



# FLEX | INDUSTRIAL | STORAGE

405 N EAST ST CARLISLE, PENNSYLVANIA, 17013

 SCOPE

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**PROPERTY  
INFORMATION**

# PROPERTY INFORMATION



## PROPERTY OVERVIEW

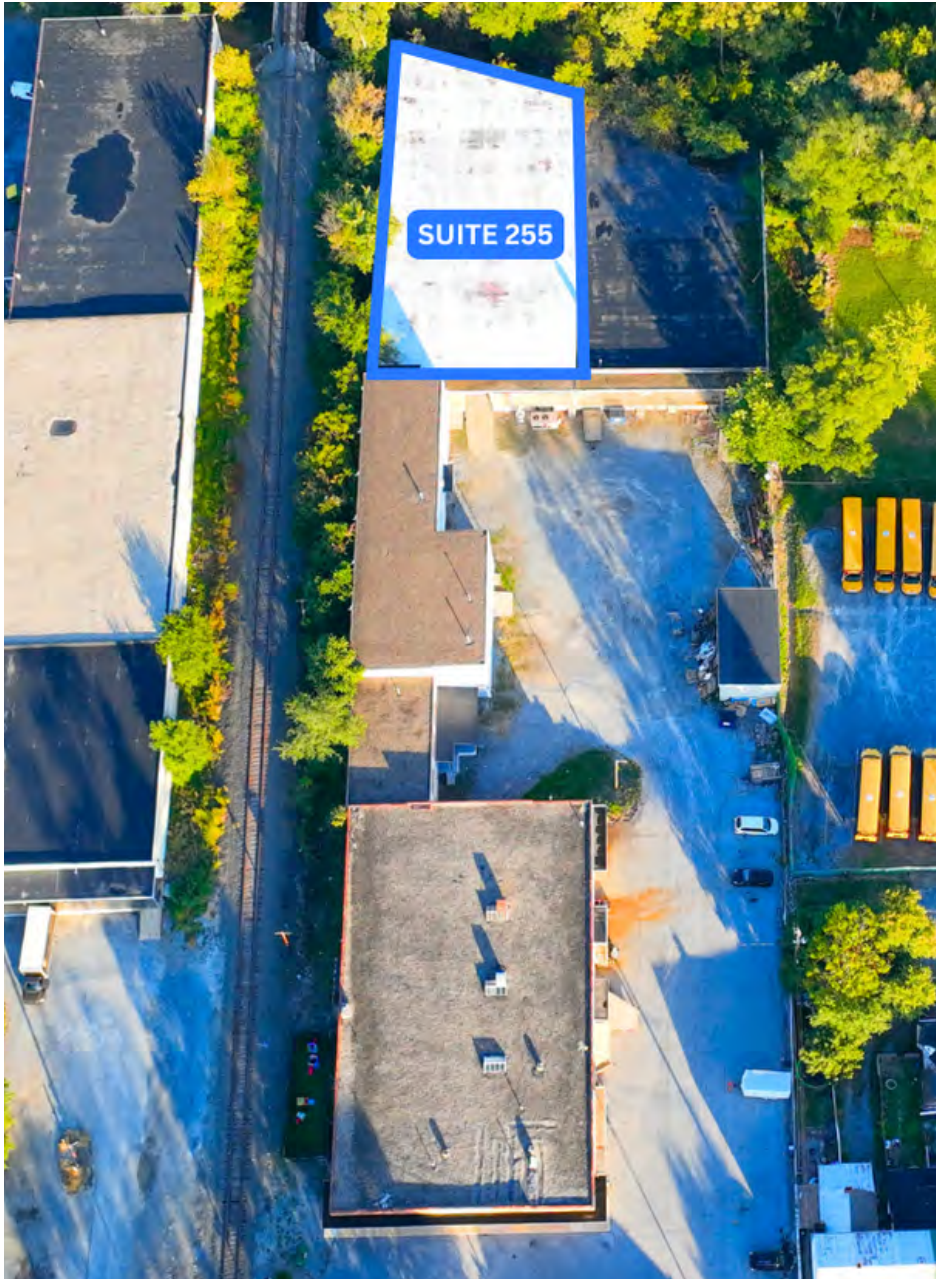
SCOPE Commercial Real Estate is pleased to present a flexible leasing opportunity at 405 N East Street in downtown Carlisle, PA. The property offers a collection of adaptable flex and retail suites ranging from  $\pm 10,100$  SF to  $\pm 23,150$  SF, all zoned Urban Mixed Use (UMU)—ideal for light industrial, creative, retail, fitness, and professional office users.

