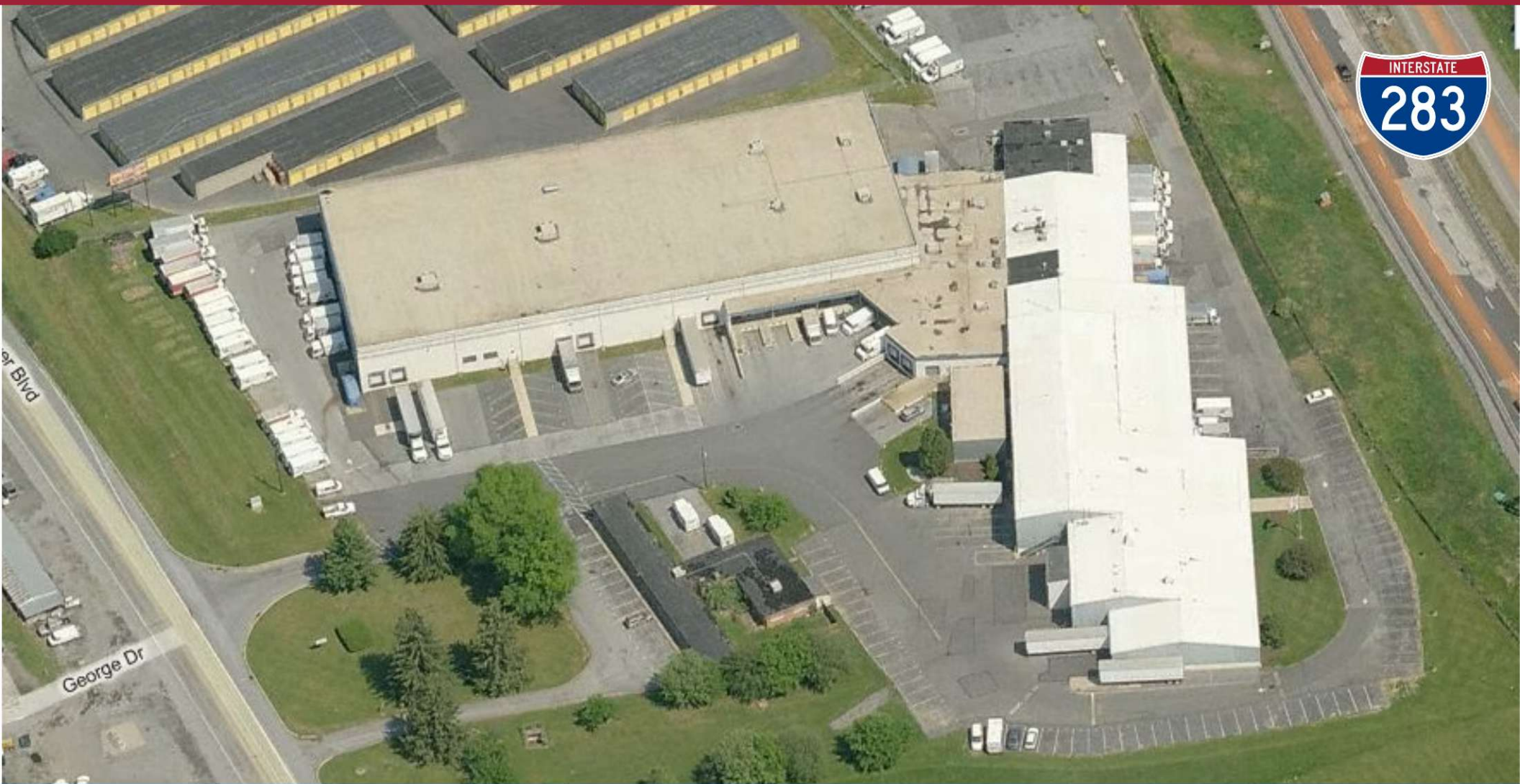




NNN LEASED INDUSTRIAL INVESTMENT OPPORTUNITY

3201 FULLING MILL ROAD | MIDDLETOWN, PA 17057



WWW.LANDMARKCR.COM
(717) 731.1990





3201 FULLING MILL RD MIDDLETOWN, PA 17057

NNN INVESTMENT PROPERTY FOR SALE



OFFERING SUMMARY

Address	3201 Fulling Mill Rd Middletown, PA 17057
Building Size	91,221 SF
Building Type	Food Grade Industrial Facility
Tenancy	Single
Tenant Name	Compass Group USA Inc.
Occupancy	100%
NOI	\$574,952.22 (Current)
Lease Expiration	March 31, 2033

