



56.5 Acre Development

OPPORTUNITY FOR SALE

1159 HARRISBURG PIKE, CARLISLE, PA

1159 HARRISBURG PIKE · CARLISLE, PA 17013

56.5 ACRE DEVELOPMENT OPPORTUNITY

FOR SALE

PROPERTY OVERVIEW

56.5 acres across three parcels in a prime commercial corridor of Carlisle, PA. Zoned C-2 Light Industrial Commercial, the site is well suited for large format users such as industrial/flex development, self storage, automotive sales or service, commercial/retail, medical or professional offices, and hospitality. The property sits just minutes from I-81 and the Pennsylvania Turnpike (I-76), providing direct regional connectivity and success to the grounding Cumberland County market. Surrounded by established commercial uses and transportation driven industries, this site offers opportunity for scaleable development in a high-demand corridor.

OFFERING SUMMARY

Lot Size	56.5 Ac
Sale Price	Subject to Offer
Property Taxes	\$8,865
APN	21-07-0465-26 & 026A 21-19-1633-040
Cross Streets	PA Turnpike & I-81
Traffic Counts	26,942-49,594
Zoning	C-2- Light Industrial Commercial
Municipality	Middlesex Township
County	Cumberland County

PROPERTY HIGHLIGHTS

- Ideal for self storage, automotive, medical/office, or commercial uses
- Located in a high growth Cumberland County Market.
- Surrounded by established commercial, logistics, and service users
- Property sits between  &  



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM

1



1159 HARRISBURG PIKE · CARLISLE, PA 17013

56.5 ACRE DEVELOPMENT OPPORTUNITY

FOR SALE

PERMITTED BY RIGHT

PERMITTED USES

Hotel
Live – Work Unit
Motel
Assembly, General
Government Facility
Hospital
Library/Museum
Long-Term Care Facility
Place of Worship
Police/Fire/EMS
School, Pre-K, K-12 and vocational Education
Agricultural Operation
Forestry Operation
Recreation Facility, Commercial or Private
Commercial Equipment Supply
Construction Trade and Contractor
Convenience Store
Drive Through Only Facility
General Retail Store
Medical Marijuana Dispensary
Outdoor Retail Sales Lot
Public Market
Adult Day Care Center
Assisted Living Facility

Automobile Car Wash
Automobile Repair and/or Towing Service
Automobile Sales and Rental Service
Brew Pub
Drinking Place
Eating Place
Electronic Cigarette / Vaporizer Store
Entertainment Assembly
Funeral Home / Mortuary
General Service
Kennel
Medical Clinic
Microbrewery, Micro distillery, Micro winery
Pawn Shop/Check Cashing Establishment
Private Club
Self Storage Facility
Smoking Places
Tattoo/Piercing Parlor
Craftsman Industrial
Office Uses
Heliport
Helistop
Transit Bus Stops

Transit Facility
Transportation and Essential Services
Wireless Communications Facilities (Small Wireless Communications Outside the Public Rights-of-Way)
Wireless Communications Facilities (Small Wireless Communications Inside the Public Rights-of-Way)
Brewery, Distillery, Winery
Accessory Solar Energy Systems
Accessory Wind Energy Systems
Airstrip, Heliport/Helistop
Automobile Car Wash
Drive Through Facility
Electric Vehicle Charging Station, Levels 1 & 2
Electric Vehicle Charging Station, Level 3
Mineral and Resource Extraction Activities associated with a land development project
Outdoor Display and Sales
Outdoor storage yard
Parking
Temporary Construction Site
Trailer
Temporary Outdoor Event

PERMITTED BY SPECIAL EXCEPTION

Community Residence, Sober Living Facility/Recovery House
Community Residence, Halfway House
Rooming House / Boarding House
Temporary Shelter Facility
Stadium/Arena
Stadium/Arena
Airport
Parking as a Principal Use
Wireless Communications Facilities (Tower Based)