Each suite provides 14-foot clear heights, three-phase power, and open layouts that can be tailored to a tenant's operational requirements. With direct access to Interstate 76 (PA Turnpike), Interstate 81, and the Carlisle Pike, the property benefits from excellent regional connectivity, while its downtown setting delivers walkability to restaurants, shops, and Dickinson College, creating a vibrant environment for both customers and employees.

## INVESTMENT HIGHLIGHTS

- Flexible Unit Sizes – Suites from  $\pm 10,100$  to 23,150 SF allow customized tenant layouts.
- High Ceilings & Power – 14' clear heights and three-phase electric ideal for light industrial or creative users.
- Urban Mixed Use Zoning – Permits a wide range of uses including retail, office, fitness, and studio.
- Regional Connectivity – Minutes to I-76 (PA Turnpike), I-81, and Carlisle Pike for distribution and workforce access.
- Downtown Walkability – Close to restaurants, shops, and Dickinson College in a thriving mixed-use district.
- Strong Demand Trend – Limited supply of flex space in Carlisle supports tenant absorption and long-term stability.

# SUITE 255

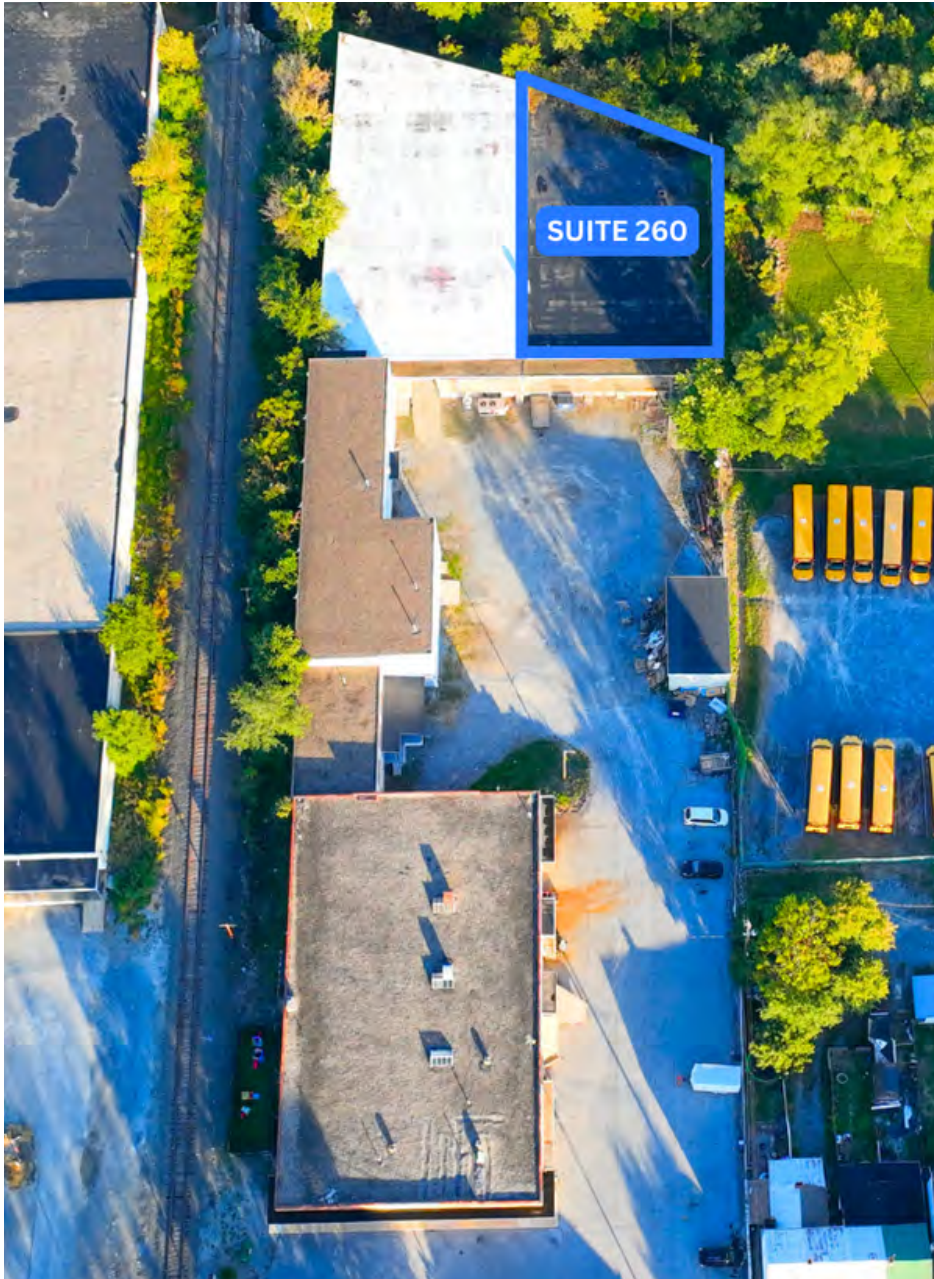


## OFFERING SUMMARY

SUITE:	255
LEASE RATE:	\$5,050/mo
DOOR DOCKS:	2
SPACE USE:	FLEX/INDUSTRIAL
CEILING HEIGHT:	14'
AREA SIZE:	10,100 SF
LEASE TYPE:	NNN
ELECTRIC:	3 PHASE



