

## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

Lease Price:	\$7.95 NNN
Operating Expenses:	\$1.95 PSF
Ceiling Height:	20'-21'
County:	Cumberland
Township:	Lower Allen
Tax ID:	13-23-0549-002
Lot Size:	1.35 Acres
Building Size:	24,311 SF
Office Space:	3,000 SF
Zoning:	I-3 Industrial Commercial
Docks/Drive-In Doors:	Six (6) / TBD
Sprinkler:	Yes (wet)
Route Vehicle Parking:	On Site
Signage:	Available

### PROPERTY OVERVIEW

Excellent opportunity to lease a rare 24,311 SF stand alone flex warehouse property situated in Camp Hill on approximately 1.35 acres. Six (6) docks with deep truck court. Quick access to Rt. 11/15, I-83, and I-81 via Rt. 581 Capitol Beltway. Very functional facility for any freight forwarder, home delivery, or last mile logistics operation. Abundant parking with designated area for 10-12 route box trucks in addition to (7) tractor trailer loading positions. Immediate central access to dense population demographic.

### PROPERTY HIGHLIGHTS

- Convenient visibility along heavily traveled commercial corridor.
- Excellent proximity to regional highway network.
- Recently relamped warehouse to T-5 fluorescent fixtures.
- Industrial Commercial Zoning provides flexibility for a variety of uses.
- Ideal facility for distributors, wholesale and supply uses.
- Employee parking: +/- 25 spaces.
- Well located along Gettysburg Road for quick access to Harrisburg, PA, CBD.
- High quality dense labor pool within (3) miles of property.
- Corporate neighbors include Fager's Supply, Sherwin Williams, York International, Deacon Industrial Supply, ADM, Atlas Roofing, and Sid Harvey's Inc.



Jason Grace, CCIM, SIOR  
CEO & Managing Principal  
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### ADDITIONAL PHOTOS





