



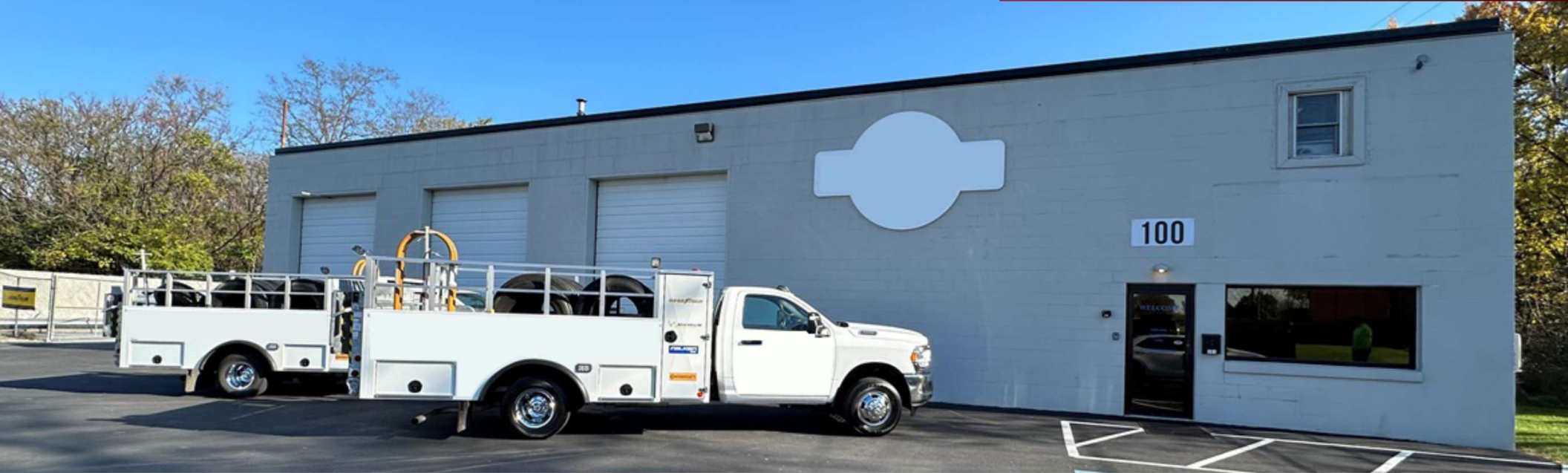
STAND ALONE ISF/IOS FACILITY AVAILABLE

301 RAILROAD AVE | CAMP HILL, PA 17011



WWW.LANDMARKCR.COM
(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY

Lease Rate	\$12,000 /Month (NNN)
Building Size	8,900 SF
IOS	0.5 Acres
Building Type	Industrial ISF/IOS
Submarket	Harrisburg West
County	Cumberland
Municipality	Hampden Twp
Zoning	Industrial General (I-G)

PROPERTY HIGHLIGHTS

- Rare stand-alone industrial ISF/IOS facility available for lease in established industrial park setting
- The well maintained space offers:
 - 8,900 SF ISF/IOS facility with ±3,500 SF office with 8 dedicated car parking spaces
 - 3 drive through service bays and gated ±0.5-acre outdoor storage area
 - Industrial General (I-G) zoning making this ideal for fleet, contractor, service, & equipment users
- Excellent location just off **15 11 581** with quick access to **76 76 TURN-PIKE 81 83** & **HIA** **NYS NORFOLK SOUTHERN**
- Strong Harrisburg West / Cumberland County location with strong connectivity throughout Central PA and the broader Mid-Atlantic markets
- Surrounded by a strong mix of national and regional companies, the property also benefits from convenient access to nearby restaurants, retail, lodging, and other everyday amenities.



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PROPERTY DETAILS

Property Type	Industrial Service Facility Industrial Outdoor Storage
Building Size	8,900 SF
IOS Lot Size	0.5 Acres
Tenancy	Single
Available Space	8,900 SF
Office Size	3,500 SF
Drive Through Bays	3
Ceiling Height	20'
Year Built/Renovated	1975/2023
Parking	8 car spaces
Gated	Yes
Construction	Block
Roof	EPDM Membrane
Power	Heavy
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	Hampden Twp
Zoning	Industrial General (I-G)

PROPERTY OVERVIEW

301 Railroad Avenue, Rear offers a rare small-format industrial service and outdoor storage opportunity in the highly accessible Harrisburg West submarket. The ±8,900 SF facility combines approximately 3,500 SF of office space with functional industrial space, three drive-through service bays, 20' ceiling height, heavy power, and a secure gated ±0.5-acre IOS area. The property is well suited for contractors, fleet operators, service companies, equipment users, and other businesses requiring a combination of office, shop, vehicle access, and outdoor storage.