Sale Price	Subject to Guidance
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Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Swatara Twp
Zoning	Industrial Park (IP)

PROPERTY HIGHLIGHTS

3201 Fulling Mill Road offers a stable, fully leased industrial investment opportunity in a highly strategic Middletown logistics location. The 91,221 SF facility is 100% leased to Compass Group USA Inc. under a NNN lease with 3% annual escalations and a current expiration of March 31, 2033. Situated on 7.09 acres at the corner of Eisenhower Boulevard and Fulling Mill Road, the property offers direct access to I-283, I-76 / Pennsylvania Turnpike, Harrisburg International Airport, the Norfolk Southern intermodal yard, and nearby UPS, FedEx Freight, and FedEx Ground distribution hubs.

The building includes approximately 35 dock positions, 6 drive-in doors, and extensive paved areas supporting employee parking, regional route trucks, trailers, and fleet operations. Portions of the warehouse are improved with refrigerated storage capacity, supporting temperature-sensitive foodservice, commissary kitchen, distribution, and logistics operations. The site also includes underutilized land that may provide additional upside through future expansion, added trailer parking, or potential subdivision and sale, subject to municipal approvals.

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HIGHLIGHTS

FULLY LEASED INDUSTRIAL INVESTMENT

- The property is 100% leased to Compass Group USA Inc., providing investors with secure in-place cash flow from a nationally recognized tenant. Compass Group has demonstrated a long-term operational commitment to the facility and the surrounding logistics network.

NNN LEASE STRUCTURE WITH CONTRACTUAL RENT GROWTH

- The tenant's lease is structured on a NNN basis, limiting landlord responsibilities and providing a more predictable income stream. Annual 3% rent escalations deliver built-in revenue growth throughout the remaining lease term, which currently extends through March 31, 2033.

CERTIFIED FOOD PRODUCTION & COLD STORAGE FACILITY

- The building is improved as a certified food production facility with onsite cold storage, enhancing its functionality for foodservice, commissary, production, storage, and distribution uses. This specialized infrastructure supports the tenant's operations and may increase replacement cost, tenant stickiness, and long-term marketability to food-related industrial users.

STRATEGIC CENTRAL PENNSYLVANIA LOGISTICS LOCATION

- Located at the corner of Eisenhower Boulevard and Fulling Mill Road, the property benefits from immediate access to several of the region's most important transportation assets, including I-283, I-76 / Pennsylvania Turnpike, Harrisburg International Airport, and the Norfolk Southern intermodal yard. The surrounding corridor is further strengthened by nearby UPS, FedEx Freight, and FedEx Ground distribution operations.

FUNCTIONAL INDUSTRIAL BUILDING WITH STRONG LOADING INFRASTRUCTURE

- The 91,221 SF facility offers approximately 35 dock positions and 6 drive-in doors, providing significant loading flexibility for production, distribution, foodservice, fleet, and regional route operations.

LARGE 7.09-ACRE SITE WITH AMPLE PARKING AND YARD CAPACITY

- The property is situated on a sizable 7.09-acre parcel that provides ample parking for employees, regional route trucks, trailers, and service vehicles. The site layout offers valuable operational flexibility that is increasingly difficult to replicate in established industrial corridors.

POTENTIAL FUTURE UPSIDE FROM EXCESS LAND

- In addition to the existing building, loading areas, parking, and refrigerated warehouse improvements, the property includes land that is not currently being fully utilized. This excess land may present future value-add opportunities through additional parking, trailer storage, building expansion, or potential subdivision and sale, subject to local approvals and feasibility.



