



2404 GETTYSBURG RD
CAMP HILL, PA 17011

HIGH BAY WAREHOUSE AVAILABLE





OFFERING SUMMARY

Available SF	43,758 SF
Lease Rate	\$8.95/SF (NNN)
OPEX	\$1.75 PSF (2023)
Building Size	168,660 SF
Lot Size	2.92 Acres
Year Built/Renovated	1996 / 2016
County	Cumberland
Municipality	Lower Allen Twp
Zoning	Industrial Commercial (I-3)

PROPERTY HIGHLIGHTS

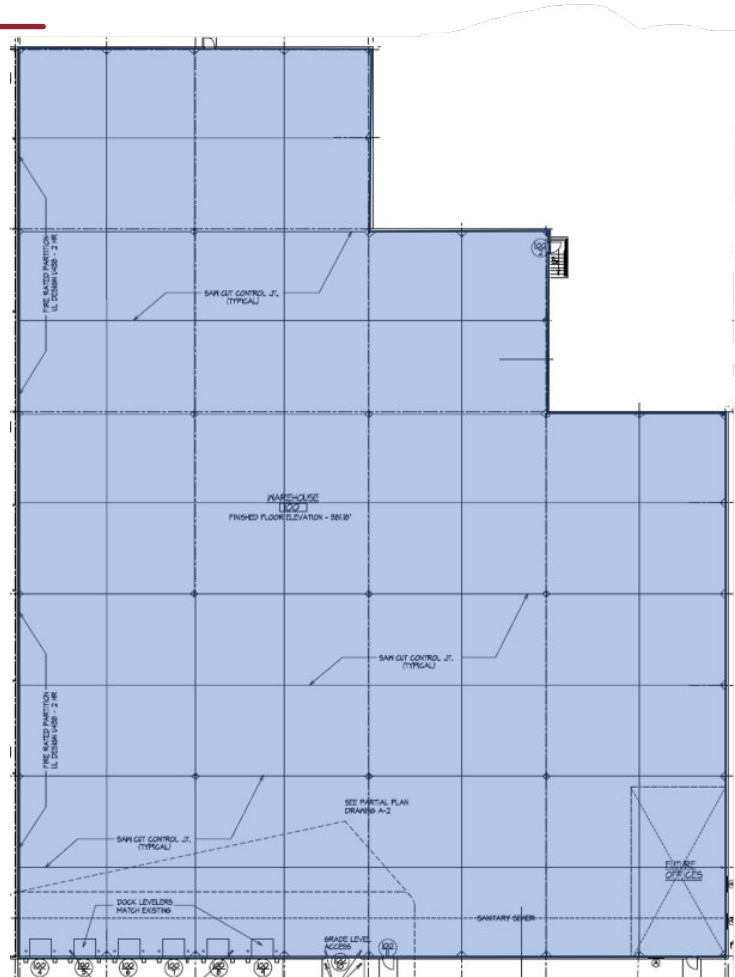
- Excellent opportunity to lease 43,758 SF high bay warehouse space in Camp Hill, PA
- Highly functional design with 30' clear ceiling heights, 6 dock doors, 1 drive in door, new T-5 fluorescent light fixtures, professional office, and dedicated parking
- In-fill location in Camp Hill provides opportunity to maximize parcel service (UPS/FedEx) pick up times, allowing late afternoon order sales cut off
- Location offers quick access to: 
- Join corporate neighbors RF Fager, ADM Milling, ADM Animal Nutrition, CB HYMAC, Cleveland Brothers, Amsted Rail, XPO, Scott Electric, Power Component System, and Atlas

PROPERTY DETAILS

Property Address	2404 Gettysburg Rd Camp Hill, PA 17011
Property Type	Industrial
Lot Size	10.25 AC
Available SF	43,758 SF
Building Size	168,660 SF
Property Tax	\$103,886 (2023)
Dock Doors	26
Drive-in Doors	1 (12' x 14')
Clear Ceiling Height	30'
Floor	6" Reinforced Concrete
Column Spacing	50' x 50'
Year Built/Renovated	1996 / 2016
Framing	Steel Frame
Construction	Masonry Block/Metal Panel
Roof	Standing Seam
Sprinklers	Yes
Parking	45 Car Spaces
Electric	3-Phase
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	Lower Allen Township
Zoning	Industrial Commercial (I-3)



