

# INDUSTRIAL PROPERTY AVAILABLE

12000 Molly Pitcher Highway, Greencastle, PA 17225

1,022,356 SF on 70.86 Acres



MATRIX

# PROPERTY INFORMATION

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# PROPERTY OVERVIEW

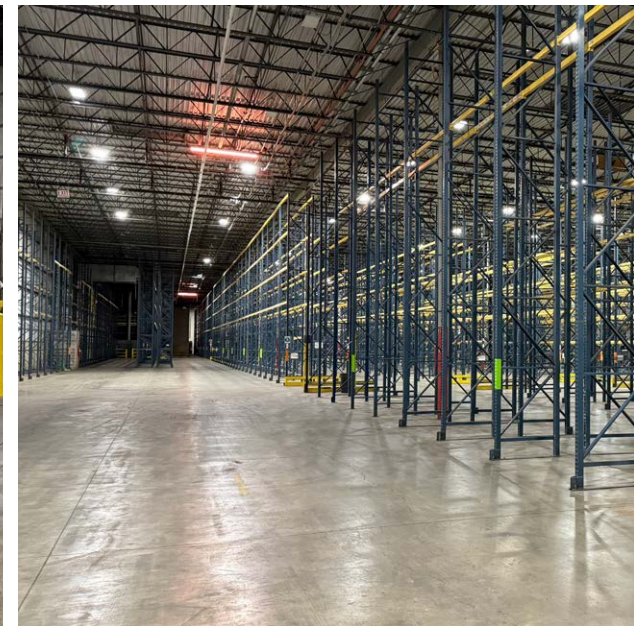
**Binswanger is pleased to present a premier industrial opportunity for lease:** a 1,022,356 SF facility in Greencastle, Pennsylvania - a core Mid-Atlantic and Northeast distribution hub situated along the highly desirable I-81 Corridor. The site also offers the ability for future expansion.

Originally constructed in 1960 and substantially renovated in 2013 and 2022, the building has benefited from over \$21 million in capital investment over the past decade. Clear heights range from 22'-4" - 30'-0", supporting modern distribution functionality. The facility is designed for high-volume operations, featuring 79 dock doors (expandable up to 144), 2 drive-in doors (additional possible), 150+ trailer parking positions, and approximately 578 automobile parking spaces.

Building systems include ESFR sprinkler system, LED lighting, and gas-fired heating units. Construction consists of insulated precast and insulated metal panel wall systems, providing durability and energy efficiency.

Strategically positioned with immediate access to I-81, the property enables efficient distribution to 1/3 of the nation's buying population within an overnight drive. The building is also closely located to the Greencastle Norfolk Southern Intermodal Yard, and is a short drive from the CSX Intermodal Yard in Chambersburg.

The Greencastle submarket is home to one of the largest concentrations of million-square-foot distribution facilities in the country.



# **BUILDING HIGHLIGHTS**

**12000 MOLLY PITCHER HWY, GREENCASTLE, PA**



## **BUILDING SIZE**

1,022,356 SF  
(Divisible to 474,258 SF)



## **ZONING**

I, Industrial



## **LAND AREA**

70.8553 AC



## **LOADING DOCKS**

79 Loading Docks  
(Ability to expand to 144)  
2 Drive-Ins (additional possible)



## **COLUMN SPACING**

41'-0" x 32'-2" - 43'-0" x 32'-2"



## **CEILING HEIGHTS**

22'-4" - 30'-0"

# PROPERTY DETAILS

The property is strategically located along the I-81 Corridor in Greencastle, Pennsylvania, providing efficient access to the Mid-Atlantic and Northeast regions with multiple major population centers reachable within a four-hour drive.