Located in Hampden Township, the property benefits from convenient access to I-81, I-83, I-76/PA Turnpike, and US-11/15, providing strong connectivity throughout Central Pennsylvania and the broader Mid-Atlantic. Cumberland County continues to rank among the region's strongest growth markets, with a population of approximately 277,000, a labor force exceeding 142,000, and a significant concentration of transportation and warehousing employment. The combination of a compact, functional facility, secure IOS, industrial zoning, and immediate access to Central Pennsylvania's major transportation network makes 301 Railroad Avenue an attractive option for a wide range of industrial and service-oriented users.

AVAILABLE SPACE

LEASE INFORMATION			
Available SF	Available IOS	Lease Rate	Notes
8,900 SF	0.5 AC (gated)	\$12,000 /Month (NNN)	3 drive thru bays

TRADE AERIAL

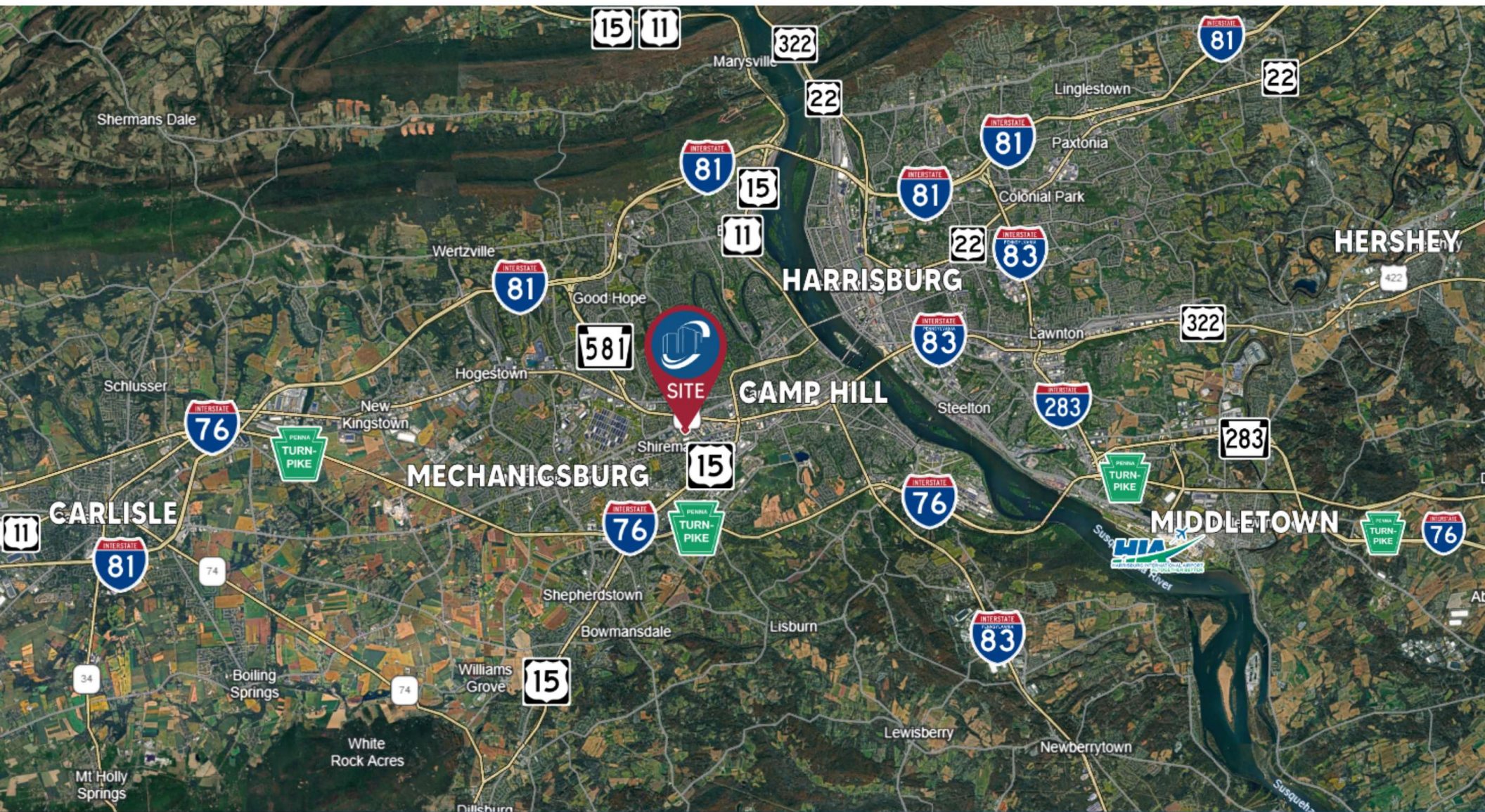




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LOCATION MAP



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AREA OVERVIEW

Strategically positioned in the heart of Central Pennsylvania, 301 Railroad Avenue provides convenient access to one of the Northeast's most established transportation and distribution corridors. The Camp Hill/West Shore location offers quick connectivity to I-83, US-15, I-76/PA Turnpike and I-81, providing efficient access throughout Central Pennsylvania and the broader Mid-Atlantic. Cumberland County's location places businesses within a day's drive of more than two-thirds of the U.S. population, with convenient connections to major East Coast metropolitan markets and seaports. The region is further supported by Norfolk Southern freight and intermodal infrastructure and Harrisburg International Airport, creating a multimodal transportation network well suited for service, distribution, fleet and outdoor-storage users.

HIGHWAY

I-81 • I-83 • I-76 • US-11/15

Central Pennsylvania sits at the convergence of several major north-south and east-west freight corridors, providing connections throughout the Northeast and Mid-Atlantic. CAEDC specifically markets Cumberland County as being within a day's drive of more than two-thirds of the U.S. population.