AVAILABLE SPACE



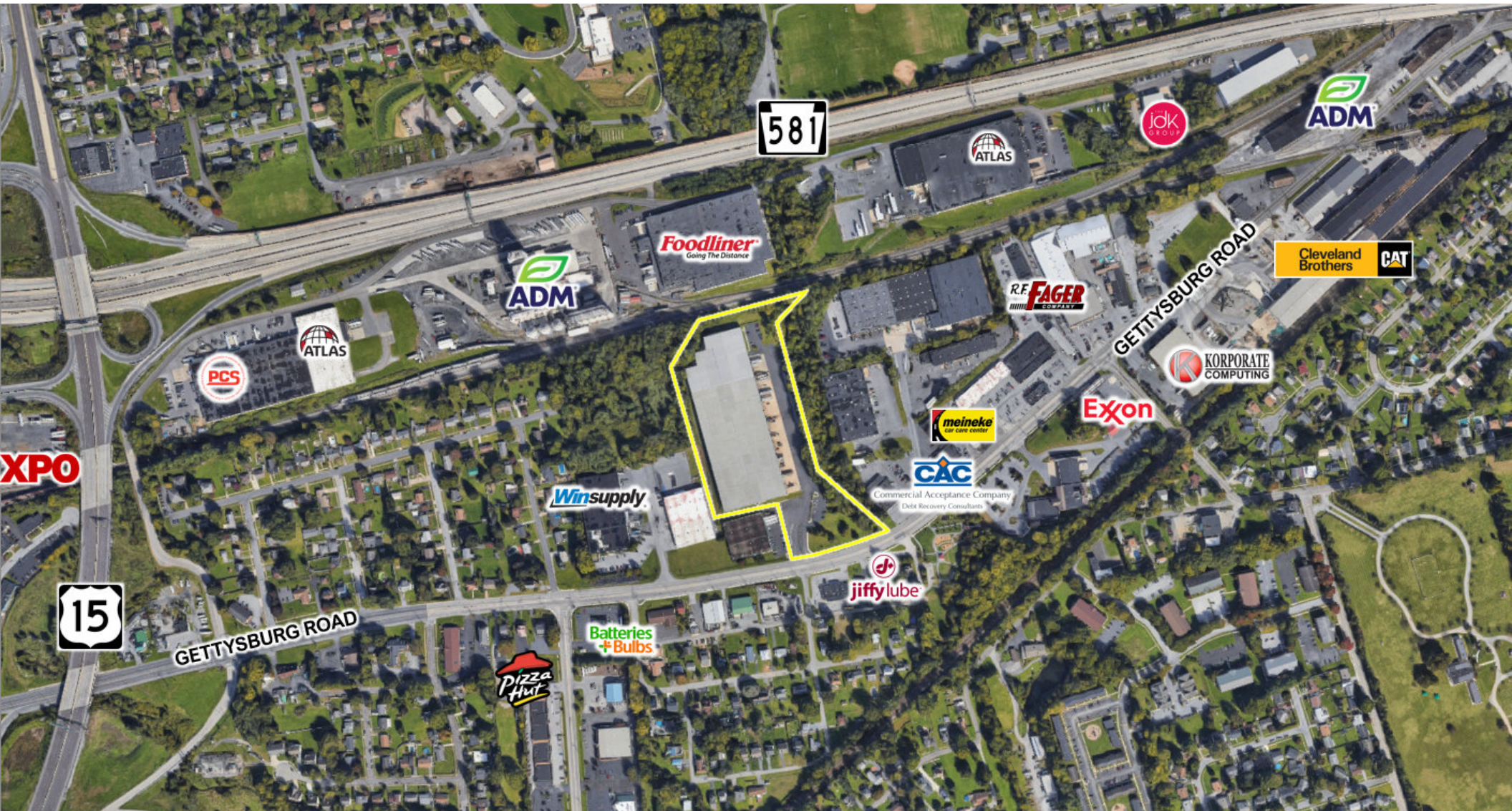
LEASE INFORMATION

SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	OPEX
SUITE B	43,758 SF	\$8.95/SF	NNN	\$1.75/SF