## **FIRE PROTECTION:**

- Fully sprinklered, ESFR rated, wet system

## **WATER AND SEWER:**

- Supplied by: Township of Antrim

## **NATURAL GAS:**

- Supplied by: Columbia

## **ELECTRIC:**

- Supplied by: First Energy (West Penn Power)
- Number of Services: 2
- 3-Phase / 9,200 amps / 480 V

## **TELECOMMUNICATIONS:**

- Verizon; Comcast Network distribution throughout building

## **HEATING:**

- Primary heating is supplied by direct gas-fired heating units.
- Gas-fired radiant heaters at loading docks.

## **DRIVE-IN:**

- 2

## **TRAILER STORAGE:**

- 150

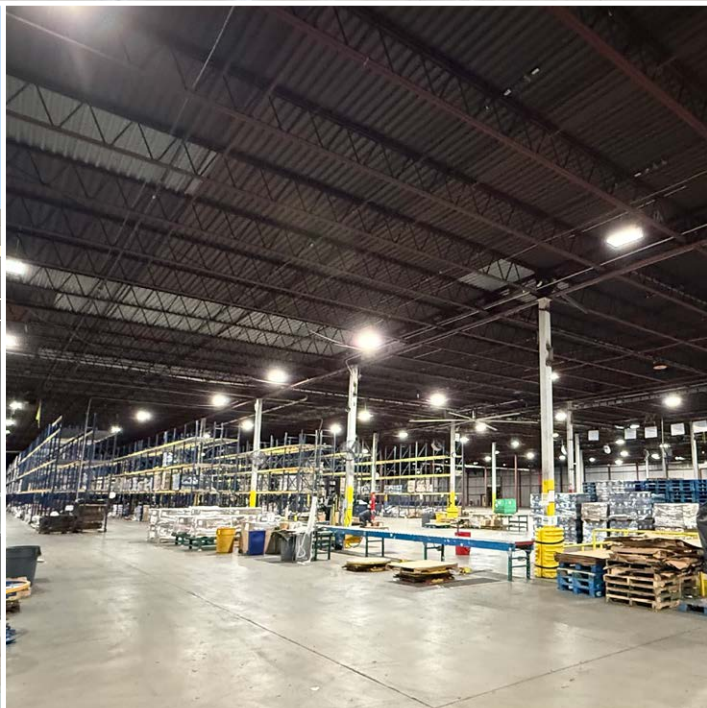
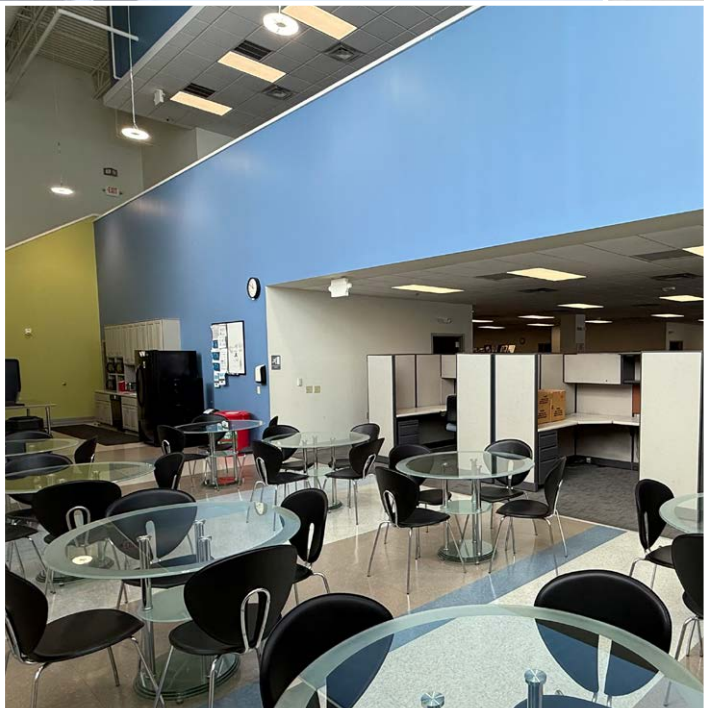
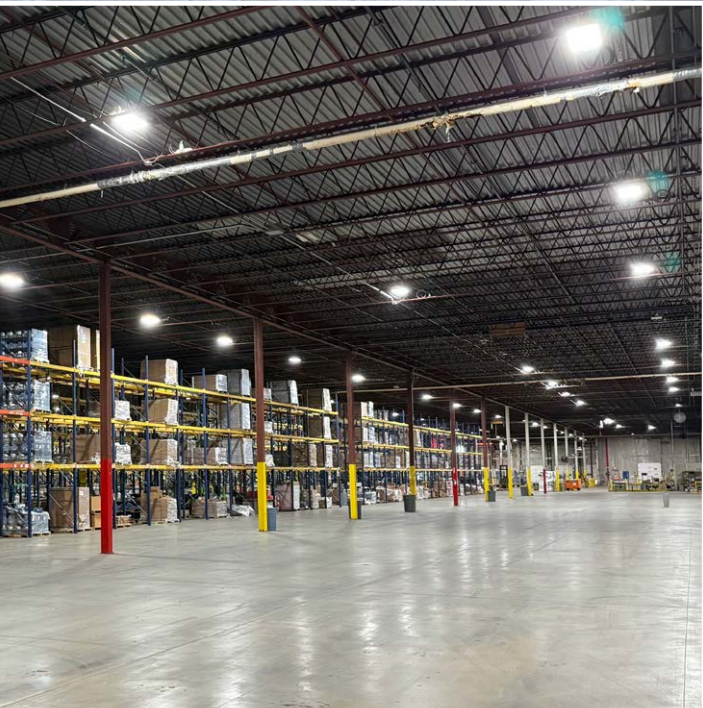
## **TRUCK LOADING:**

