

A V A I L A B L E



SILVER SPRING

LOGISTICS PARK



281 HEMPT ROAD
MECHANICSBURG, PA

BUILDING ONE
803,520 SF

ROCKEFELLER
GROUP

CBRE

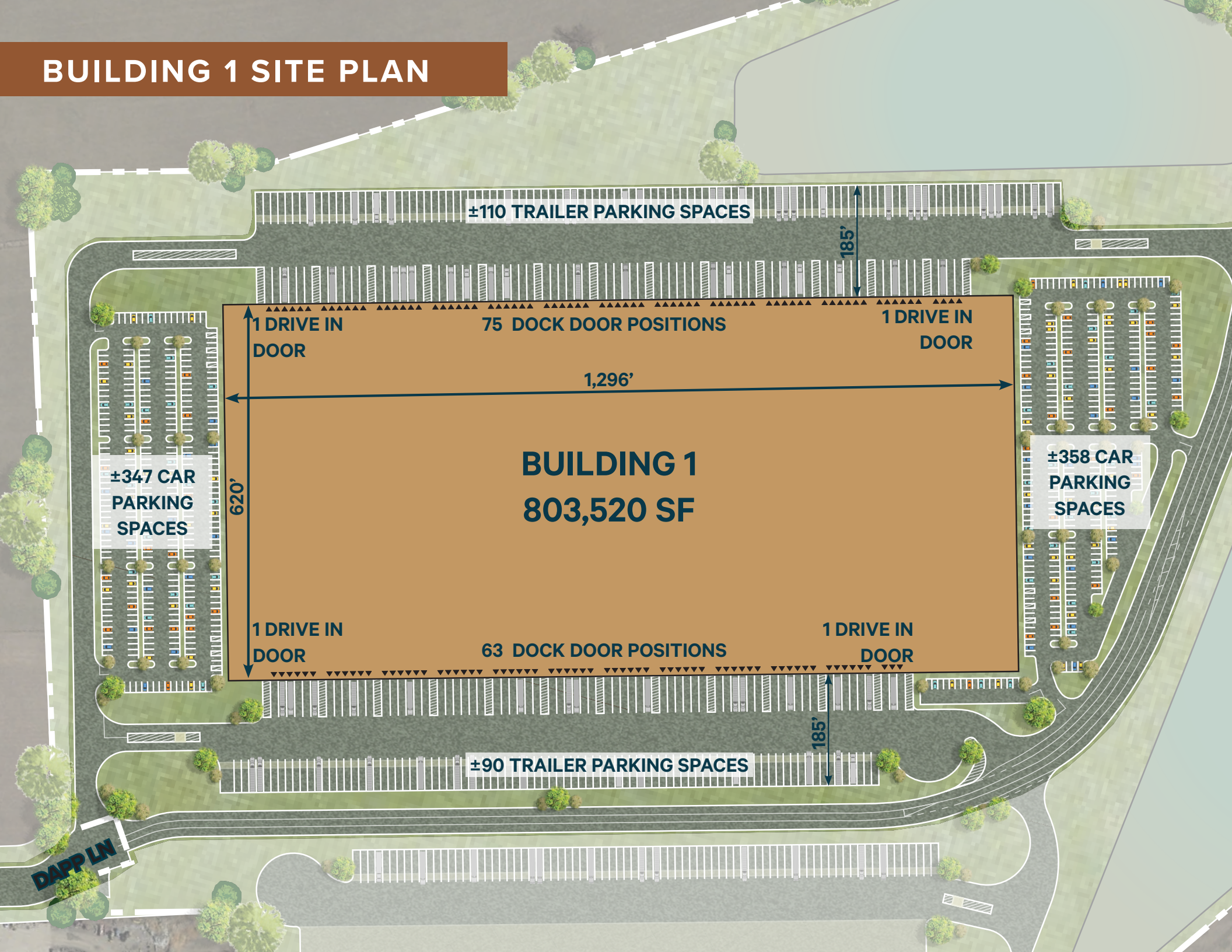
SITE PLAN



NEARBY INDUSTRIAL NEIGHBORS

- ① 
- ② 
- ③ 
- ④ 
- ⑤ 
- ⑥ 

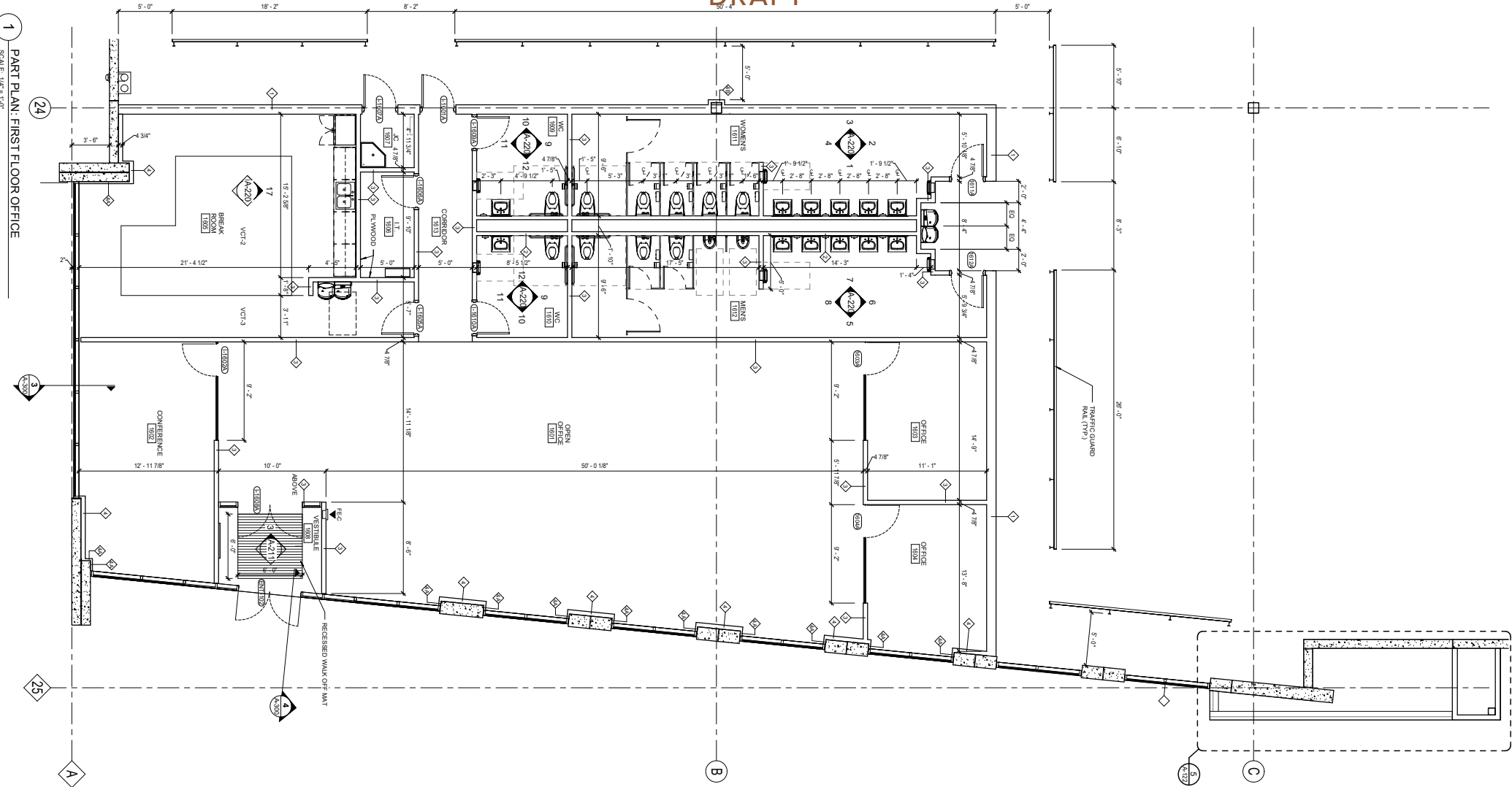
BUILDING 1 SITE PLAN



DRAFT

1 PART PLAN: FIRST FLOOR OFFICE

SCALE: 1/4" = 1'-0"



PRELIMINARY OFFICE LAYOUT

OCCUPANCY EFFICIENCY AND FLEXIBILITY



PROPERTY SPECIFICATIONS

BUILDING SIZE

OFFICE SIZE

LOADING CONFIGURATION

BUILDING DIMENSIONS

TRUCK COURT DEPTH

DOCK DOORS

DRIVE-IN DOORS

COLUMN SPACING

CLEAR HEIGHT

CAR PARKING

TRAILER PARKING

POWER

BUILDING 1

803,520 SF

±4,000 SF

CROSS-DOCK

WIDTH: 1,296'

DEPTH: 620'

185'