AERIAL



AERIAL



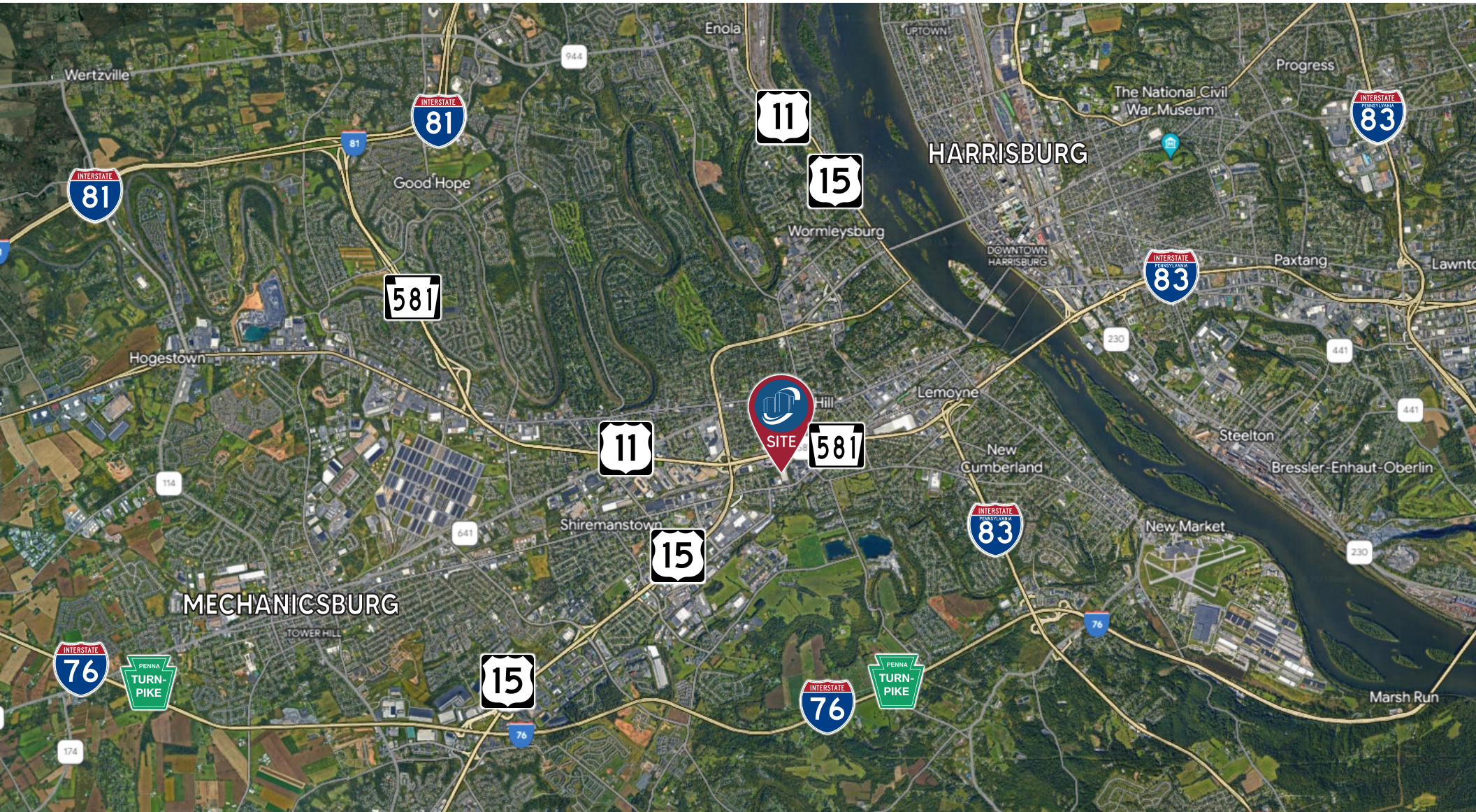
LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324