# SUITE 260

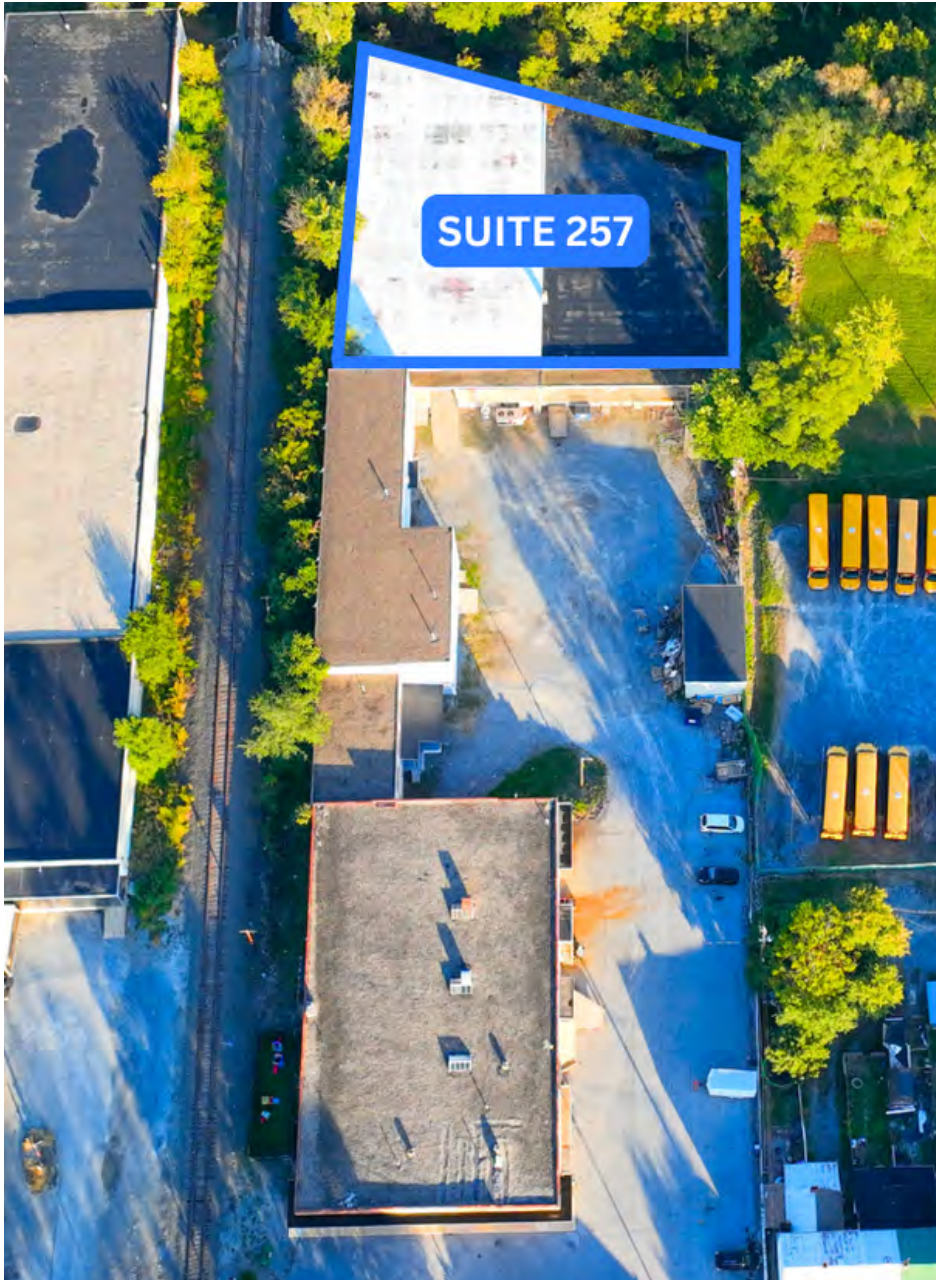


## OFFERING SUMMARY

SUITE:	260
LEASE RATE:	\$6,525/mo
DOOR DOCKS:	3
SPACE USE:	FLEX/INDUSTRIAL
CEILING HEIGHT:	14'
AREA SIZE:	13,050 SF
LEASE TYPE:	NNN
ELECTRIC:	3 PHASE