- Tractor Trailer: 79
- Ability to expand to 144

## **PARKING SPACES:**

- 578, including ADA spaces

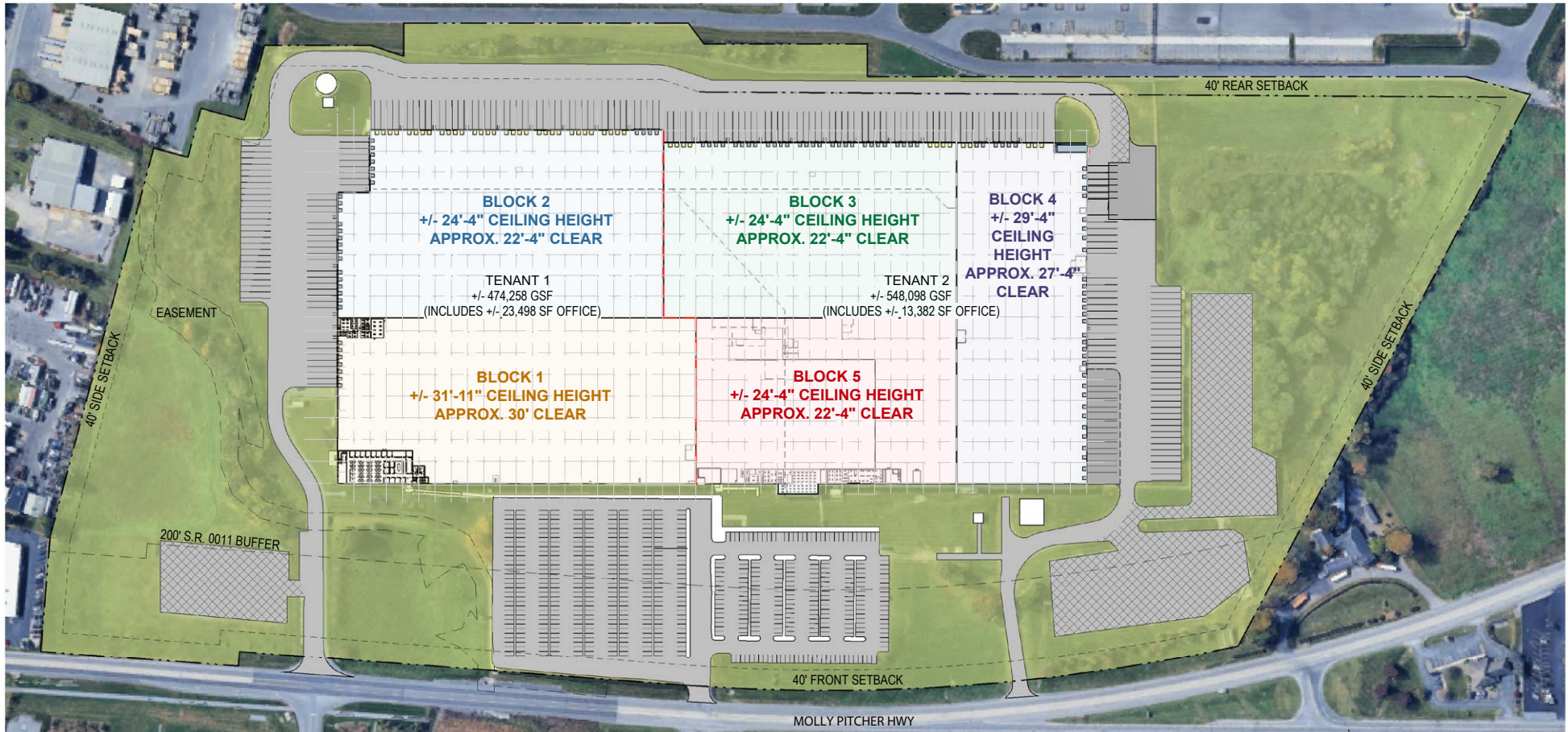
# ADDITIONAL PHOTOS



# FLOOR PLAN

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# TENANT PLAN



## DOCK DOOR CALCULATIONS

- = 45 FUTURE DOCK DOOR KNOCK OUTS
- = 79 EXISTING LEVELERS + DOCK DOORS
- = 20 POTENTIAL NEW DOCK DOORS (1 NEW DRIVE IN)

