

NEW CLASS A INDUSTRIAL WAREHOUSE

I-81 LOGISTICS CENTER | SHIPPENSBURG, PA 17257

DELIVERING Q4 2026





OFFERING DETAILS

LEASE RATE	Subject to Guidance
LEASE TYPE	NNN
SALE PRICE	Contact Listing Agent for Details
ADDRESS	Cramer Rd & Walnut Bottom Rd Shippensburg, PA 17257
BUILDING SIZE	100,000 SF
LOT SIZE	10.77 Acres
BUILDING TYPE	Class A Industrial Warehouse
DELIVERY	Q4 2026
SUBMARKET	Harrisburg West
COUNTY	Cumberland
MUNICIPALITY	Shippensburg Township
ZONING	Industrial (I)
APN	36-12-0322-001
BUSINESS CORRIDOR	I-81/78

PROPERTY HIGHLIGHTS

Strategically positioned along the highly sought-after Central Pennsylvania logistics corridor, this new construction ±100,000 SF industrial warehouse opportunity offers modern distribution functionality with immediate access to Interstate 81 via Exit 29 in Shippensburg, PA. Located on Cramer Road just off Walnut Bottom Road in Cumberland County, the property is ideally suited for regional distribution, e-commerce fulfillment, manufacturing, and logistics operations seeking efficient connectivity throughout the Northeast and Mid-Atlantic markets. Designed to accommodate today's modern industrial users, the facility features up to 40' clear heights, a 130' truck court, approximately 32 dock doors, and office space tailored to tenant requirements. The site's strategic location within one of the East Coast's premier distribution corridors provides direct access to major interstate systems, intermodal rail infrastructure, deep water ports, and national parcel hubs, allowing occupiers to efficiently service a substantial percentage of the U.S. population within a one-day drive.



I-81 LOGISTICS CENTER SHIPPENSBURG, PA 17257

**CLASS A INDUSTRIAL WAREHOUSE
AVAILABLE**

DELIVERING Q4 2026



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CAMP HILL, PA 17011
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PROPERTY DETAILS

Premier I-81 Logistics Corridor Location

- Located immediately off Exit 29 of Interstate 81, the property benefits from one of the nation's most important north-south distribution corridors connecting the Northeast, Mid-Atlantic, and Southeast United States.

Exceptional Regional Highway Connectivity

- Immediate access to major transportation routes including Interstate 81, Interstate 76, Interstate 78, Interstate 83, and Interstate 70 allows efficient truck access to major East Coast population centers and supply chain networks.

Access to Major East Coast Population Centers

- Central Pennsylvania's strategic location enables convenient access to key metropolitan markets including Philadelphia, Baltimore, Washington D.C., New York City, Pittsburgh, and Northern Virginia, positioning users to reach a significant portion of the U.S. population within a single-day truck drive.

Connectivity to Deep Water Ports

- The site offers strong logistical access to major East Coast port infrastructure including the Port of Baltimore, Port of Philadelphia, Port of New York and New Jersey, and Port of Virginia, supporting both domestic and international supply chain operations.

Proximity to Intermodal & Rail Infrastructure

- The property benefits from access to regional rail and intermodal facilities including Norfolk Southern intermodal operations throughout Central Pennsylvania, providing multimodal transportation flexibility for industrial occupiers.

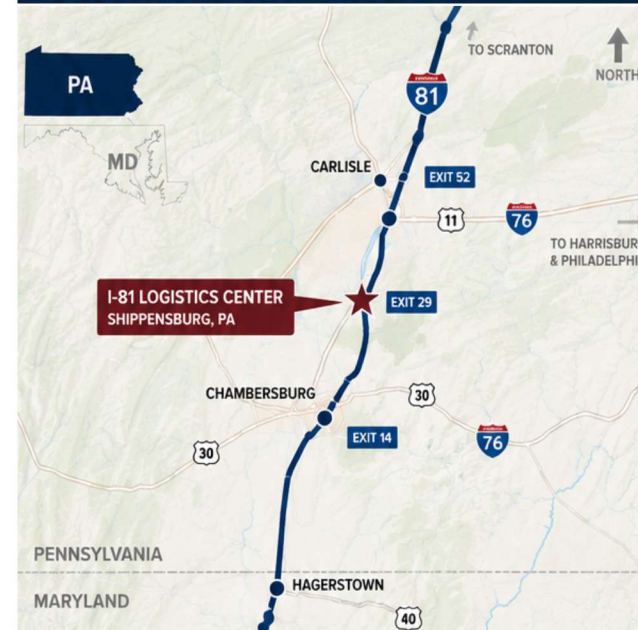
Strong Regional Industrial Market Fundamentals