CONNECTIVITY





3201 FULLING MILL RD MIDDLETOWN, PA 17057

NNN INVESTMENT PROPERTY FOR SALE

PROPERTY DETAILS

Property Type	Food Grade Industrial Facility
Building Size	91,221 SF
Lot Size	7.09 Acres
Year Built	1984
Ceiling Height	20' - 22'
Dock Positions	35
Drive In Doors	6
Construction	Block & Steel
Roof	Standing Seam & BUR
Car Parking	85 Spaces
Route Delivery Parking	75 Spaces
Trailer Parking	25 Spaces
Sprinklers	Yes (wet)
Power	Heavy
Water/Sewer	Public
Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Swatara Township
Zoning	Industrial Park (IP)
Taxes	\$113,934.00 (2026)

LEASE DETAILS

Tenant	Compass Group USA Inc.
Space Occupied	91,221 SF
Base Rent	\$574,952.22
Rent per SF	\$6.30
Lease Type	NNN
Annual Escalations	3%
Next Increase	April 1, 2027
Options	None Remaining
Move in Date	September 1, 1997
Expiration	March 31, 2033
Landlord Responsibilities	Roof, structure, & parking lot





3201 FULLING MILL RD
MIDDLETOWN, PA 17057

NNN INVESTMENT PROPERTY
FOR SALE

TENANT OVERVIEW



canteen



TENANT DATA

COMPANY	Compass Group USA Inc.
PARENT COMPANY	Compass Group PLC
CREDIT RATING	S&P: A / Moody's: A2
FOUNDED	1929
TOTAL REVENUE	\$46.1 billion
EMPLOYEES	590,000+ worldwide
GLOBAL HEADQUARTERS	Chertsey, Surrey, United Kingdom
US HEADQUARTERS	Charlotte, NC
WEBSITE	www.compass-group.com

COMPANY INFORMATION

Compass Group USA Inc. is part of Compass Group North America, a leading foodservice and support services platform within Compass Group PLC, one of the world's largest providers of outsourced food service. Compass Group PLC generated approximately \$46.1 billion in FY 2025 revenue and maintains an investment-grade credit profile, with reported issuer ratings of A by S&P and A2 by Moody's. The company benefits from significant operating scale, a diversified client base across business & industry, healthcare, education, sports & leisure, and remote/offshore sectors, and a resilient balance sheet with strong cash generation.

Compass Group is one of the world's leading providers of food services, operating in over 25 countries, with 590,000 employees worldwide and generating revenues of \$46 billion for the 2025 fiscal year. Compass Group's scale, investment-grade credit profile, and long-term position in outsourced foodservice support the strength of the tenancy at 3201 Fulling Mill Road.