PERMITTED BY CONDITIONAL USE

Planned Center, Commercial
Planned Center, Industrial

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM





1159 HARRISBURG PIKE · CARLISLE, PA 17013

56.5 ACRE DEVELOPMENT OPPORTUNITY

FOR SALE

AREA



SHERMANS DALE

56.5
ACRES

MIDDLESEX
CARLISLE COUNTRY CLUB

CARLISLE

CARLISLE
FAIRGROUNDS

CARLISLE
BARRACKS

USAHEC
U.S. ARMY WAR COLLEGE

CARLISLE CROSSING



SHEETZ

GEODIS

INTERSTATE 76
PENNA TURN-PIKE

LAND-ROVER

INTERSTATE 81

11

INTERSTATE 76
PENNA TURN-PIKE

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM



1159 HARRISBURG PIKE · CARLISLE, PA 17013

56.5 ACRE DEVELOPMENT OPPORTUNITY

FOR SALE



AREA OVERVIEW

Carlisle



* Designed by TownMarketUSA.com

In **CARLISLE**, history comes alive with restored architecture, tree-lined streets once walked by historical figures like George Washington, Molly Pitcher, and landmarks such as the U.S. Army Heritage & Education Center. Voted #4 in USA

Today's Best Historic Small Towns, Carlisle also offers outdoor adventures on the Appalachian Trail, diverse dining experiences, boutique shops on Pomfret Street, and acclaimed events like Corvettes at Carlisle.

Home to Dickinson College, recognized among the Safest College Towns in America, Carlisle earned a 2021 All-America City Award for resilience. A recent ordinance enhances the experience, allowing downtown strolls with beverages. The town is renowned for the Carlisle Events Auto Shows, a must-visit for automotive enthusiasts, and hosts large arts and culture festivals.

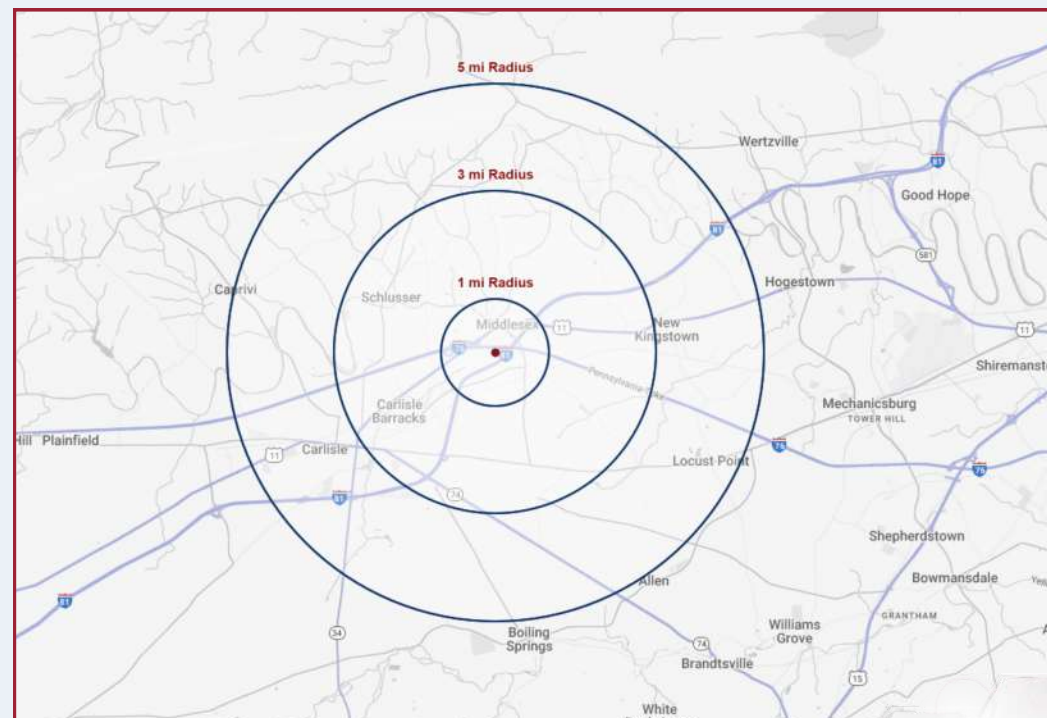
Adding to its historical significance, Carlisle Barracks, established in 1757, is among the nation's oldest military installations. The U.S. Army War College, relocated in 1951, prepares officers through intensive courses, and its 217 acres offer a blend of education and exploration. Conveniently located near vibrant towns like Gettysburg and Hershey,



DEMOGRAPHICS

POPULATION		HOUSEHOLDS		AVERAGE HOUSEHOLD INCOME	
1 MILE	383	1 MILE	131	1 MILE	\$ 85,623
3 MILE	22,457	3 MILE	9,013	3 MILE	\$ 97,255
5 MILE	56,822	5 MILE	22,729	5 MILE	\$106,206