- The Central Pennsylvania industrial market continues to experience sustained demand from logistics, manufacturing, e-commerce, and third-party logistics providers due to its transportation infrastructure, labor accessibility, and proximity to major East Coast consumer markets.

Ideal for Distribution, Manufacturing & E-Commerce Users

- The property's modern design, transportation access, and strategic Mid-Atlantic location make it well suited for regional warehousing, bulk distribution, last-mile delivery support, manufacturing, and supply chain operations.

THE I-81 CORRIDOR CONNECTING PENNSYLVANIA & MARYLAND A Major North-South Economic Lifeline



I-81

A STRATEGIC CORRIDOR
FOR BUSINESS
& COMMUNITIES

12M+
PEOPLE
Live within 30 miles
of the I-81 corridor

350K+
BUSINESSES
Benefit from access
to I-81

\$500B+
ECONOMIC OUTPUT
Generated by the
I-81 corridor region

**CONNECTING
MARKETS**
Access to major
population centers
and distribution hubs

**ACCESS TO
GLOBAL MARKETS**
Via the Port of
Baltimore &
Port of Philadelphia

MAP LEGEND

- I-81 Corridor
- Major Cities
- EXIT XX Interstate Exits
- Major Highways
- Rivers / Water

ACCESS TO MAJOR ECONOMIC CORRIDORS

	I-95 Corridor	Boston, NYC, Philadelphia, Baltimore, Washington, D.C.
	I-76 (PA Turnpike)	Philadelphia, Pittsburgh, Ohio
	I-70 Corridor	Baltimore, Washington, D.C., St. Louis, Kansas City
	I-80 Corridor	New York, Cleveland, Chicago
	I-81 Corridor	Northeast to Southeast U.S.

**STRATEGIC LOCATION.
UNMATCHED ACCESS.**

I-81 provides a direct route between the Northeast, Southeast & Midwest, supporting business growth and regional prosperity.