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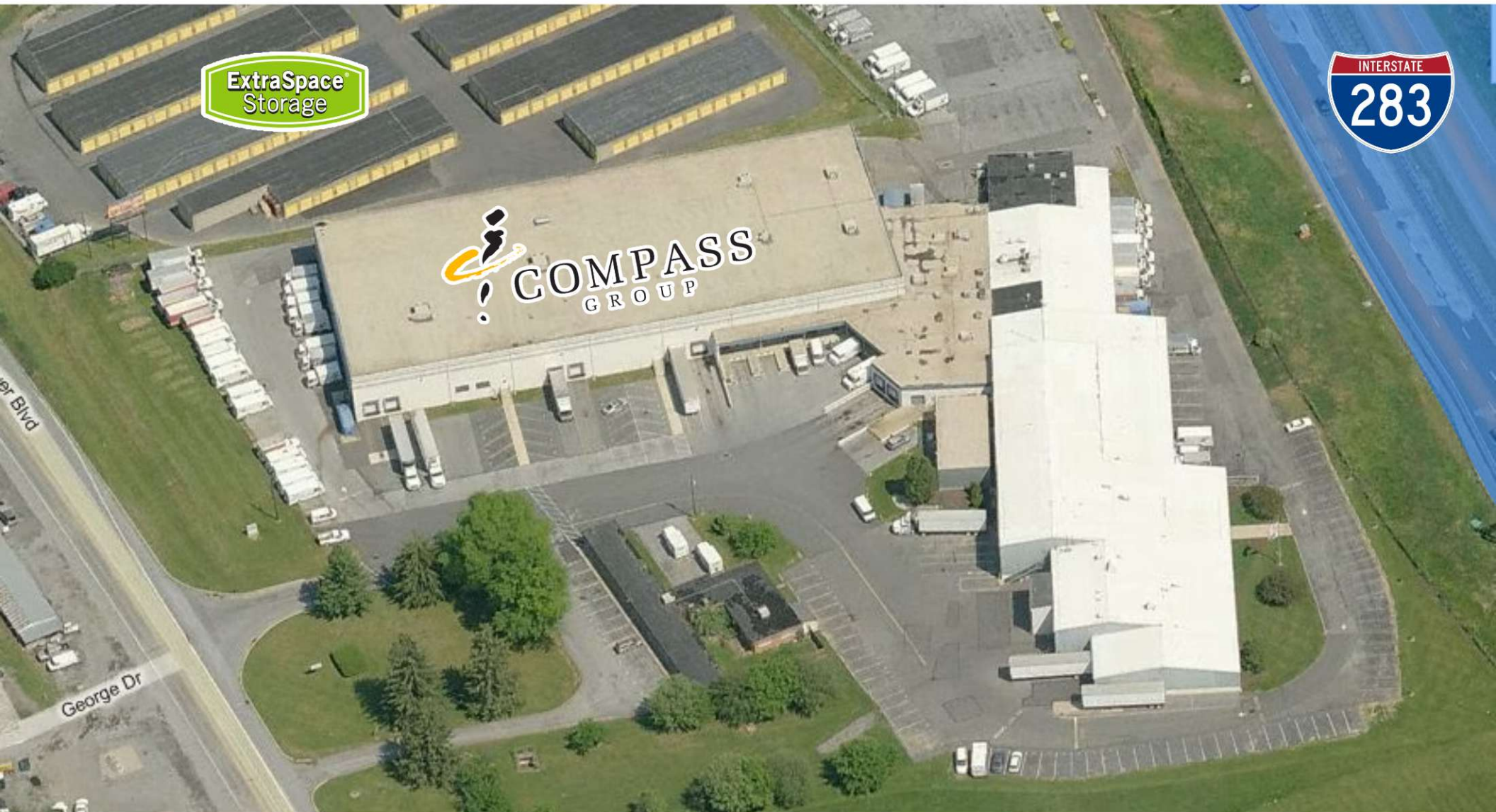
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AERIAL



**ExtraSpace
Storage**

**COMPASS
GROUP**



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PARCEL



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Transportation Hub

Highways

	Drive Distance (mi.)
Interstate 283	<1
PA Route 283	<1
Interstate 76	2
Interstate 83	5
Interstate 81	14

Ports

	Drive Distance (mi.)
Baltimore	80
Philadelphia	105
New York/New Jersey	165
Virginia	305

Intermodal/Shipping Facilities

	Drive Distance (mi.)
Harrisburg International Airport (MDT)	2
Norfolk Southern Rutherford Intermodal	12
UPS Regional Hub	8
FedEx Freight & Ground	1