LOCATION MAP

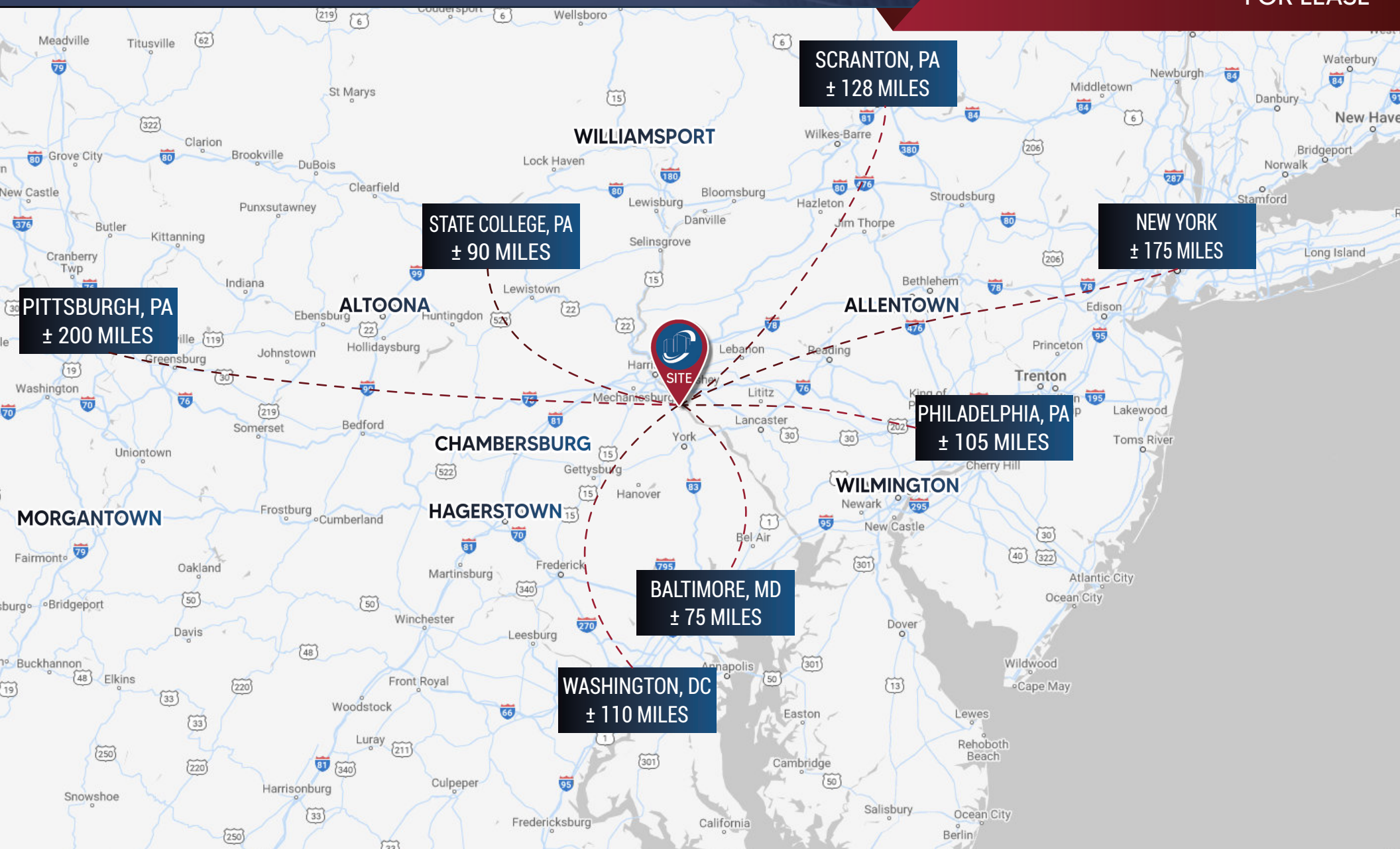


LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324



CUMBERLAND COUNTY

AREA OVERVIEW: Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland county contains many suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).



2022 ESTIMATED POPULATION 263,782

DEMOGRAPHICS

<p>40.4</p> <p>MEDIAN AGE</p>	<p>\$92,318</p> <p>AVERAGE HOUSEHOLD INCOME</p>	<p>19.2 MINUTES</p> <p>AVERAGE TRAVEL TIME TO WORK</p>	<p>122,215</p> <p>EST TOTAL EMPLOYEES (ALL INDUSTRIES)</p>
---	---	--	--



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.