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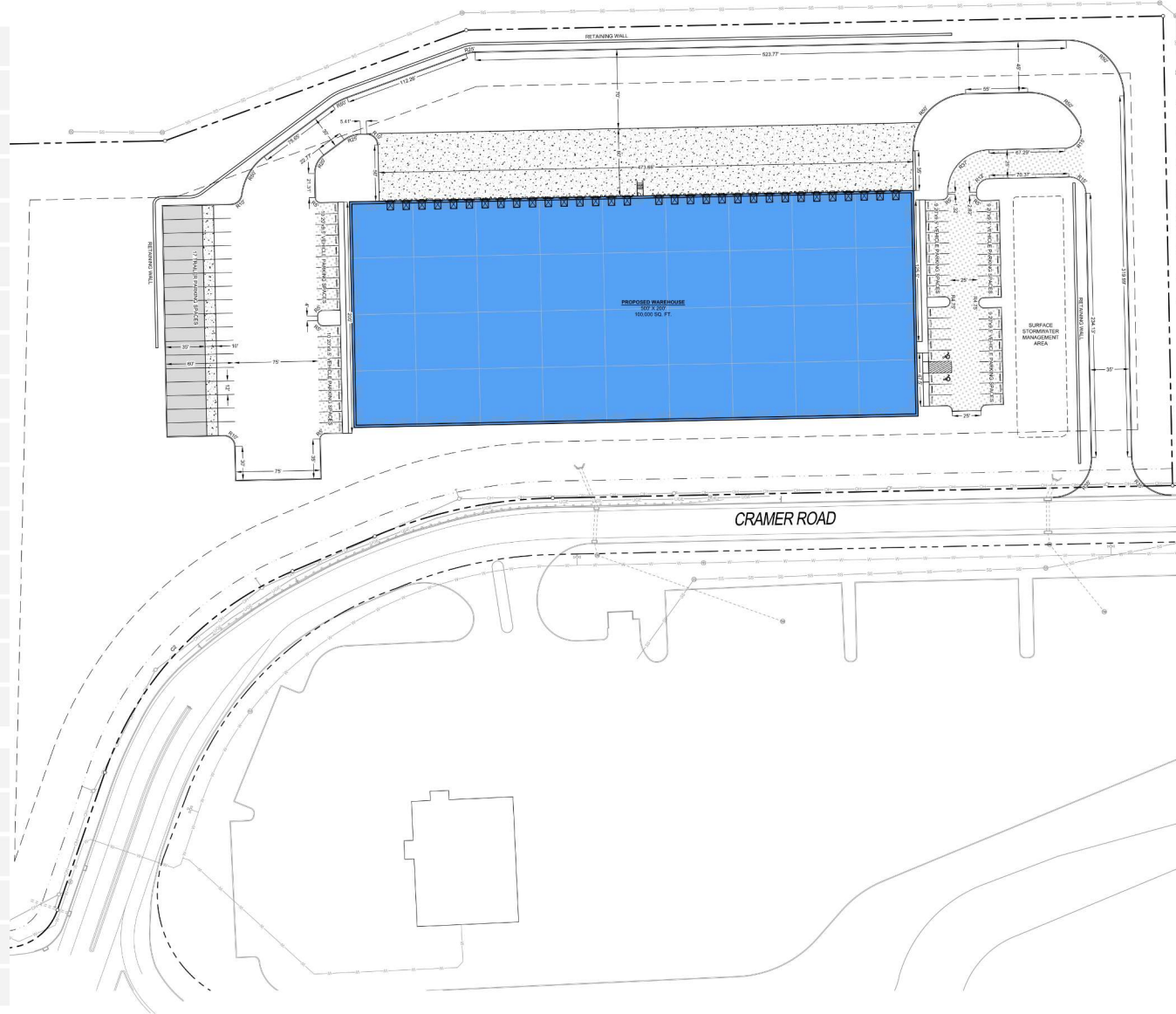
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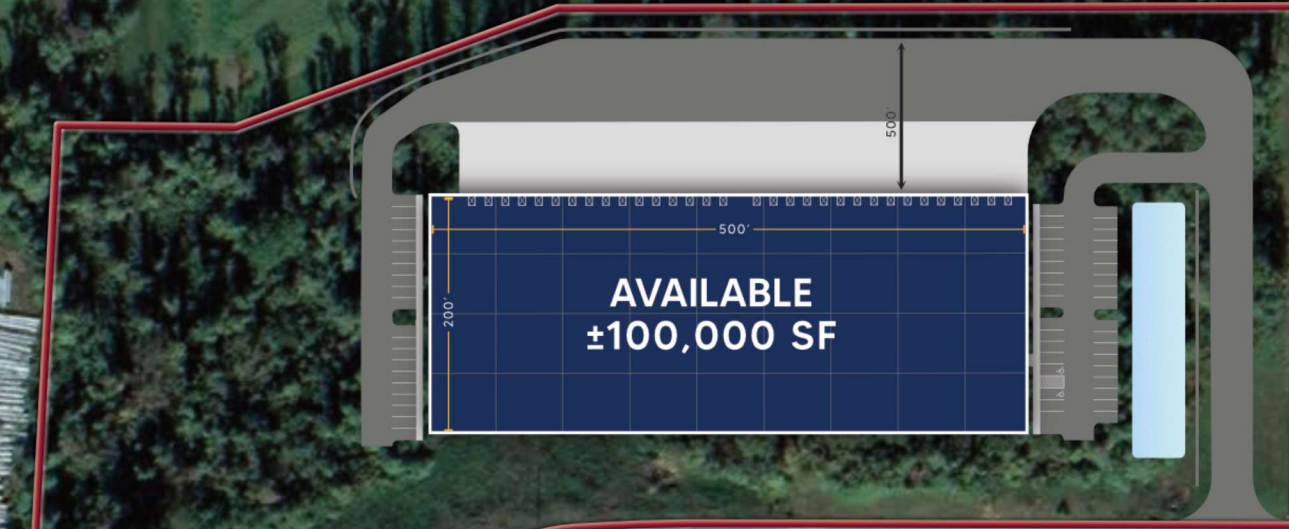
Property Type	Industrial Warehouse
Building Class	A
Building SF	100,000 SF
Office Space	To suit
Lot Size	10.77 SF
Year Built	2026
Dimensions	500' x 200'
Dock Doors	32
Drive Ins	Expandable
Clear Height	40'
Car Parking	55 Spaces
Trailer Parking	20 Spaces
Truck Court Depth	130'
Construction	Tilt up Concrete
Water / Sewer	Public
Power	Heavy
Access	I-81 via Walnut Bottom Rd (PA-174)
Submarket	Harrisburg West
County	Cumberland
Municipality	Shippensburg Township
Zoning	Industrial (I)
APN	36-12-0322-001