RAIL

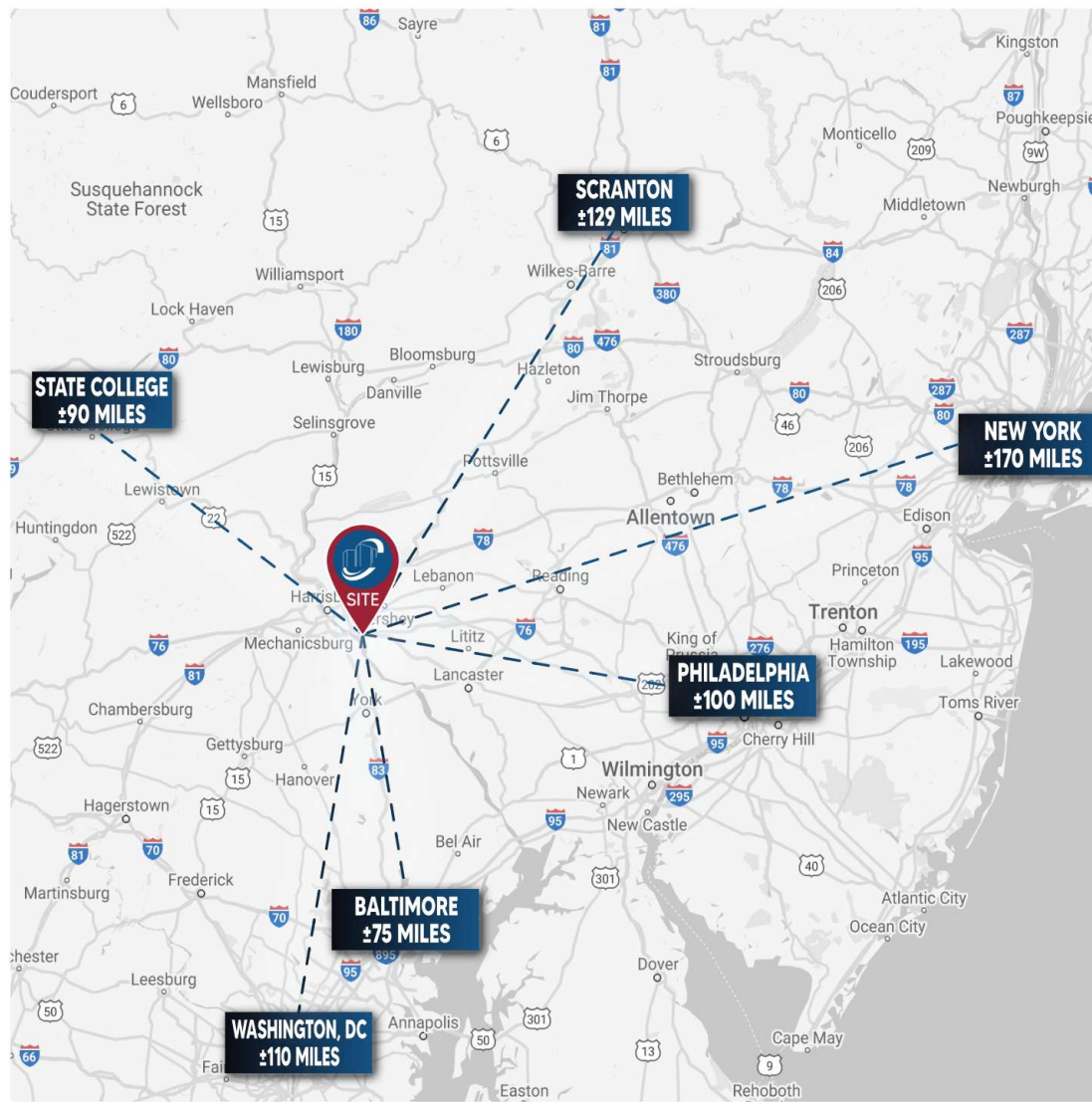
Norfolk Southern Freight Network

Cumberland County is served by Norfolk Southern freight infrastructure, including the Enola Yard and multiple freight corridors, with additional access to Norfolk Southern's Harrisburg/Rutherford intermodal network.

AIR

Harrisburg International Airport

HIA serves as Central Pennsylvania's primary commercial airport and an active air-cargo hub. The airport has also undertaken a multi-year cargo apron expansion providing additional aircraft parking and infrastructure for continued cargo growth.



