

156-168 WEST HARRISBURG AVENUE ELIZABETHTOWN, PA

AVAILABLE | ±88,039 SF



Access to Major
Food Producers



Centralized Location
on I-283 Corridor



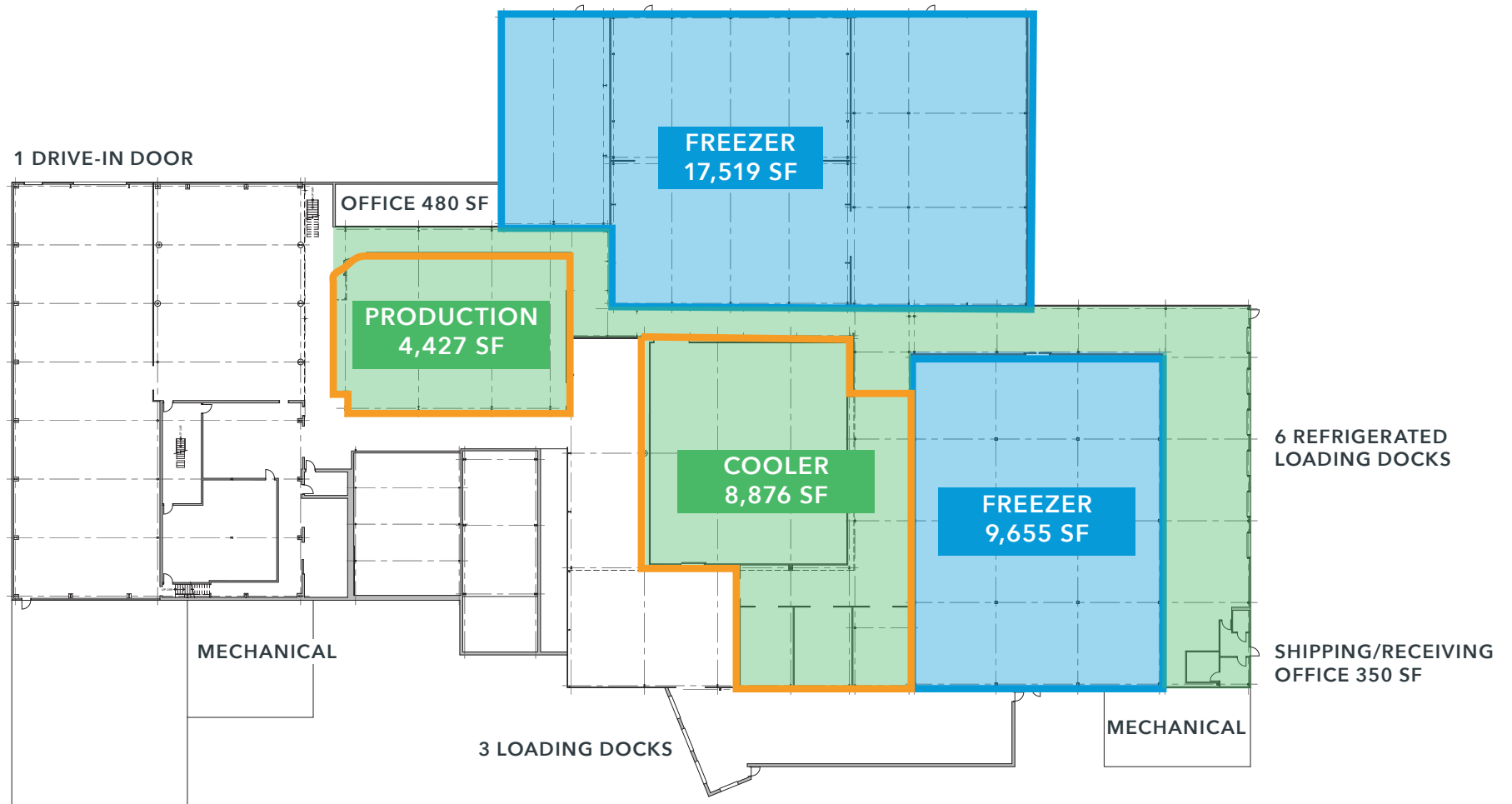
Abundant
Labor Access



Cold Storage /
Freezer Facility

Ownership Group:





BUILDING SPECIFICATIONS

Building Size	± 88,039 SF
Clear Height	10 -25'
Dock Doors	9 Total Loading Docks 6 Refrigerated 3 Ambient
Drive-in Doors	1

Office	830 SF Total office 480 SF Front office 350 SF Shipping/Receiving Office Plus 2,548 SF separate office building
Sprinkler System	Dry
Power	6,000 Amps
Car Parking Spaces	42 ±
Trailer Parking Spaces	Up to 10 off-wall

Ownership Group:



± 88,039 SF COLD STORAGE / FREEZER FACILITY | FOR LEASE

156-168 W. HARRISBURG AVENUE | ELIZABETHTOWN, PA



PROPERTY & LOCATION HIGHLIGHTS

- Close proximity to the region's most extensive parcel hub and intermodal facility network
- Route 283 and Interstates 83, 81, 78, and 76 provide easy access to the entire Mid-Atlantic region
- Abundant labor pool from multiple population centers