I-81 LOGISTICS CENTER SHIPPENSBURG, PA 17257

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EXIT 29

174

WALNUT BOTTOM RD

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Walnut Bottom Rd

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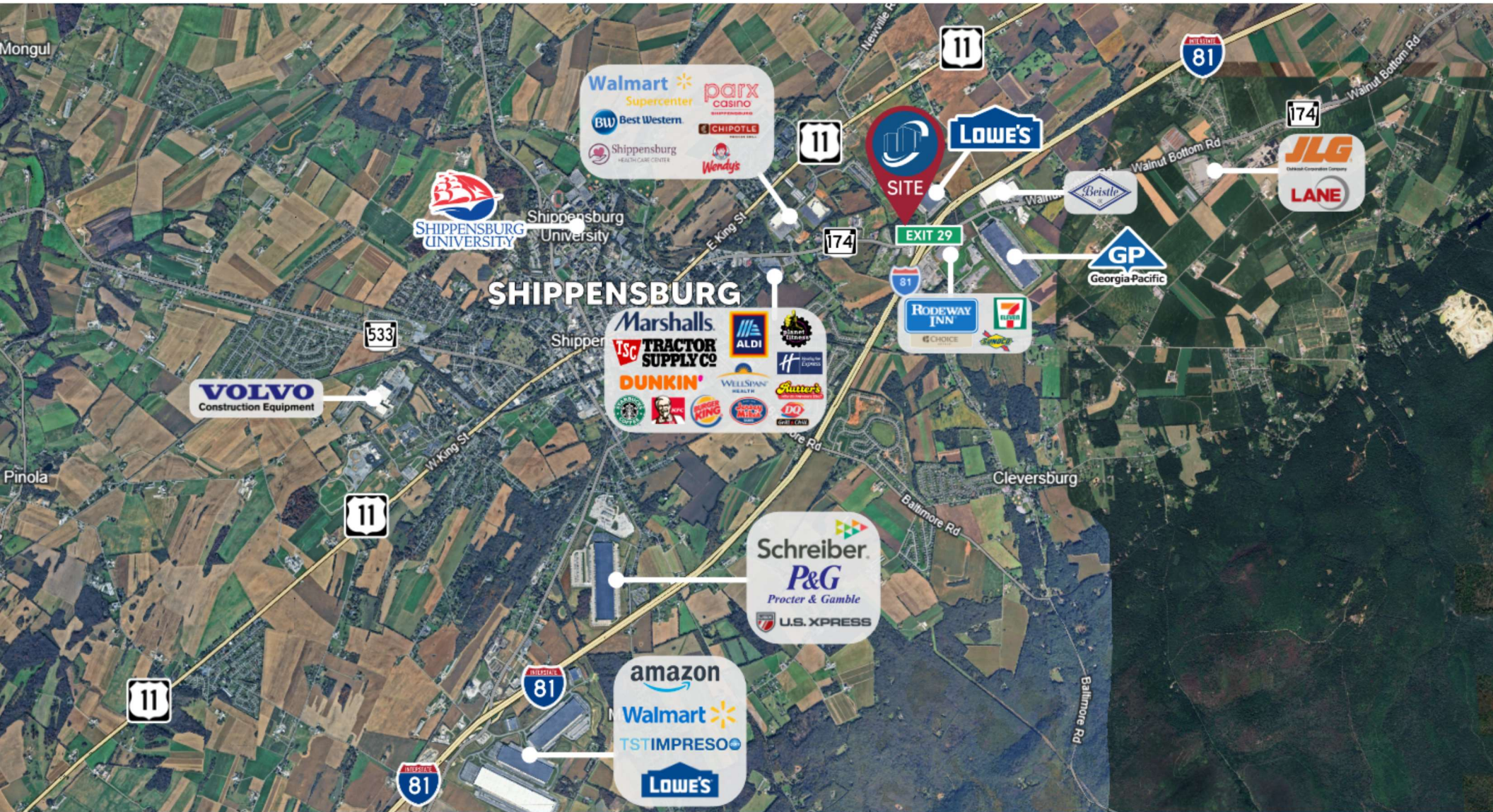
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TRADE MAP