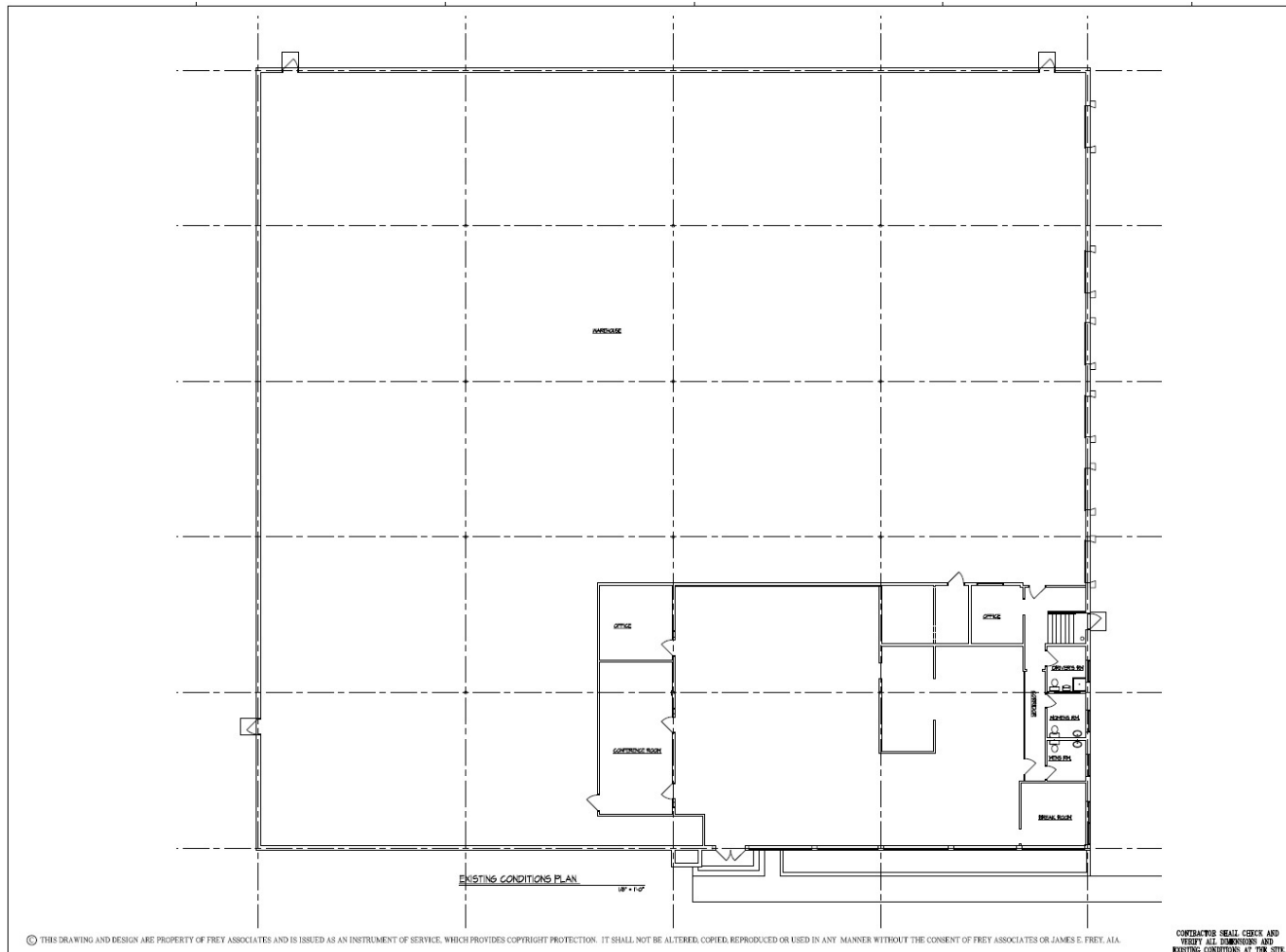
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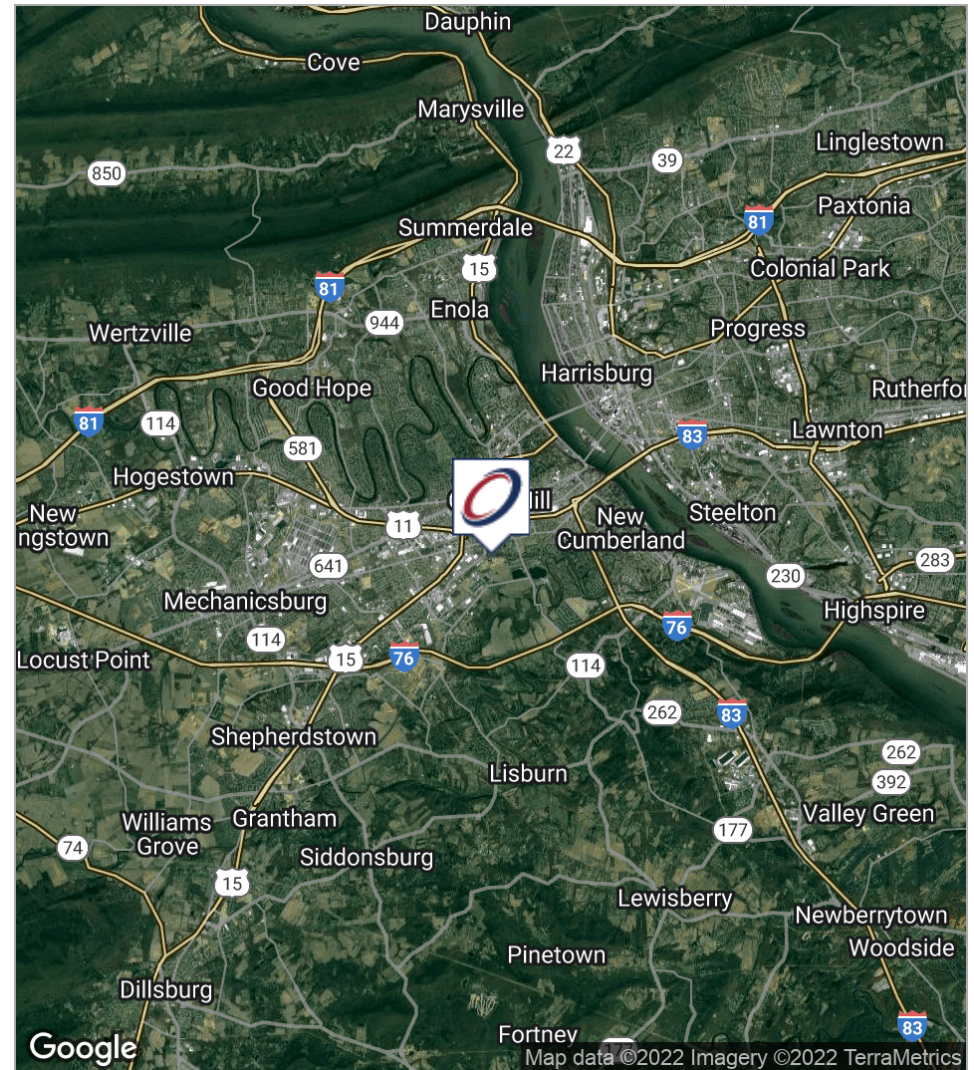
