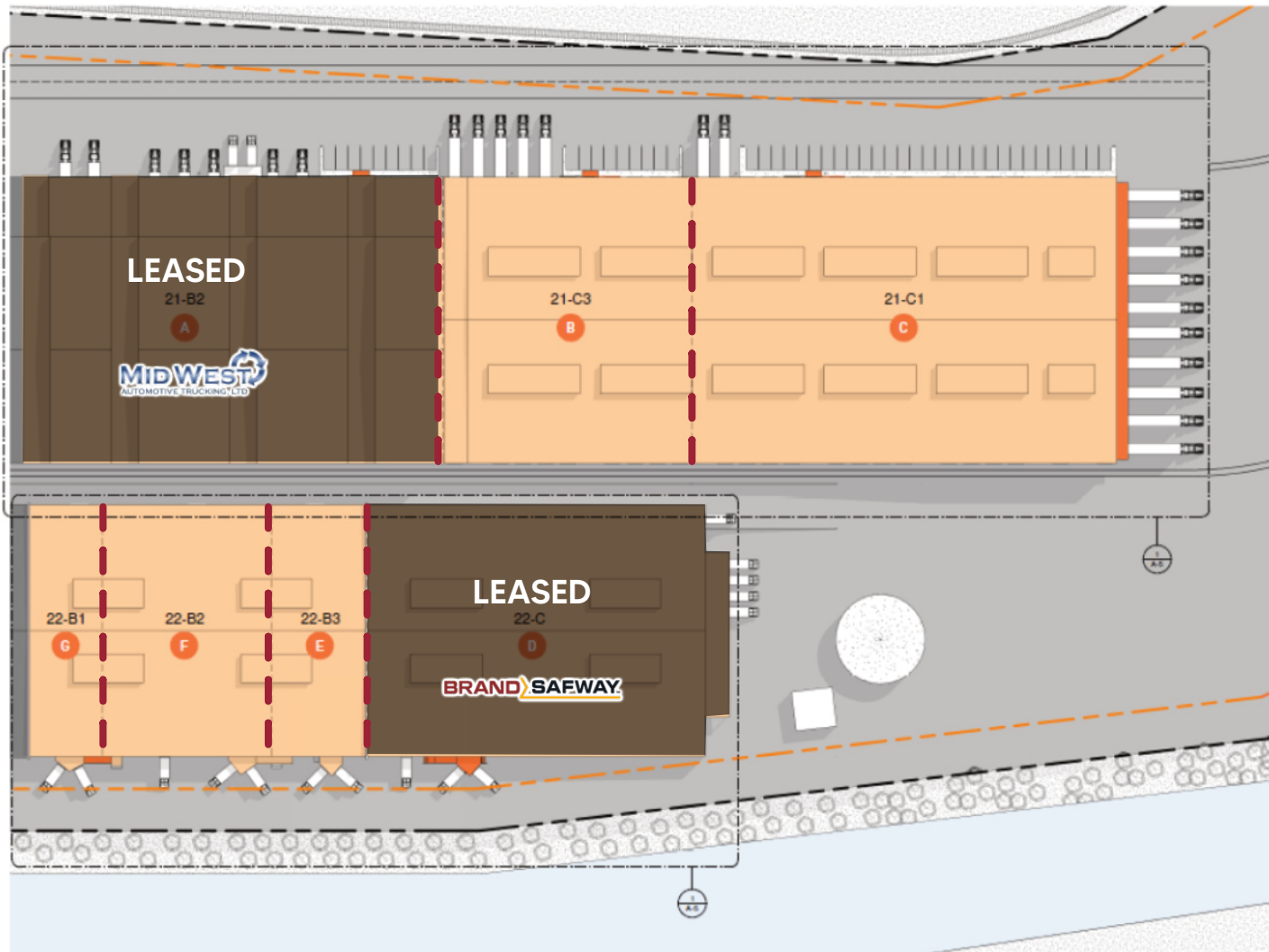
BUILDING 21 PLAN



BUILDING 22 PLAN



PROPOSED LOADING PLAN



DOCK COUNT			
A	21-B2	± 60,000 SF	11 DOCKS
B	21-C3	± 35,000 SF	5 DOCKS
C	21-C1	± 60,800 SF	12 DOCKS
D	22-C	± 42,600 SF	8 DOCKS
E	22-B3	± 11,900 SF	2 DOCKS
F	22-B2	± 21,400 SF	3 DOCKS
G	22-B1	± 9,200 SF	2 DOCKS