TOTAL DOCKS = 144

- = GRAVEL LOT, TYP.
- = NEW PAVEMENT

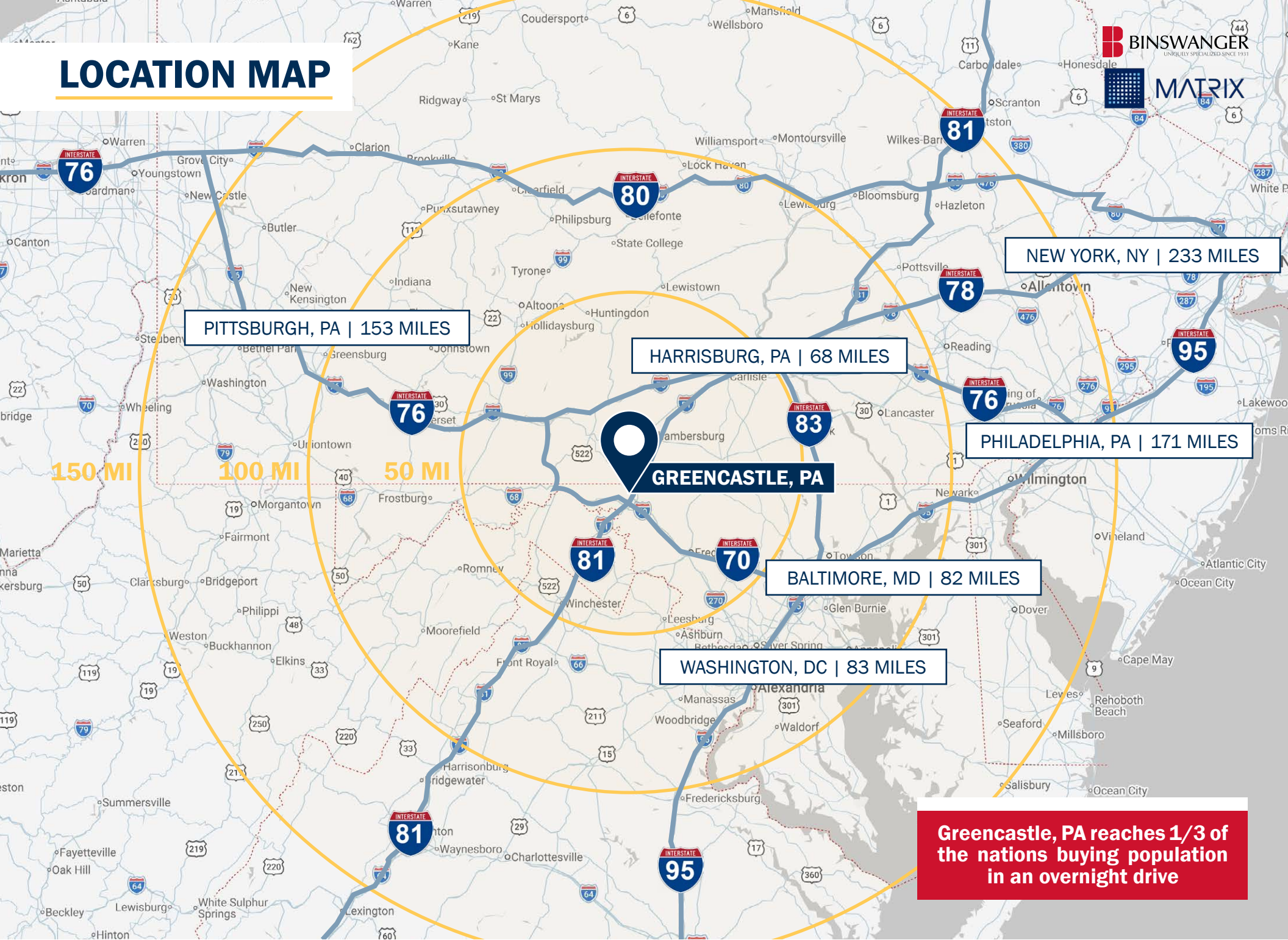
\*\*ALL EXISTING AREAS AND DIMENSIONS ARE APPROXIMATE

# MARKET OVERVIEW

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# LOCATION MAP



**Greencastle, PA reaches 1/3 of the nations buying population in an overnight drive**

# GREENCASTLE RETAIL MAP

**CHAMBERSBURG, PA**

FRANKLIN logistics & DEVELOPMENT | IN-CRAM | Ryder | ULTA BEAUTY | TARGET

**GREENCASTLE, PA**

Manitowoc | Frick | FOOD LION | Staples | amazon | Walmart | Ryder | Riviana

THE HOME DEPOT | LENOX | VOLVO | amazon | Ryder | TEMPUR+SEALY | D.M. Bowman | Staples | StanleyBlack&Decker | TSC | TRACTOR SUPPLY CO.

