

Industrial | For Lease or Sale

CBRE

# 60 Industrial Road

ELIZABETHTOWN, PA | LANCASTER COUNTY

±300,240 SQ FT | DIVISIBLE TO ±150,000 SF | CROSS DOCK



60 Industrial Road  
Elizabethtown, PA

# Divisible to ±150,000 SF

*New Class A Construction*



**SIZE**

± 300,240 SF, Divisible  
to ±150,000 SF



**OFFICE SIZE**

2,800 SF



**PARKING**

89 Cars, 45 Trailer Stalls



**BUILDING CLEAR HEIGHT**

36'



**POWER**

3000 Amp Service



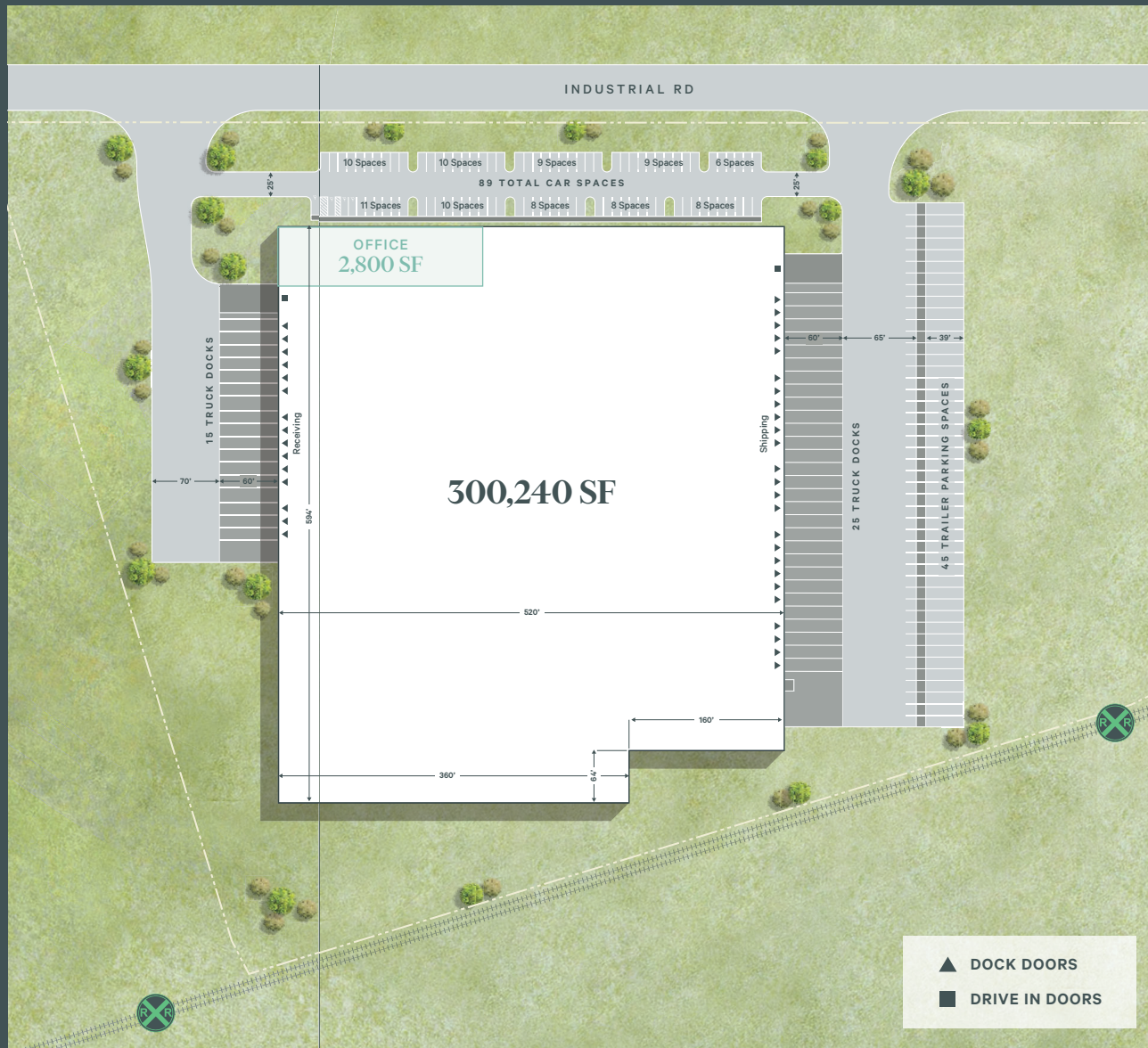
**RAIL ACCESSIBILITY**

Rail Capable



# Building Specifications

<b>BUILDING SIZE</b>	300,240 SF, Divisible to ±150,000 SF
<b>OFFICE</b>	2,800 SF of spec office, restrooms and breakroom
<b>CLEAR HEIGHT</b>	36' clear height
<b>COLUMN SPACING</b>	50' X 54' typical w/60' speed bay
<b>FIRE PROTECTION</b>	ESFR with K-22 heads
<b>CONSTRUCTION</b>	Concrete tilt-up panels w/2" rigid board insulation
<b>LIGHTING</b>	LED fixtures on sensors to provide average 30 fc @ 36" AFF
<b>PARKING</b>	89 Cars, 45 Trailer Stalls
<b>LOADING DOORS</b>	40 docks equipped with 40,000 lb. mechanical levelers, bumpers and seals
<b>DRIVE-IN DOORS</b>	2 (14' x 16') with ramps to grade
<b>ROOF</b>	Fully adhered 60 mil EPDM w/R-30 insulation
<b>FLOOR SLAB</b>	7" thick slab, unreinforced to provide 4,000 psi
<b>POWER</b>	3000 Amp Service
<b>RAIL</b>	Rail Accessibility Capable