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LOCATION MAP



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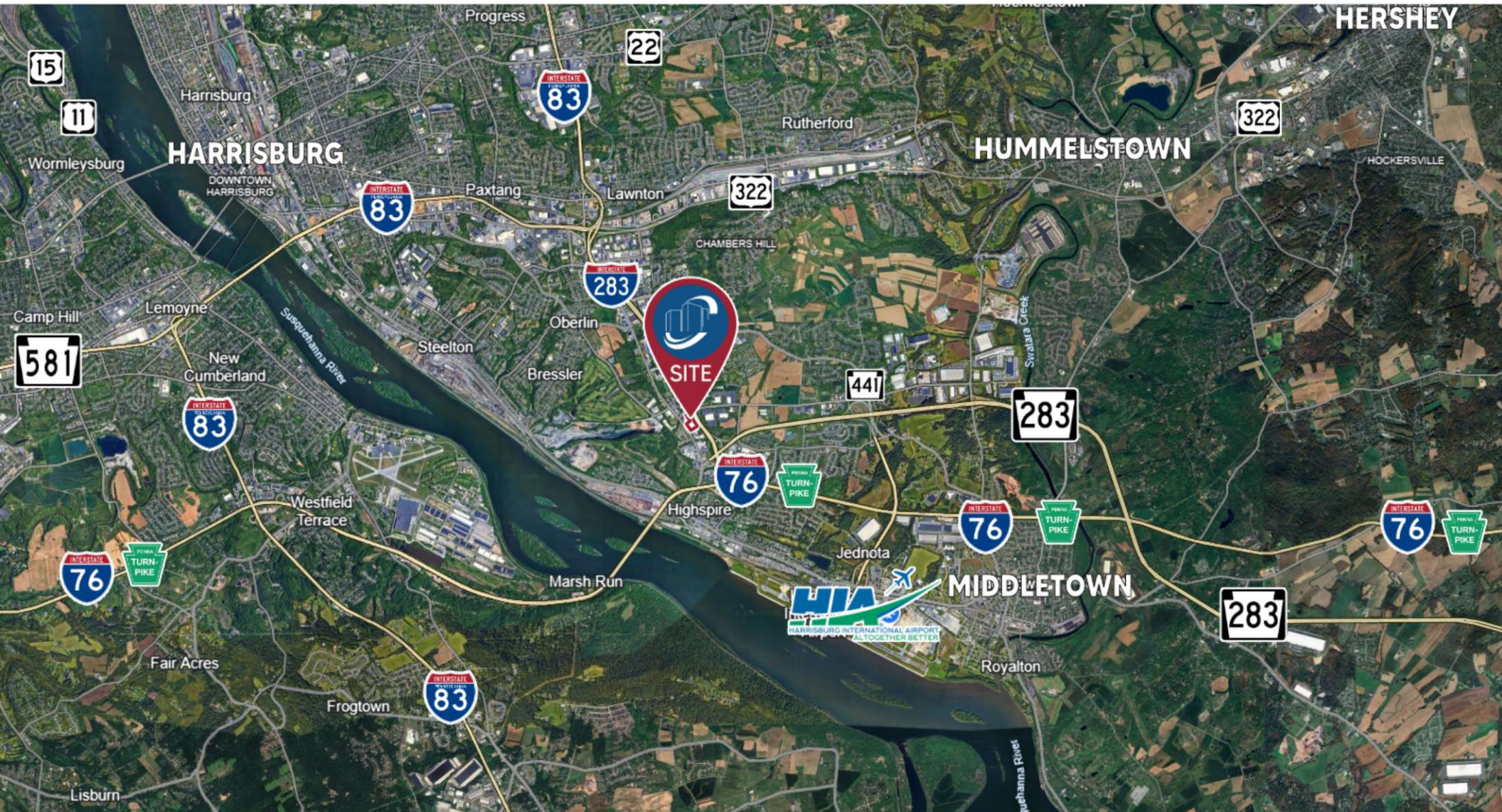
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REGIONAL MAP



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STRATEGIC LOCATION. DELIVERING RESULTS.

Located in the heart of South Central Pennsylvania, **3201 Fulling Mill Road** offers unmatched logistics advantages with immediate access to major highways, proximity to multimodal infrastructure, and a central location that connects your business to major markets within a one-day drive.

3201
FULLING MILL RD
MIDDLETOWN, PA 17057

EXCEPTIONAL HIGHWAY ACCESS

Distance from Site		DISTANCE	DRIVE TIME
 I-283		~1.0 MILE	 2 MINUTES
 I-76 PA TURNPIKE (EXIT 247)		~3.0 MILES	 5 MINUTES
 I-83		~6.0 MILES	 8 MINUTES
 I-81		~15 MILES	 18 MINUTES

LOGISTICS ADVANTAGE

	HARRISBURG INTERNATIONAL AIRPORT (MDT) Less than 2 miles	4 MIN
	NORFOLK SOUTHERN RUTHERFORD INTERMODAL FACILITY ~12 miles	15 MIN
	UPS REGIONAL HUB ~8 miles	12 MIN
	FEDEX FREIGHT & GROUND Adjacent to site	1 MIN
	PORT OF BALTIMORE ~85 miles	1 HR 30 MIN
	PORT OF PHILADELPHIA ~105 miles	1 HR 45 MIN

BUILT FOR BUSINESS

AREA INFRASTRUCTURE

-  Direct access to PA-283 corridor and major interstate network
-  Public water & sewer capacity available
-  Reliable electric service from multiple providers
-  High-speed fiber connectivity available
-  Established industrial park environment