# SUITE 257

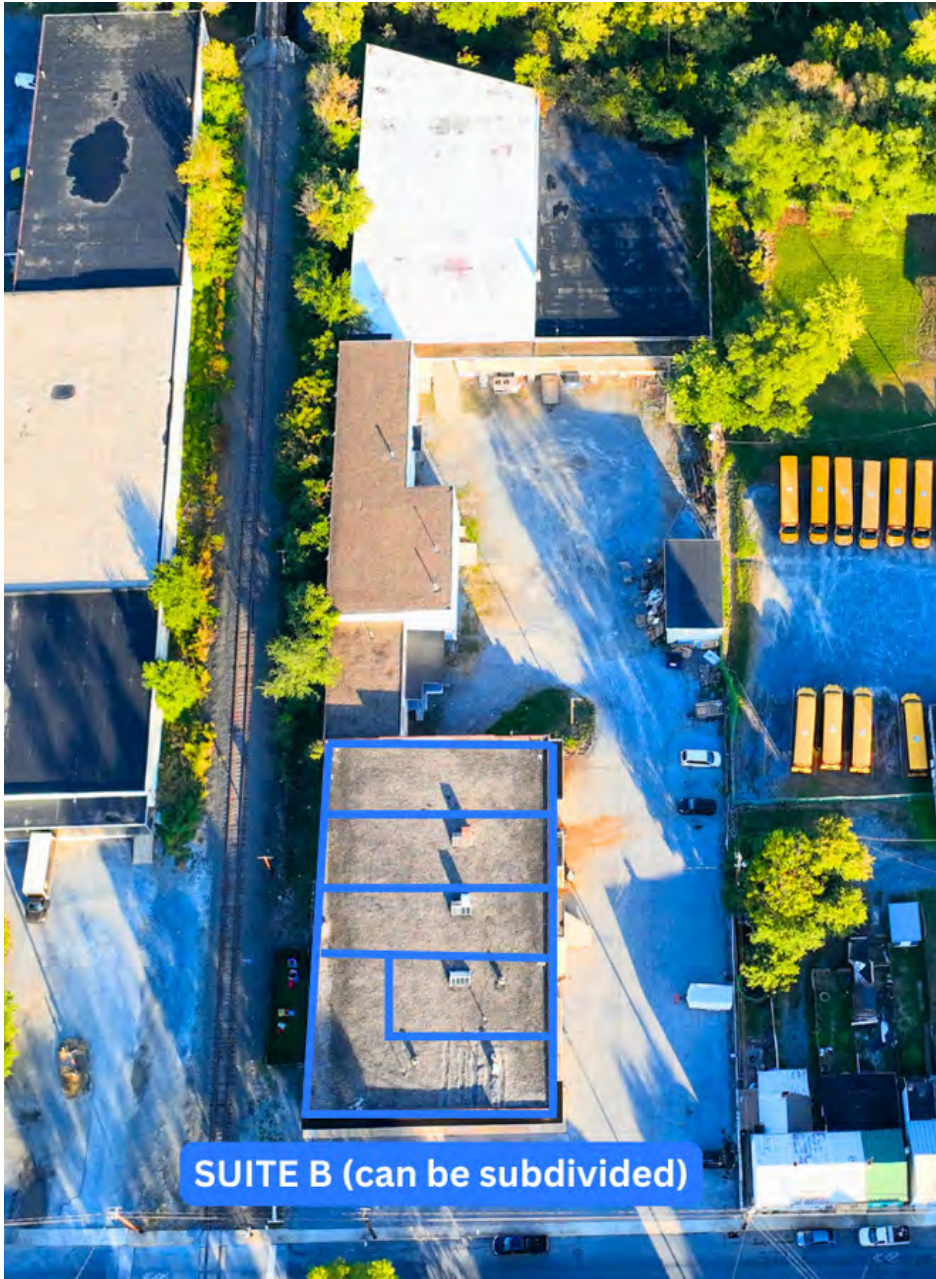


## OFFERING SUMMARY

SUITE:	257
LEASE RATE:	\$9,600/mo
DOOR DOCKS:	5
SPACE USE:	FLEX/INDUSTRIAL
CEILING HEIGHT:	14'
AREA SIZE:	23,150 SF
LEASE TYPE:	NNN
ELECTRIC:	3 PHASE



# SUITE B



## OFFERING SUMMARY

SUITE:	B
LEASE RATE:	\$2,500/mo
DOOR DOCKS:	3
SPACE USE:	STORAGE
CEILING HEIGHT:	14'
AREA SIZE:	+/- 12,500 SF
LEASE TYPE:	NNN
ELECTRIC:	3 PHASE