STRATEGIC LOCATION. SUPERIOR ACCESS.

Located on Cramer Rd just off Walnut Bottom Rd at Exit 29 of I-81 in Shippensburg, PA, this new construction industrial facility is ideally positioned in the heart of Central Pennsylvania's I-81 logistics corridor.



CONNECTED TO MAJOR HIGHWAY CORRIDORS

	I-81 North-South access from Tennessee to the Canadian Border	AT EXIT 29
	I-76 (PA TURNPIKE) East-West access to Philadelphia, Pittsburgh & Ohio	± 35 MILES
	I-78 Direct access to New York City and the Lehigh Valley	± 70 MILES
	I-83 North-South access to Harrisburg & Baltimore	± 45 MILES
	I-70 Direct access to Columbus and the Midwest	± 60 MILES

MAJOR DISTRIBUTION HUBS

1	FedEx Ground – Hagerstown, MD	63 MILES
2	UPS – Greencastle, PA	25 MILES
3	FedEx Freight – Shippensburg, PA	10 MILES
4	Amazon – Greencastle, PA	25 MILES
5	DHL – Harrisburg, PA	48 MILES
6	Walmart DC – Greencastle, PA	22 MILES



INTERMODAL & RAIL CONNECTIVITY



NORFOLK SOUTHERN INTERMODAL TERMINALS

Access to multiple NS intermodal facilities in Central Pennsylvania including:

- Enola (Harrisburg)
- Rutherford
- Greencastle
- York
- Chambersburg



RAIL ADVANTAGE

Norfolk Southern mainline access provides efficient shipping via rail to markets across the East Coast and Midwest.



ACCESS TO MAJOR EAST COAST PORTS

Efficient access to deep water ports supporting global supply chains.



PORT OF BALTIMORE ± 95 MILES



PORT OF PHILADELPHIA ± 135 MILES



PORT OF NEW YORK & NEW JERSEY ± 190 MILES



PORT OF VIRGINIA (NORFOLK) ± 290 MILES



112 MILLION+
People within a one-day drive



STRATEGIC MID-ATLANTIC LOCATION
Central hub between the Northeast, Southeast & Midwest