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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MARKET ACCESS AND INFRASTRUCTURE



Same Day Delivery

	Miles	Minutes
Harrisburg, PA	24	31
Baltimore, MD	74	83
Wilmington, DE	85	90
Allentown, PA	87	95
Philadelphia, PA	93	99
New York City, NY	176	173



Ports

Port of Newark	69	97
Port of Baltimore	74	85
Port of Wilmington	85	102
Port of Philadelphia	98	105



Airports

Harrisburg Intl.	18	19
Newark Liberty Intl.	99	96
Philadelphia Intl.	106	97
Baltimore Washington Intl.	194	182



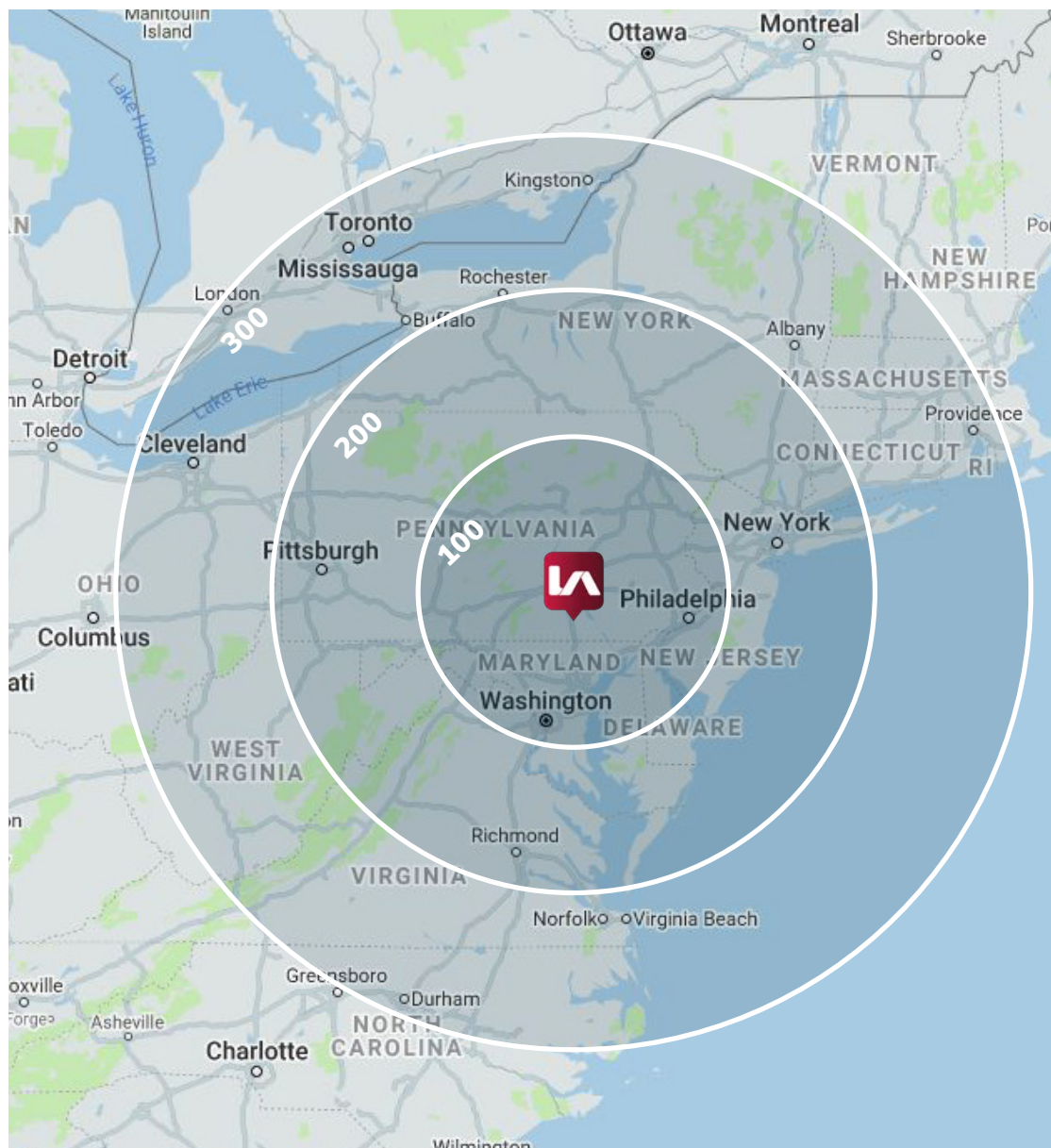
Parcel Facilities

UPS Middletown, PA	14	21
FedEx Middletown, PA	15	20
USPS Lancaster, PA	17	21
FedEx Lewisberry, PA	28	34



Intermodal Yards

Norfolk Southern - Rutherford Harrisburg, PA	21	28
Norfolk Southern - Lucknow Harrisburg, PA	28	32
Norfolk Southern Reading, PA	49	52
CSX Intermodal Chambersburg, PA	78	89



Ownership Group:



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