# PROPERTY PHOTOS



# PROPERTY PHOTOS

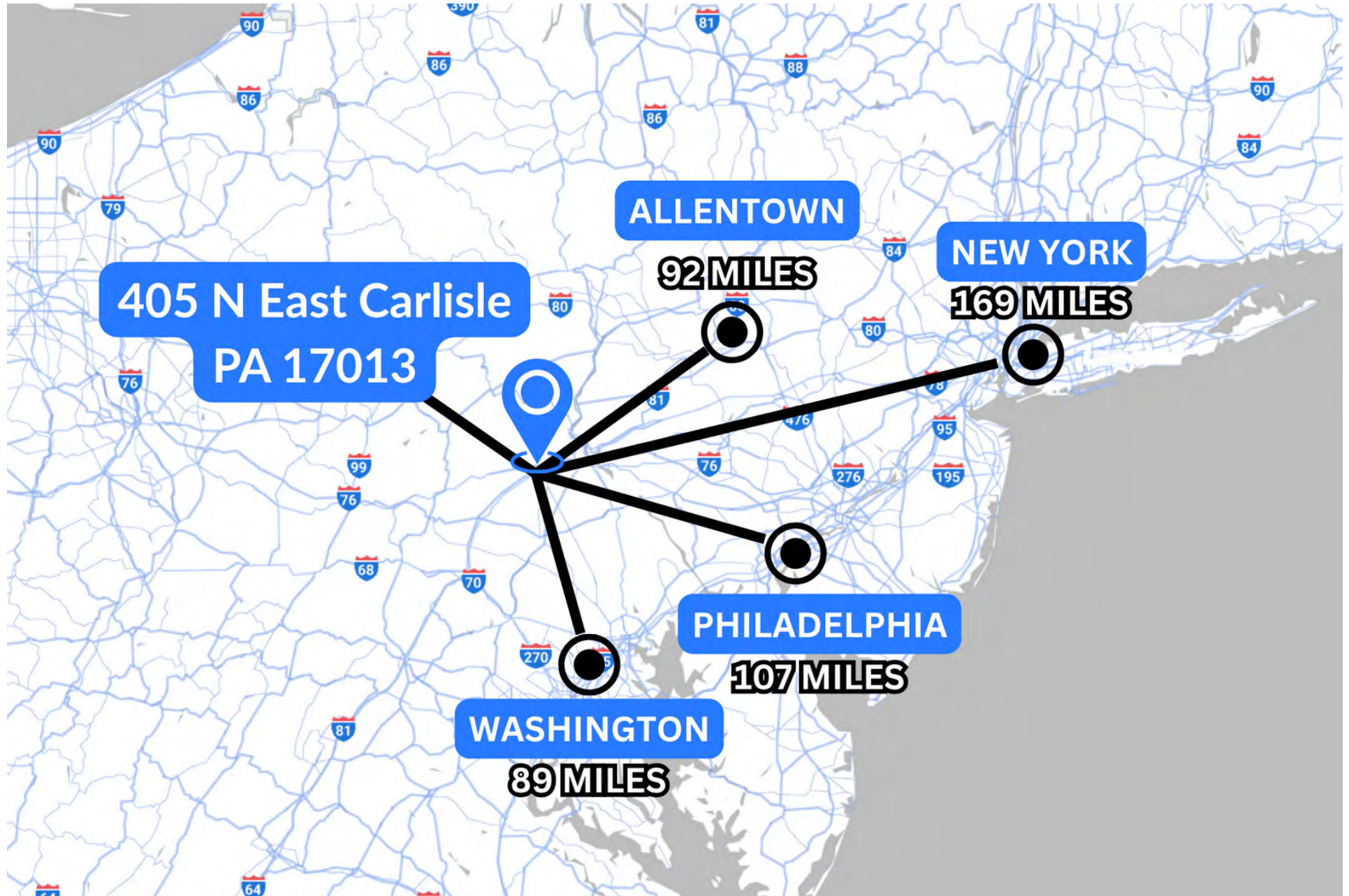


# INTERIOR PHOTOS



**LOCATION  
INFORMATION**

# REGIONAL MAP



# ACCESSIBILITY

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## Highways & Interstates

- Interstate 81 – 2 miles north via North Hanover St, providing direct regional access north toward Harrisburg and south toward Chambersburg and Hagerstown.
- Interstate 76 (PA Turnpike) – Approximately 6 miles south via U.S. Route 11, connecting Carlisle to Pittsburgh and Philadelphia.
- Carlisle Pike (U.S. Route 11) – Major commercial corridor connecting Carlisle to Mechanicsburg, Camp Hill, and Harrisburg suburbs.
- Route 34 (Holly Pike) – Provides north-south access through downtown Carlisle and Cumberland County.