ACCESS TO MAJOR MARKETS – WITHIN 1 DAY DRIVE



POPULATION WITHIN
1 DAY DRIVE

70+ MILLION



GDP WITHIN
1 DAY DRIVE

\$4.6 TRILLION+

Sources: ESRI, U.S. Census, Oxford Economics

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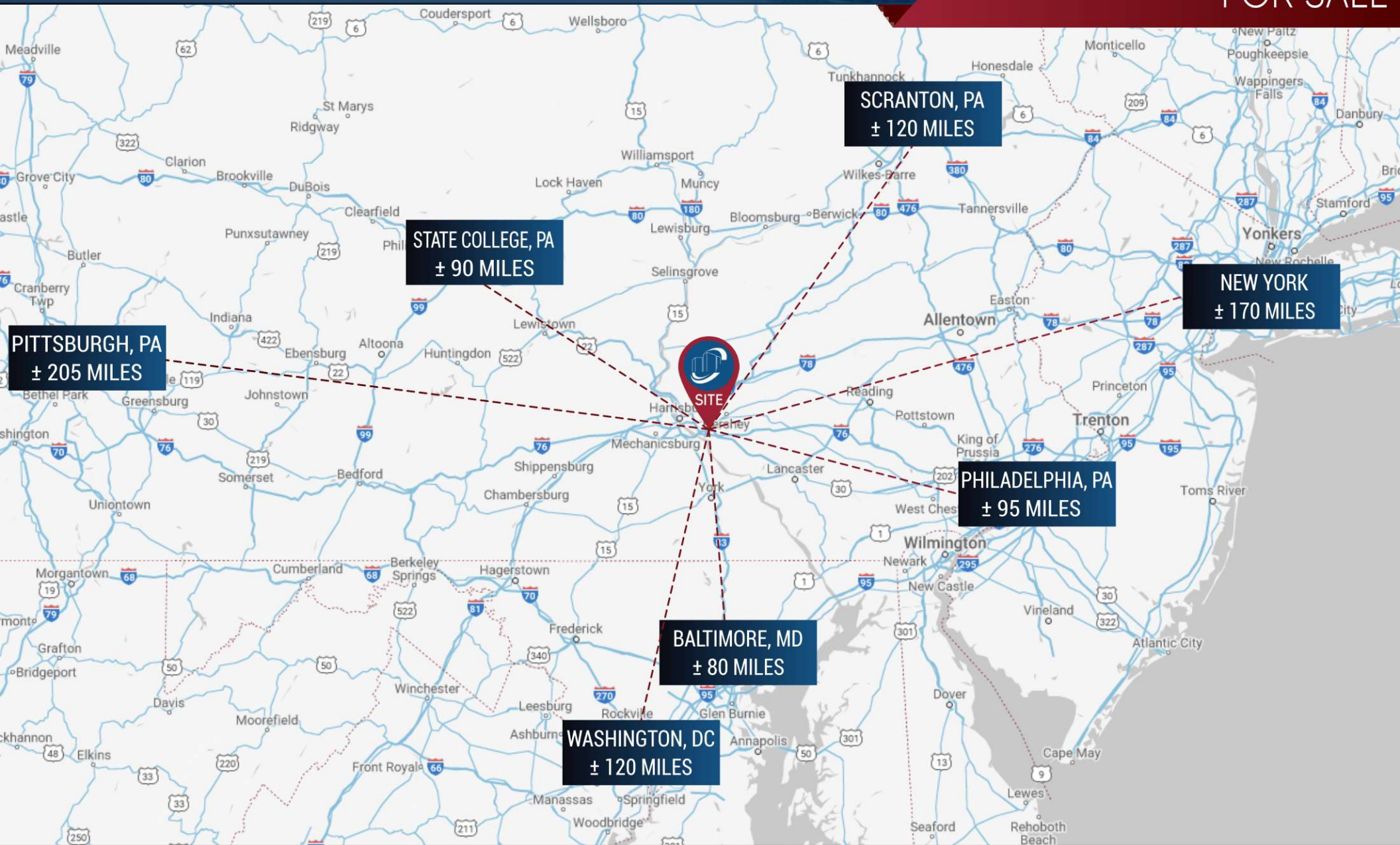
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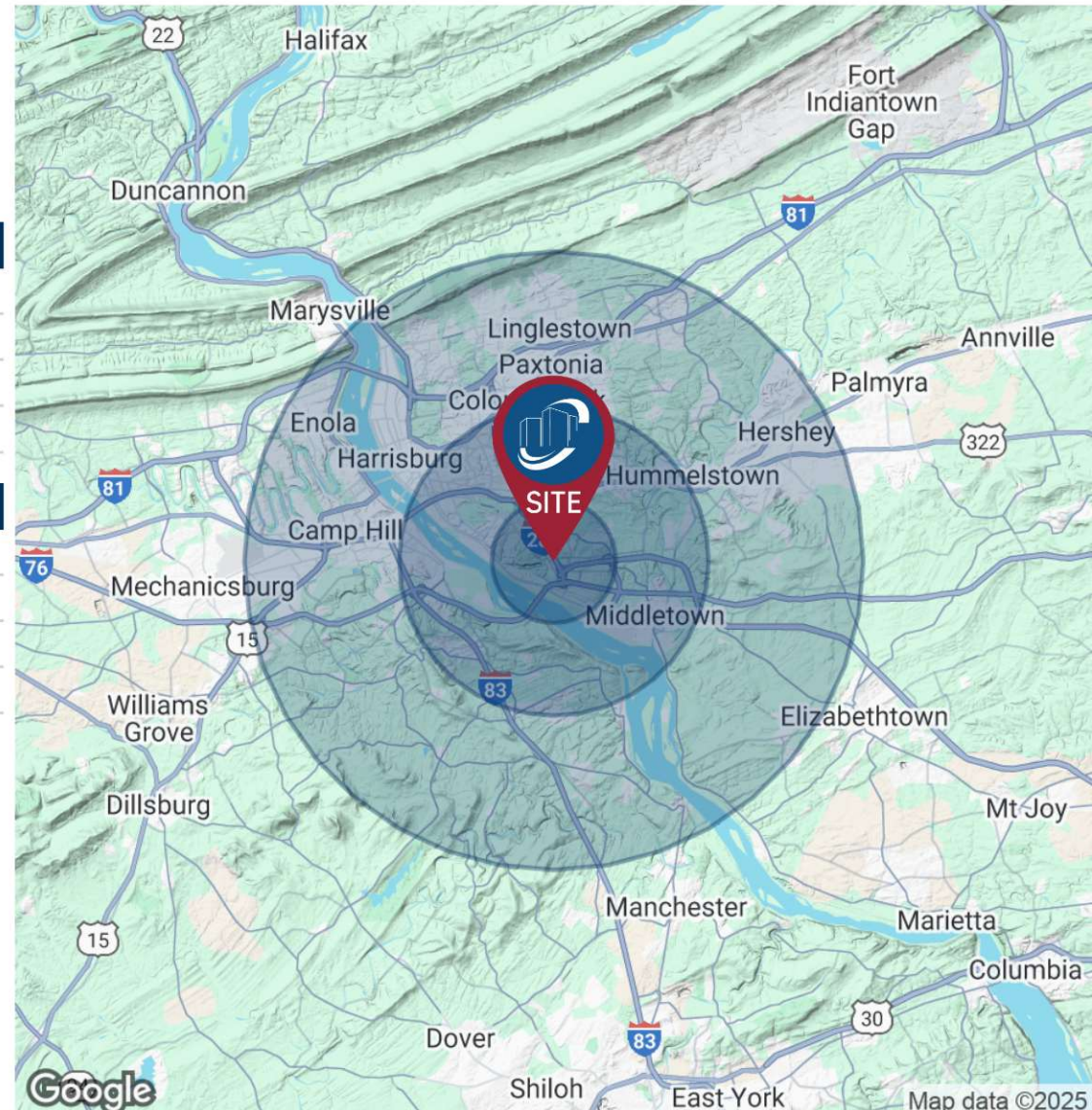
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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	17,687	119,637	360,021
Average age	42	40	41
Average age (Male)	41	39	40
Average age (Female)	43	41	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	7,234	47,721	146,978
# of persons per HH	2.4	2.5	2.4
Average HH income	\$93,894	\$90,018	\$101,953
Average house value	\$194,208	\$219,922	\$267,807



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