138

4

54' X 50';
60' SPEEDBAYS

40' CLEAR HEIGHT

705 SPACES

200 SPACES

3000 AMPS+



IMMEDIATE HIGHWAY ACCESS

Highway	Distance	Travel Time
11	DIRECT	
81	3.2 MILES	
76	5.1 MILES	

EXIT 236
5.1 Mi | 10 Min

EXIT 52
3.2 Mi | 5 Min

EXIT 57
3.8 Mi | 6 Min



ACCESS TO HIGHWAYS

HIGH CAPACITY TWO LANE ACCESS TO PA INTERSTATE 81

REGIONAL ACCESS

IMMEDIATE HIGHWAY ACCESS



3.2 MILES



5.1 MILES



7.1 MILES

HAZLETON: 92 Miles

LEHIGH VALLEY, PA: 80 Miles
NEWARK, NJ: 172 Miles
NEW YORK, NY: 195 Miles

PITTSBURGH: 184 Miles

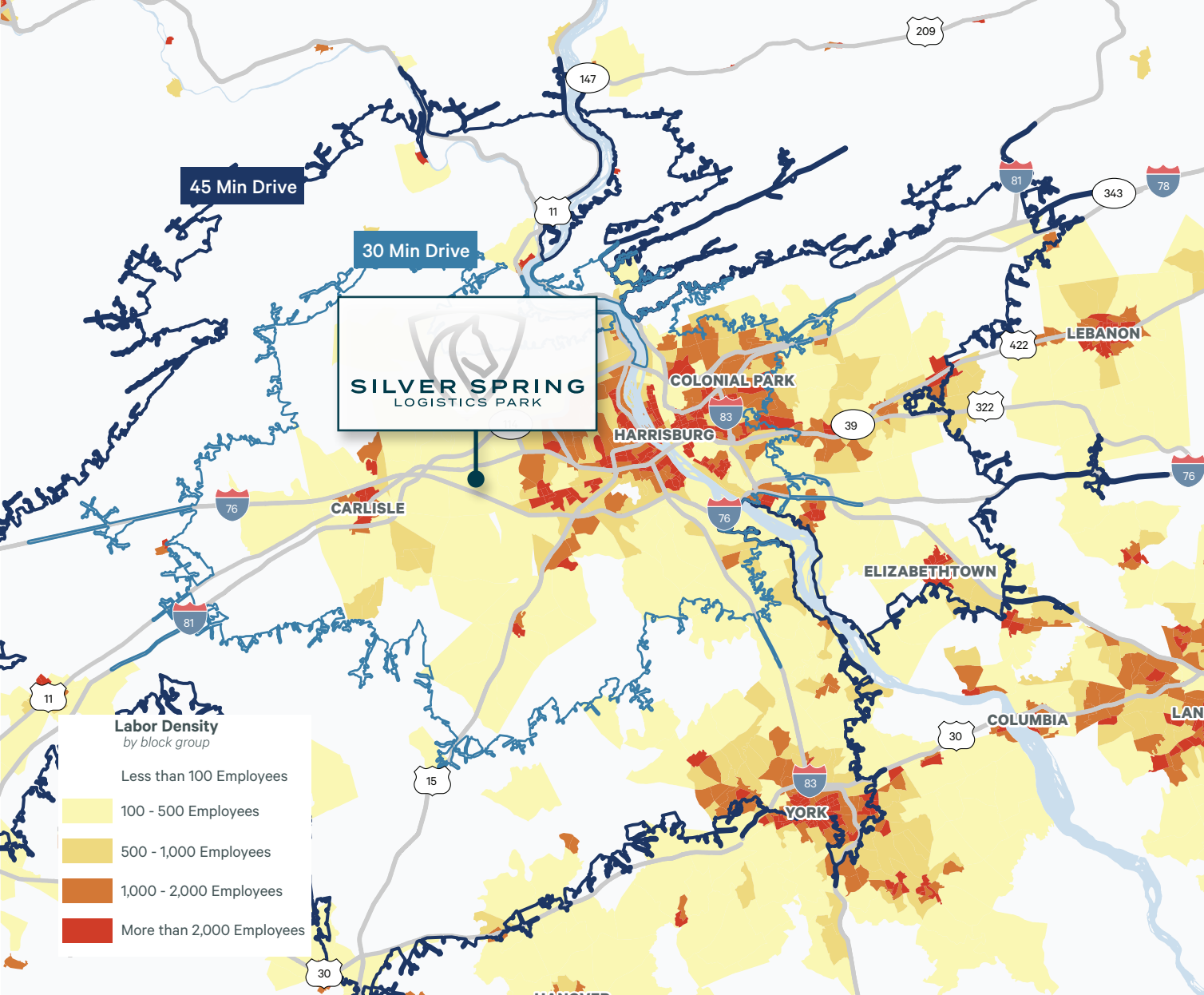
HARRISBURG



PHILADELPHIA: 116 Miles

HAGERSTOWN, MD: 71 Miles

BALTIMORE, MD: 85 Miles
WASHINGTON D.C.: 126 Miles



CENTRAL PA LABOR POOL:

- 206,000+ Labor Force (30-minute drive-time)
- High concentration of workers in transportation, warehouse, and manufacturing sectors
- Larger labor pool along I-76/I-81 corridor relative to the Lehigh Valley and Northeast PA

WORKFORCE DEVELOPMENT OPPORTUNITIES:

- Cumberland Valley High School (1 mile)
- Cumberland-Perry Area Vocational Technical School (3.7 miles)
- Harrisburg Area Community College “HACC” (14 miles)

EXCELLENT LABOR ACCESS

281 HEMPT ROAD, MECHANICSBURG, PA

CORE INDUSTRIAL HUB





CAR
ACCESS

FRY DRIVE

BUILDING 3

BUILDING 1

BUILDING 2

TRUCK
ACCESS

DAPP LANE

HEMPT ROAD

CARLISLE PIKE

A V A I L A B L E

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