EXCEPTIONAL HIGHWAY ACCESS
Immediate access to I-81 at Exit 29



GLOBAL GATEWAYS WITHIN REACH
Close proximity to major East Coast ports



IDEAL FOR
Distribution, 3PL, Manufacturing & E-Commerce Users

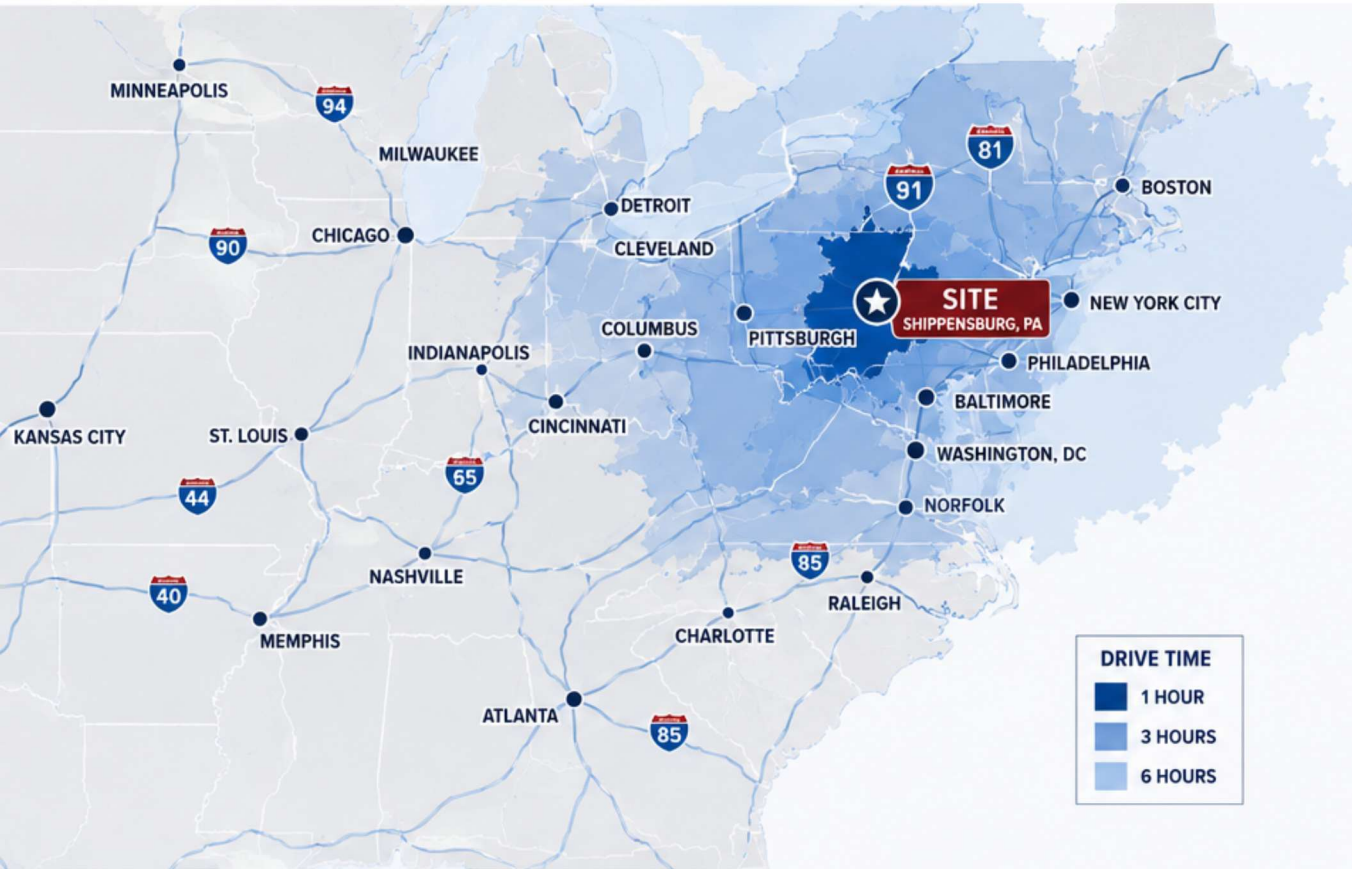


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ABOUT THE AREA

Centrally located in the Mid-Atlantic, the I-81 Logistics Center in Shippensburg, PA provides unmatched access to the East Coast's population and economic power.



**UNMATCHED ACCESS
TO PEOPLE & ECONOMIC HUBS**

112M+

PEOPLE WITHIN
A ONE-DAY DRIVE

50%+

OF THE U.S. POPULATION
WITHIN A ONE-DAY DRIVE

MAJOR MARKETS WITHIN ONE-DAY DRIVE

	POPULATION
New York, NY	20.0M
Philadelphia, PA	6.3M
Washington, D.C.	6.2M
Baltimore, MD	2.8M
Boston, MA	4.9M
Atlanta, GA	6.1M
Chicago, IL	9.5M
Detroit, MI	4.3M
TOTAL (ONE-DAY DRIVE)	112M+

ACCESS TO MAJOR ECONOMIC CORRIDORS

	I-95 Corridor	Boston, NYC, Philadelphia, Baltimore, Washington, D.C.
	I-76 (PA Turnpike)	Philadelphia, Pittsburgh, Ohio
	I-70 Corridor	Baltimore, Washington, D.C., St. Louis, Kansas City
	I-80 Corridor	New York, Cleveland, Chicago
	I-81 Corridor	Northeast to Southeast U.S.