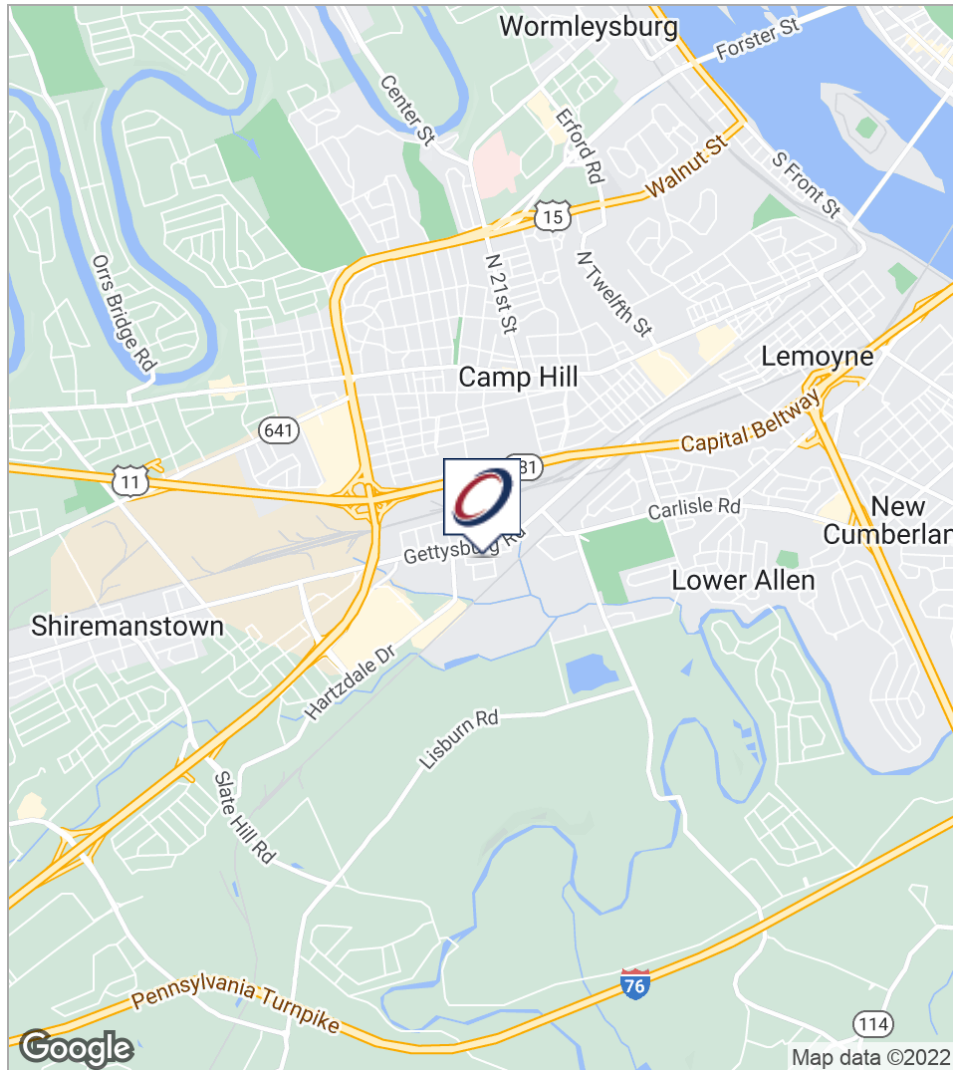
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## FLOOR PLANS



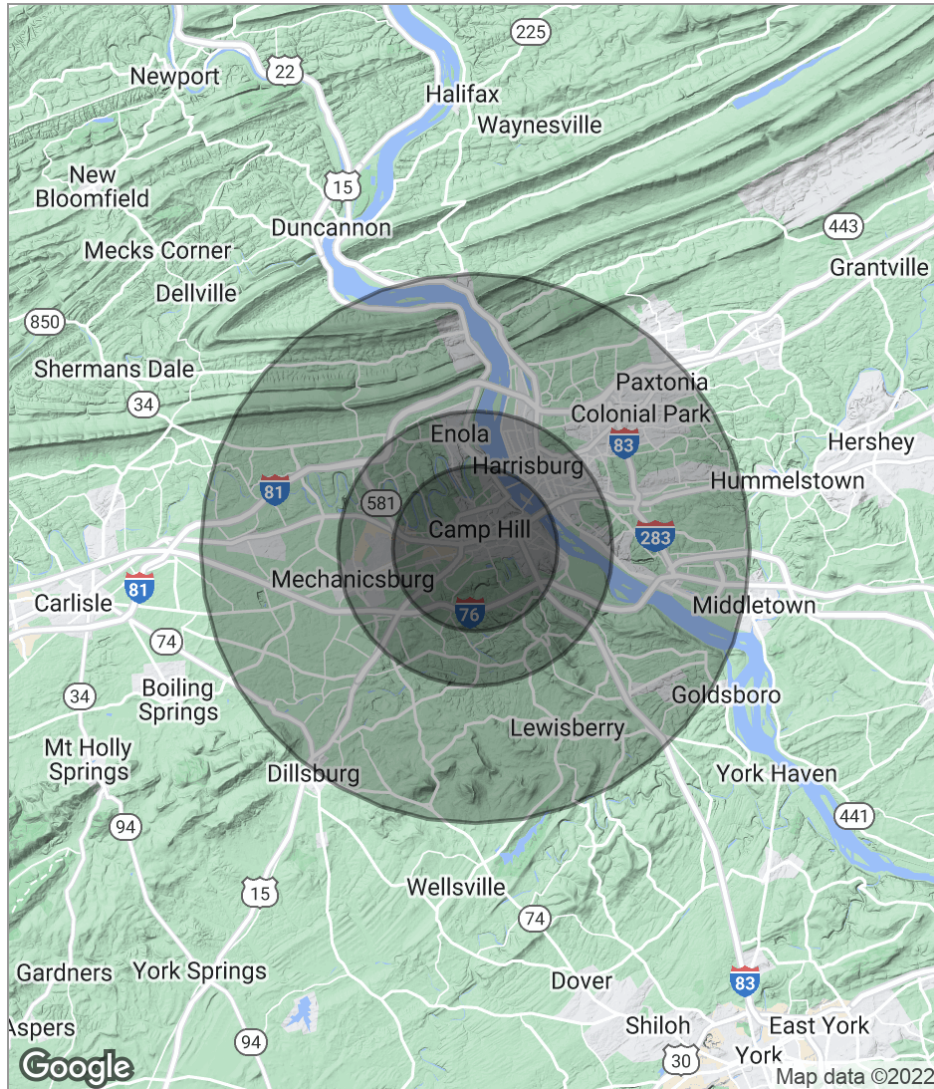


## LOCATION MAPS





### DEMOGRAPHICS MAP



	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	61,353	161,340	362,028
<b>Population Density</b>	2,170	2,054	1,152
<b>Median Age</b>	41.7	39.0	39.3
<b>Median Age (Male)</b>	38.7	36.7	37.6
<b>Median Age (Female)</b>	42.2	40.0	40.4
<b>Total Households</b>	26,422	69,005	150,578
<b># of Persons Per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$71,480	\$65,259	\$68,778
<b>Average House Value</b>	\$196,626	\$174,271	\$180,695