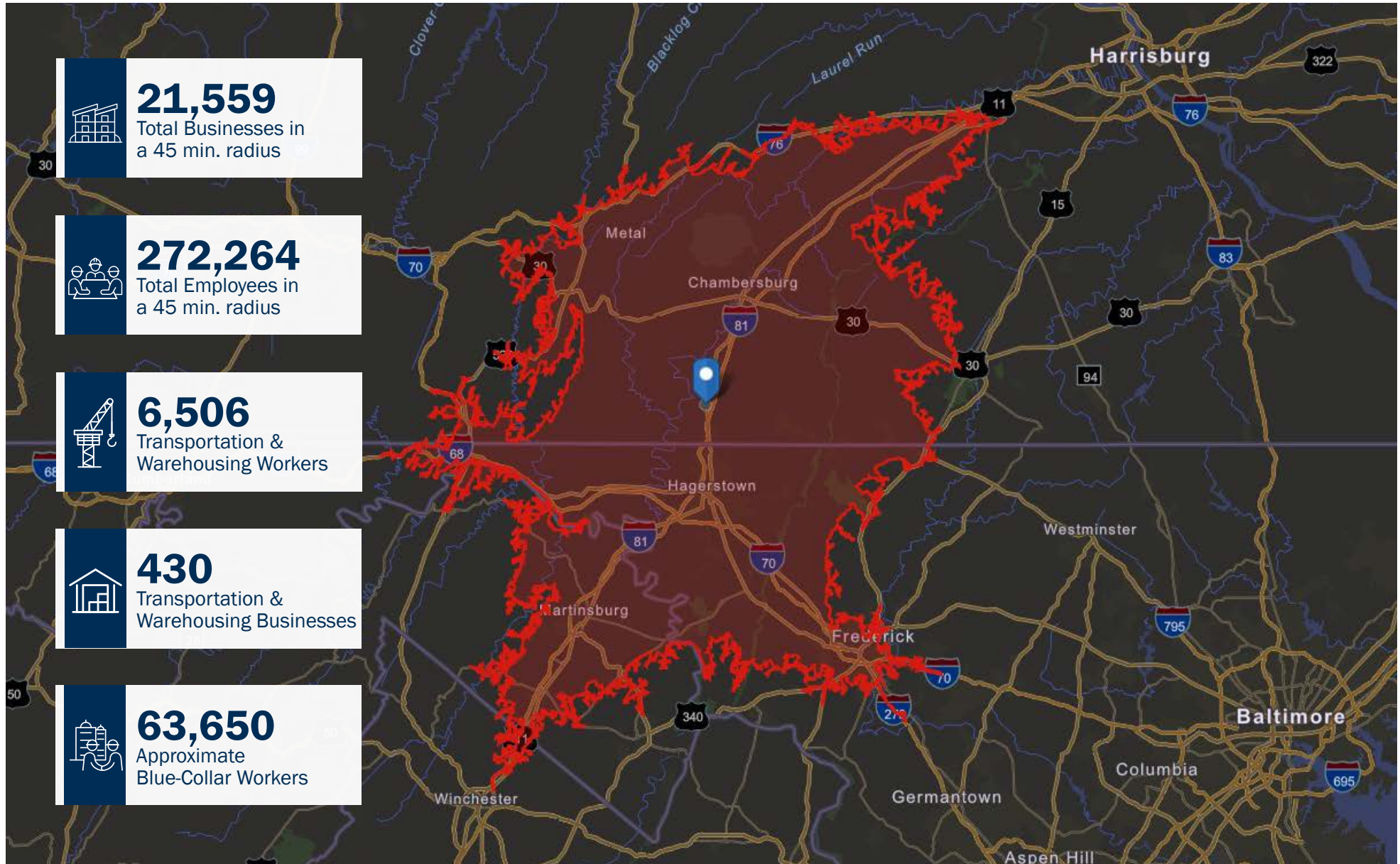
**HAGERSTOWN, MD**

amazon | CONAIR | WebstaurantStore

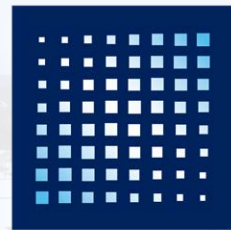
# NEIGHBORING TENANT MAP



# GREENCASTLE, PA LABOR STATISTICS



# ABOUT THE LANDLORD



# MATRIX

## Matrix Development Group

Matrix Development Group is a privately held, full-service real estate investment and development company with offices in New Jersey and Pennsylvania. Matrix has developed more than 50 million square feet of industrial space. The company is also active in the industrial (big box and data centers), commercial, residential, golf and hospitality markets throughout the Northeast and mid-Atlantic regions. Since its founding in 1979, the company has developed a multi-billion dollar real estate portfolio, and has been recognized for its leadership locally and nationally, by countless charitable, community, business and real estate organizations.



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