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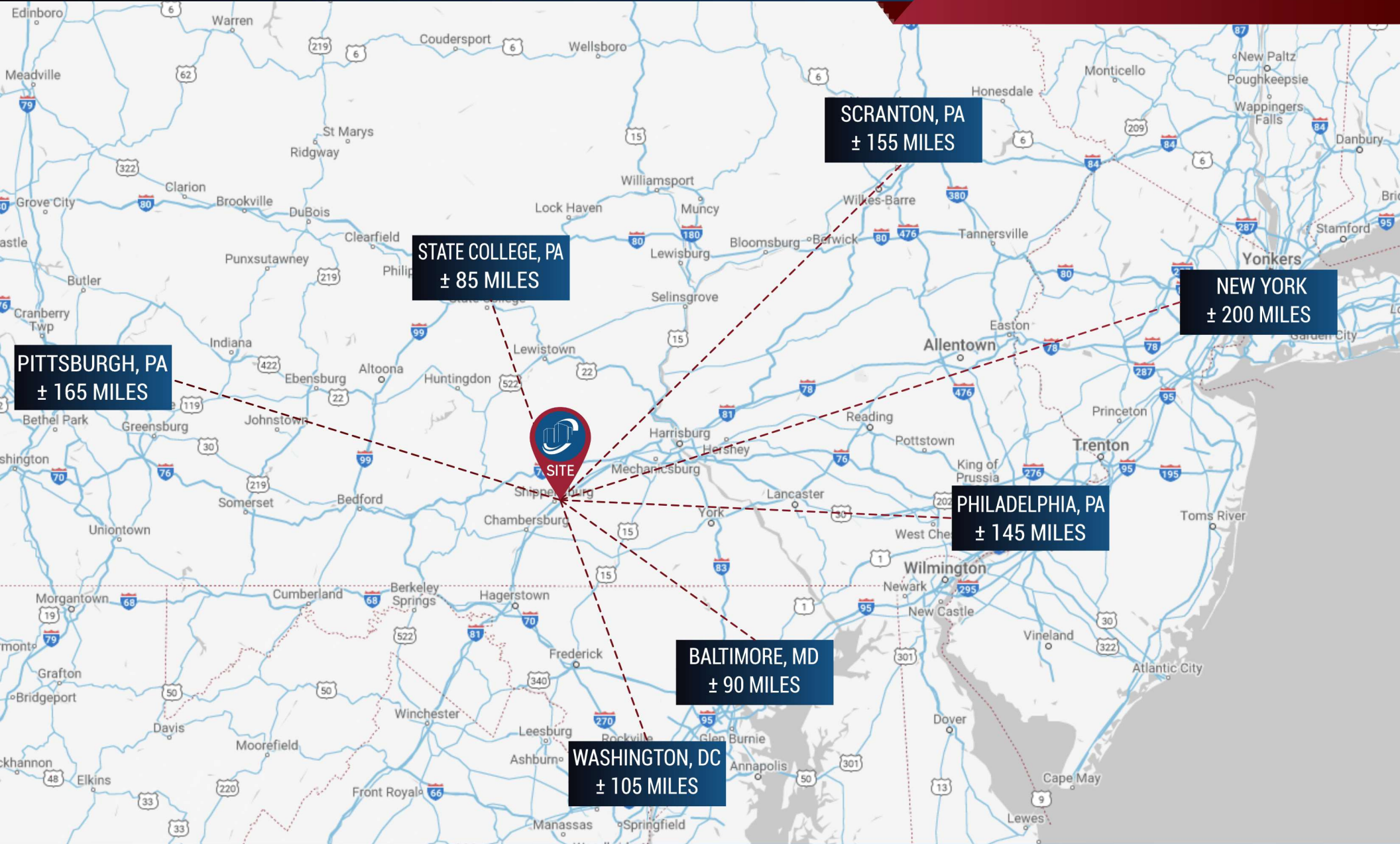