TOTAL BUSINESSES		TOTAL EMPLOYEES (DAYTIME POPULATION)	
1 MILE	87	1 MILE	1,058
3 MILE	784	3 MILE	8,853
5 MILE	1,750	5 MILE	19,497



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM

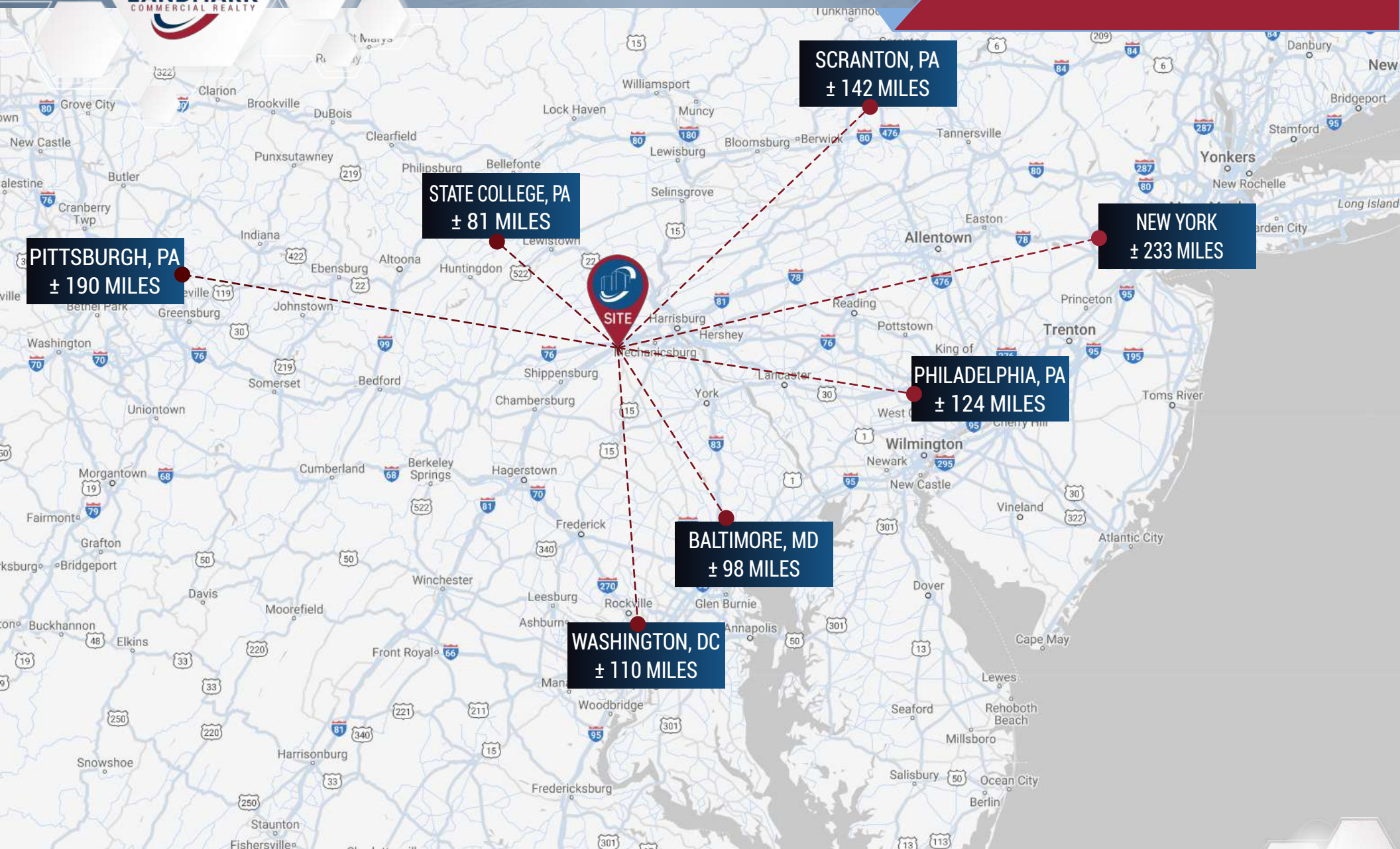


4

1159 HARRISBURG PIKE · CARLISLE, PA 17013

56.5 ACRE DEVELOPMENT OPPORTUNITY

FOR SALE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM



1159 HARRISBURG PIKE · CARLISLE, PA 17013

56.5 ACRE DEVELOPMENT OPPORTUNITY

FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM