

PROPERTY DETAILS & HIGHLIGHTS

Available SF (Divisible):	41,630 SF
Lease Rate:	\$7.95 SF/Yr (NNN)
OPEX (2021):	\$1.75 PSF
Property Subtype:	Warehouse/Distribution
Building Size:	115,590 SF
Lot Size:	10.43 Acres
Year Last Renovated:	2016
Grade Level Doors:	(4) 12' X 14'
Dock Doors (Expandable):	8
Ceiling Height:	21' - 28'
Zoning:	Industrial
Township:	Swatara
Sprinkler:	Yes
Floor:	6" reinforced concrete
Column Spacing:	Typical
Employee Parking:	+/- 75 spaces

Highly functional design with ample loading docks and 120' truck court. New T-5 fluorescent light fixtures with professional office core. Steel frame construction w/masonry block/metal panel exterior. Large parking & staging drop lot for route or service delivery fleet, trailers, or outside material storage. Low operating expenses.



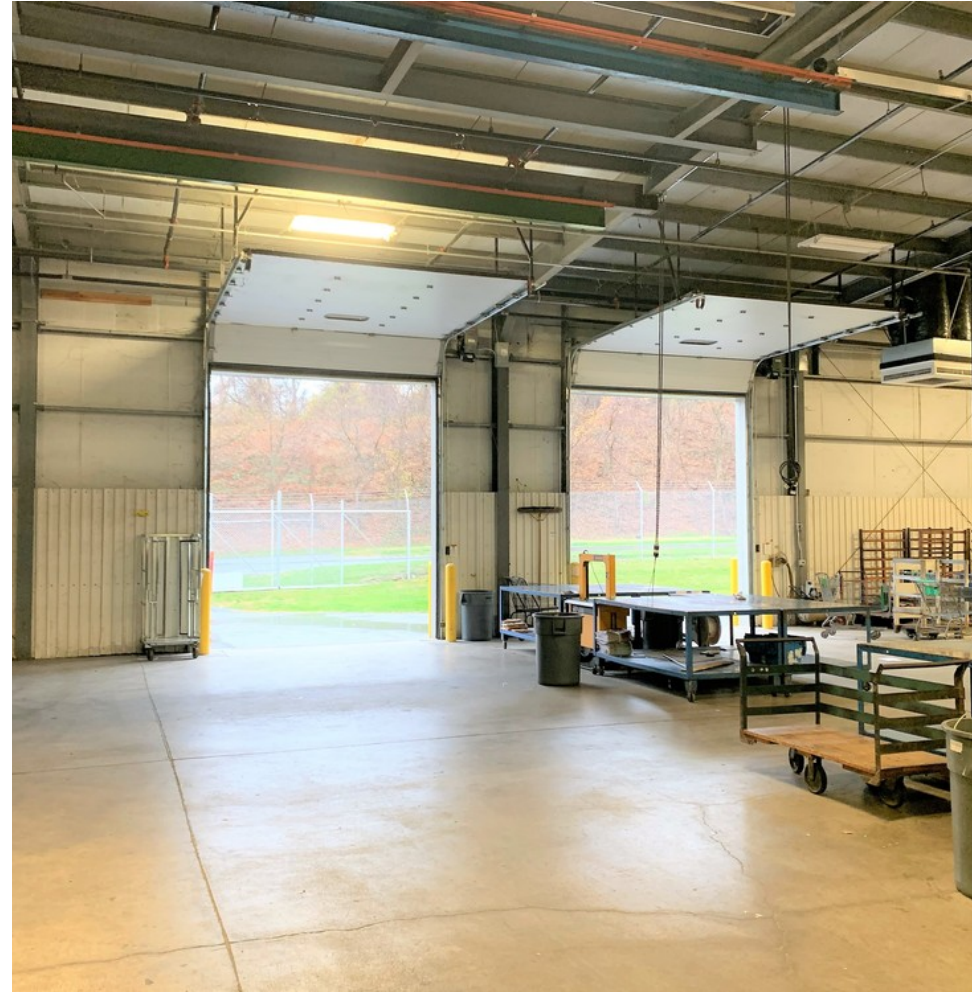
- Well located warehouse space available for last mile delivery needs situated adjacent to Regional UPS Hub.
- In-fill location in Swatara Township PA provides opportunity to maximize parcel service (UPS/FedEx) pick up times, allowing late afternoon order sales cut off.
- Quick access to PA Turnpike (I-76), I-81/78 & I-83 nationally recognized transportation corridors.
- Greater Harrisburg/Central PA sub-market location offers significant U.S. and Canadian next day ship/ return service coverage.
- Entire warehouse and office area is climate controlled with rooftop AC units. Excellent opportunity for PPE inventory storage and production.
- Hard to find trailer parking (+/- 20-25 trailers). Property fully fenced and secured.



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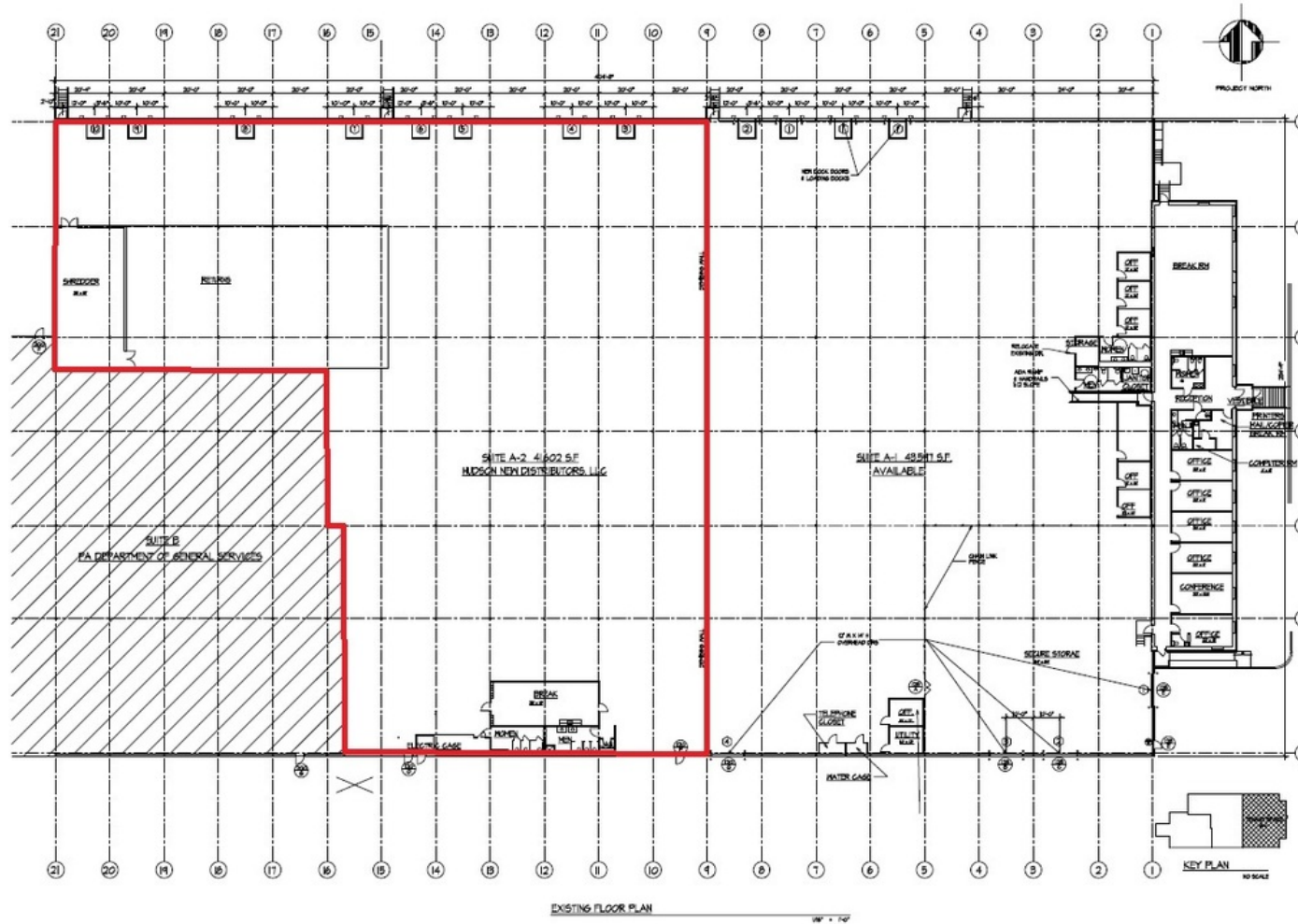
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLAN



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711 Gibson Blvd

INDUSTRIAL PROPERTY FOR LEASE

711 Gibson Blvd Harrisburg, PA 17104

AERIAL



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TRADE AERIAL



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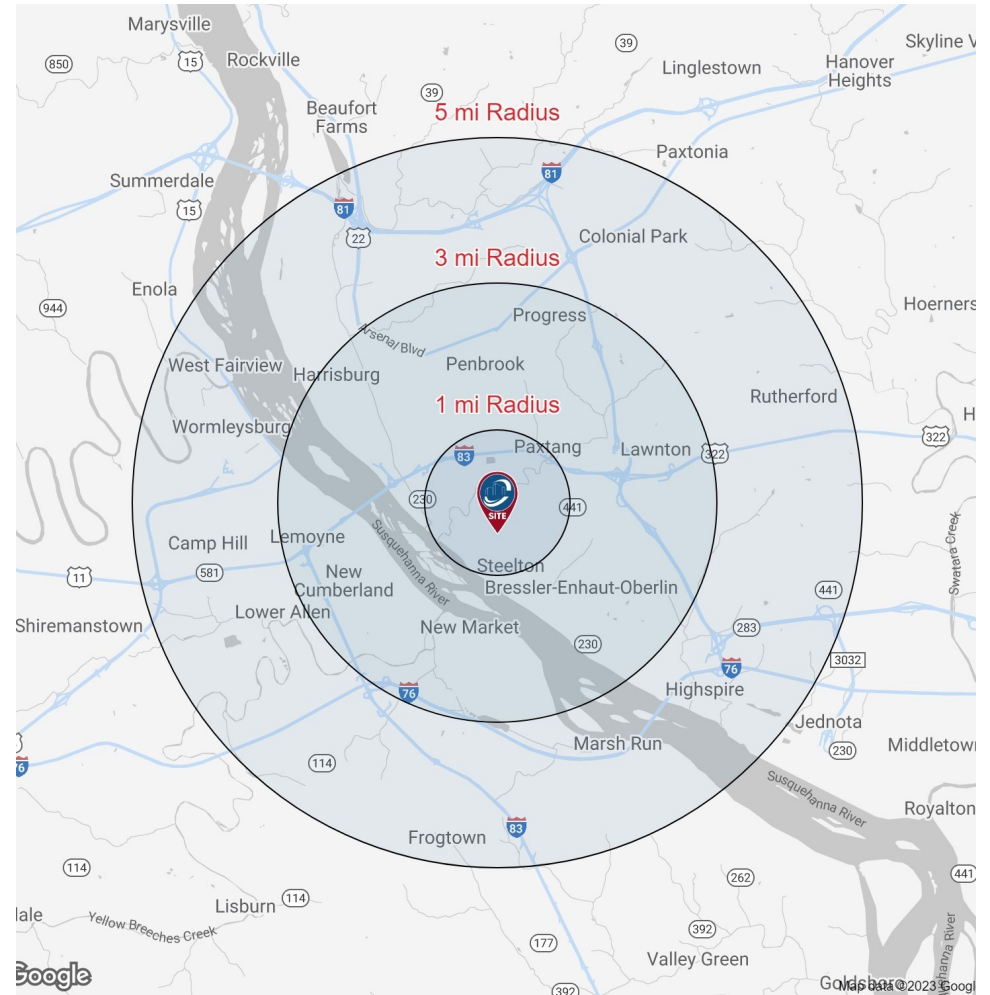
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	86,663	176,228	401,140
Average Age	35.6	37.3	39.2
Average Age (Male)	33.4	35.4	37.5
Average Age (Female)	37.3	38.8	40.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	35,305	74,909	165,681
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$49,263	\$55,593	\$68,257
Average House Value	\$130,646	\$153,700	\$181,552

* Demographic data derived from 2020 ACS - US Census



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