

101 COMMERCE DRIVE

MECHANICSBURG, PA 17050



348,193 SF AVAILABLE FOR LEASE
INDUSTRIAL - WAREHOUSE / DISTRIBUTION / MANUFACTURING

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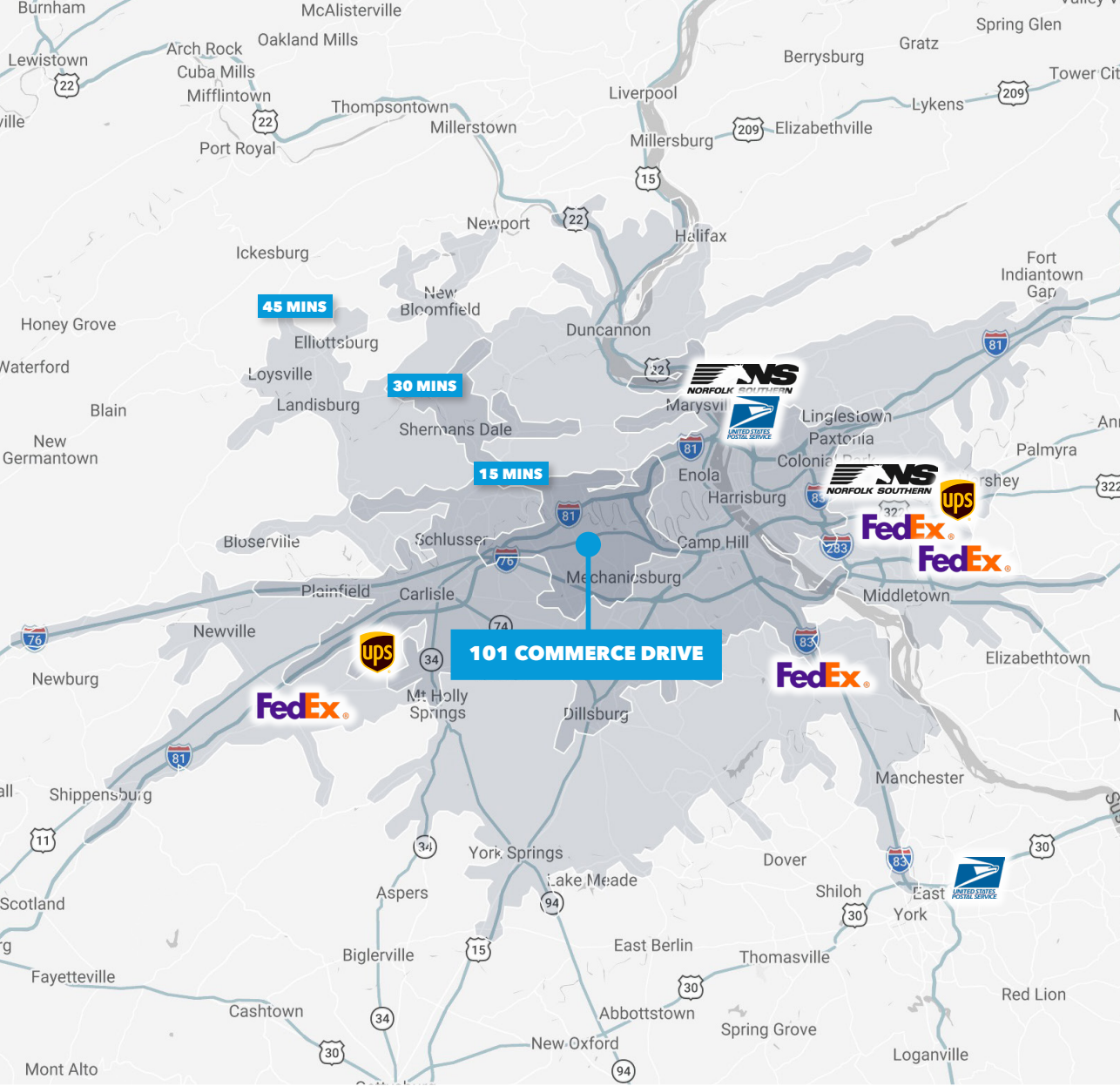
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PROPERTY OVERVIEW

AVAILABLE SIZE	348,193 SF
BUILDING SIZE	600,000 SF
OFFICE SIZE	1,050 SF - Shipping 7,125 SF - Main 10,050 SF - Maintenance
BUILDING DESIGN	Cross-Dock
CLEAR HEIGHT	28'
COLUMN SPACING	54'10" x 48'
CAR PARKING	Up to 137
DOCK DOORS	46
DRIVE-IN DOOR	One (1)
TRAILER PARKING	44
SPRINKLERS	ESFR





KEY DISTANCES

CITY	MILES	MINUTES
Harrisburg, PA	10	20
Baltimore, MD	85	95
Philadelphia, PA	110	120
New York, NY	180	195

INTERMODEL	MILES	MINUTES
NS Harrisburg Intermodal Yard	14	25
NS Rutherford Intermodal Yard	22	35

PARCEL FACILITIES	MILES	MINUTES
USPS - York Facility	32	45
FedEx - Lewisberry Hub (Ground)	18	30
USPS - Harrisburg Facility	15	25
UPS - Carlisle Sorting Facility	22	30
FedEx - Middletown Hub (Freight)	28	40
FedEx - Middletown Hub (Ground)	28	40
UPS - Middletown Hub (East Zone Regional Hub)	30	42
FedEx - Newville Distribution Center	38	48

LABOR DEMOGRAPHICS

	Population	Total Employees	Average HH Income
3 mi	35,957	28,269	\$141,747
5 mi	83,807	63,916	\$135,446
10 mi	300,940	248,299	\$113,167
20 mi	625,199	466,407	\$113,394

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