## Airports:

- Harrisburg International Airport (MDT) – ±30 miles east (35-minute drive), offering national and limited international service via major carriers.
- Carlisle Airport (N94) – 3 miles north, serving general aviation, charter, and small cargo flights.



## Rail & Transit

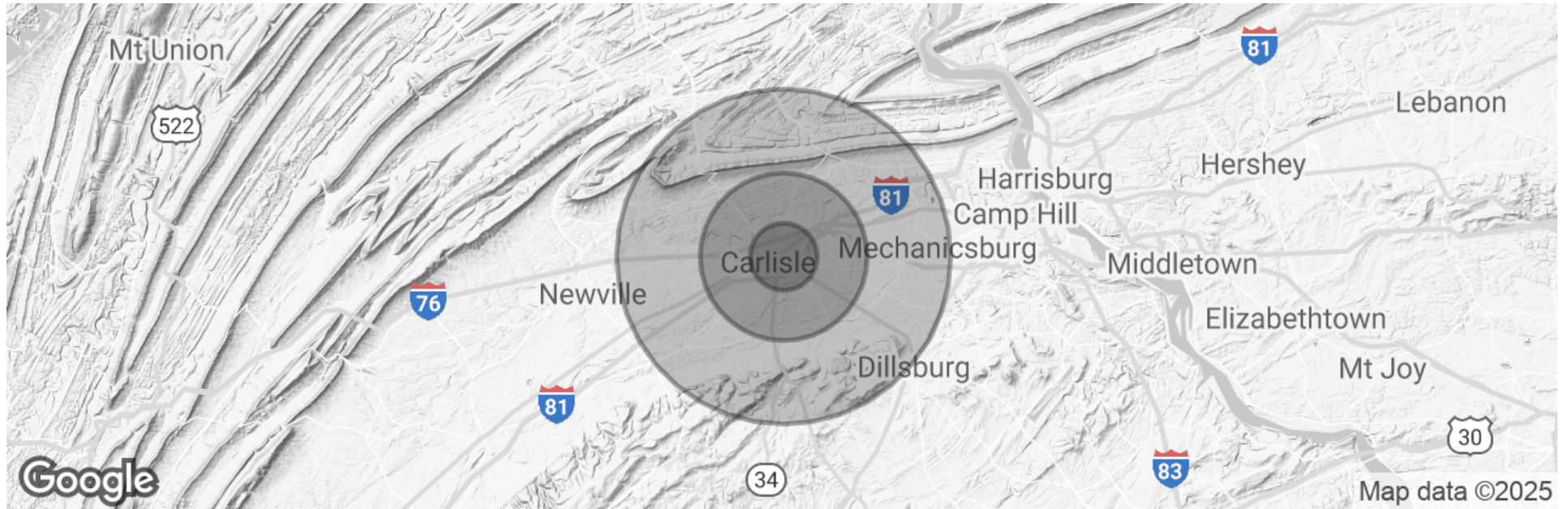
- Norfolk Southern Railway – Freight line passes through Carlisle with intermodal connections to Harrisburg and the Northeast Corridor.
- Capital Area Transit (CAT) – Public bus service connecting Carlisle to Mechanicsburg and Harrisburg.
- Amtrak Harrisburg Station – ±20 miles east, offering direct routes to Philadelphia (Keystone Service) and New York City.



## Ports:

- Port of Philadelphia – ±110 miles east (2 hours via I-76), a major deep-water port for containerized, breakbulk, and refrigerated cargo.
- Port of Baltimore – ±90 miles south (1.5 hours via I-83), providing access to global shipping routes and distribution hubs.

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>2 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	29,350	54,742	137,619
Average Age	41	43	43
Average Age (Male)	39	41	42
Average Age (Female)	42	44	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>2 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	11,660	21,884	54,863
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$89,641	\$100,456	\$111,945
Average House Value	\$249,736	\$280,831	\$314,434