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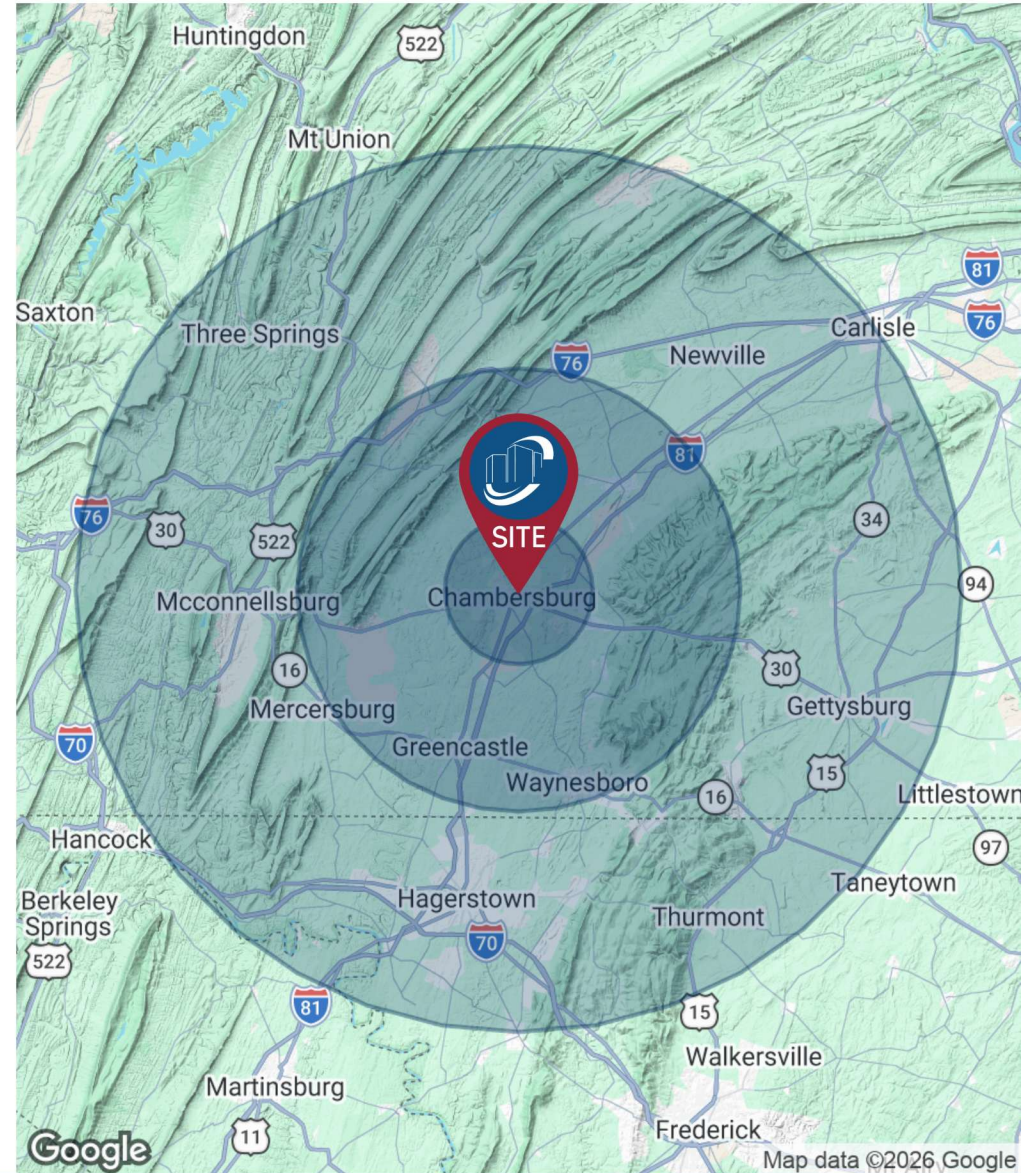
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DEMOGRAPHICS

	5 Miles	15 Miles	30 Miles
Total Population	51,330	156,679	478,250
Population Density	654	222	169
Median Age	42.4	41.3	42.2
Median Age (Male)	40.9	39.9	40.9
Median Age (Female)	43.8	42.4	42.9
Total Households	21,423	62,043	184,972
# of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$90,617	\$93,686	\$96,595
Average House Value	\$249,244	\$256,200	\$280,450



Map data ©2026 Google



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