BUILDING CONCEPT PHOTOS



SITE AERIAL



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AREA OVERVIEW

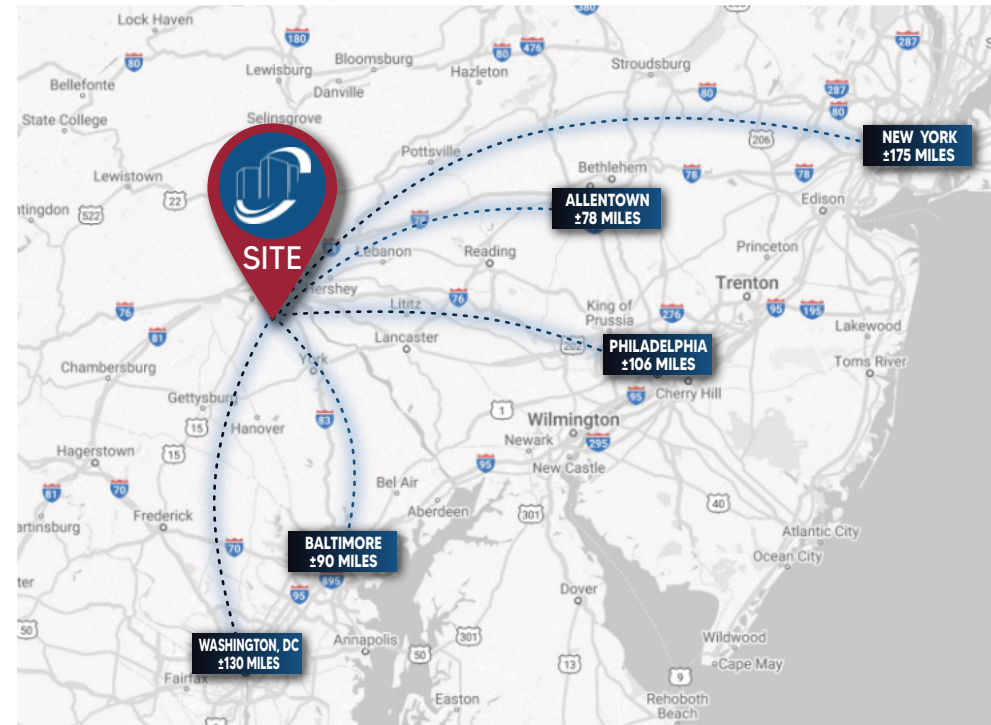
DAUPHIN COUNTY is located in south-central Pennsylvania, from part of Lancaster County. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.



Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

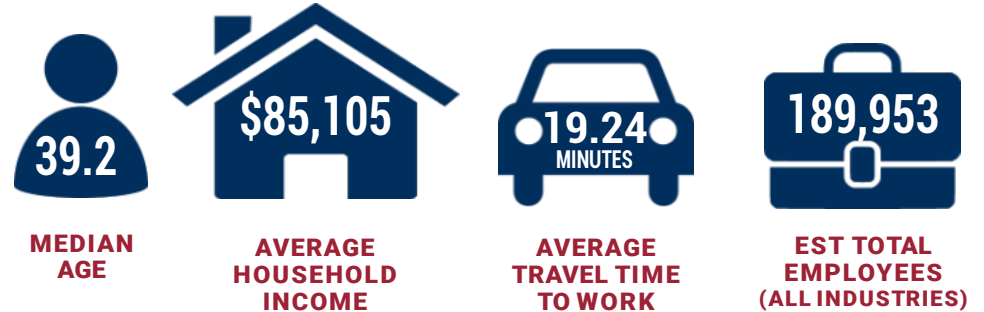
The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



DEMOGRAPHICS

2024 ESTIMATED POPULATION **288,176**



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RAIL SERVED INDUSTRIAL WAREHOUSE FOR LEASE

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