AREA OVERVIEW

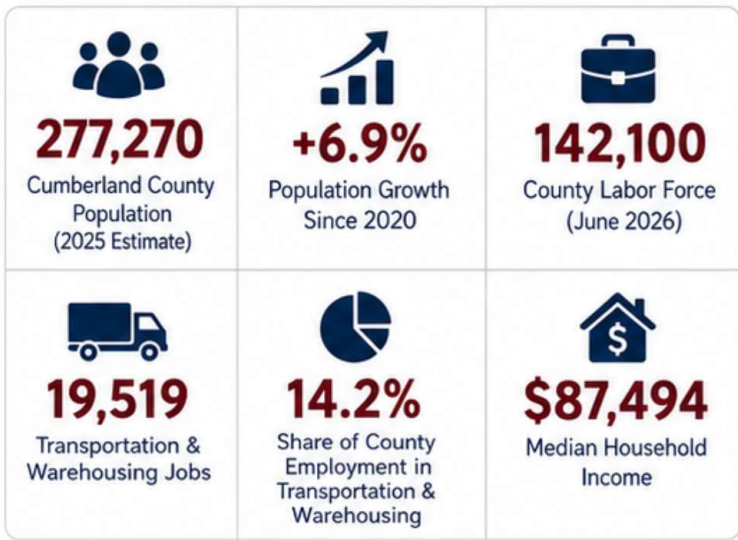
1 REGIONAL CONNECTIVITY



3 MAJOR EMPLOYERS & INDUSTRIAL PRESENCE

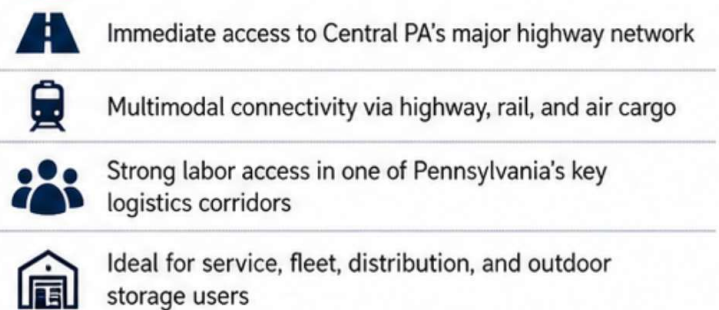


2 CUMBERLAND COUNTY DEMOGRAPHICS & GROWTH



Cumberland County continues to benefit from population growth, a deep labor pool, and a strong concentration of logistics and distribution employment.

Why This Location Works





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INDUSTRIAL ISF/IOS FACILITY AVAILABLE

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