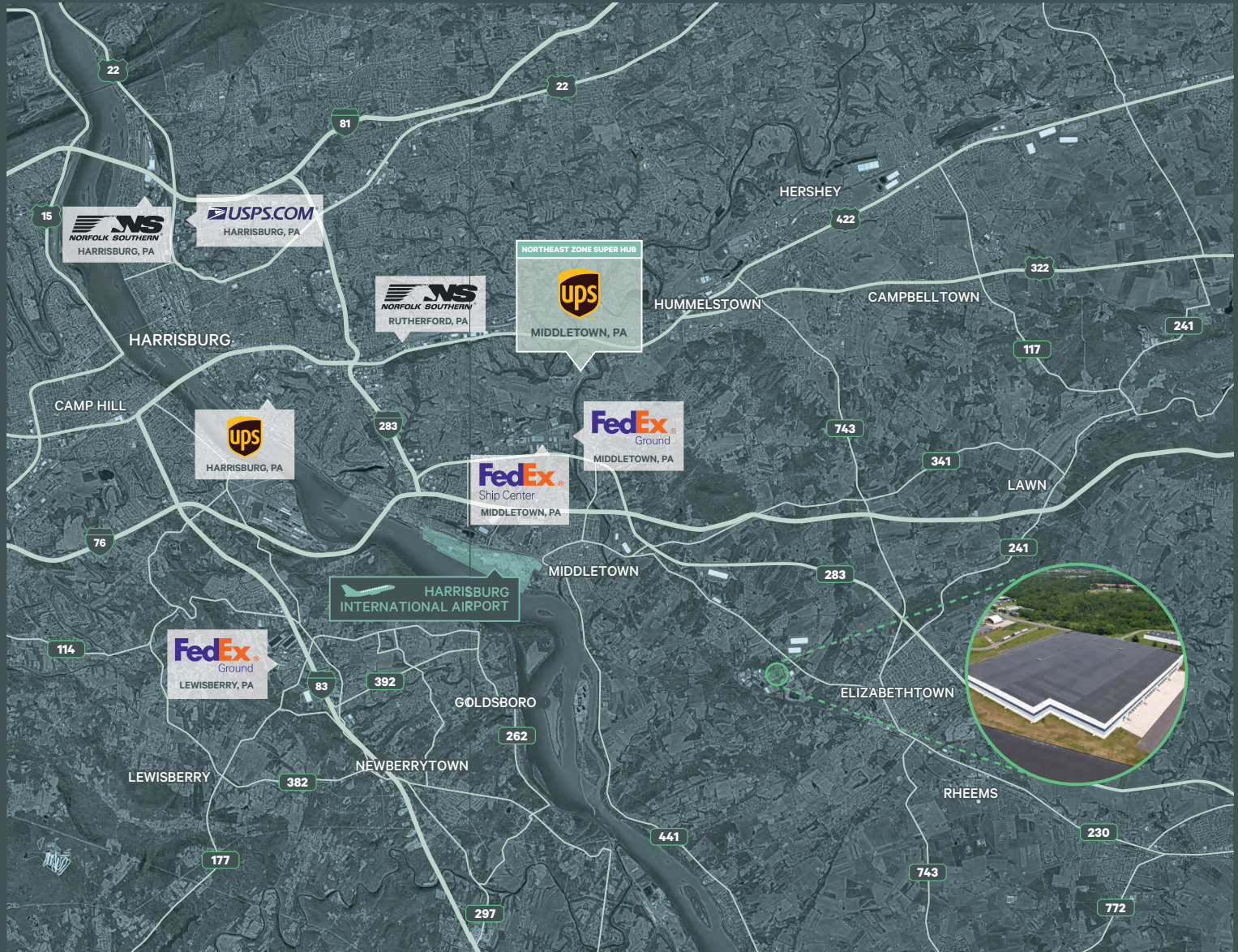
60 Industrial Road  
Elizabethtown, PA

# Aerial

- + Proximity to parcel hubs, intermodal, and major highways
- + UPS recently opened its fourth largest hub facility in the country in Middletown, PA



## Easy Highway & Road Access

- 230** ROUTE 230  
.5 miles
- 283** ROUTE 283  
3.5 miles
- 76** INTERSTATE 76  
11 miles
- 83** INTERSTATE 83  
14 miles
- 81** INTERSTATE 81  
17 miles








# Labor Density Map

## DRIVE TIMES



-  30 Minutes
-  45 Minutes

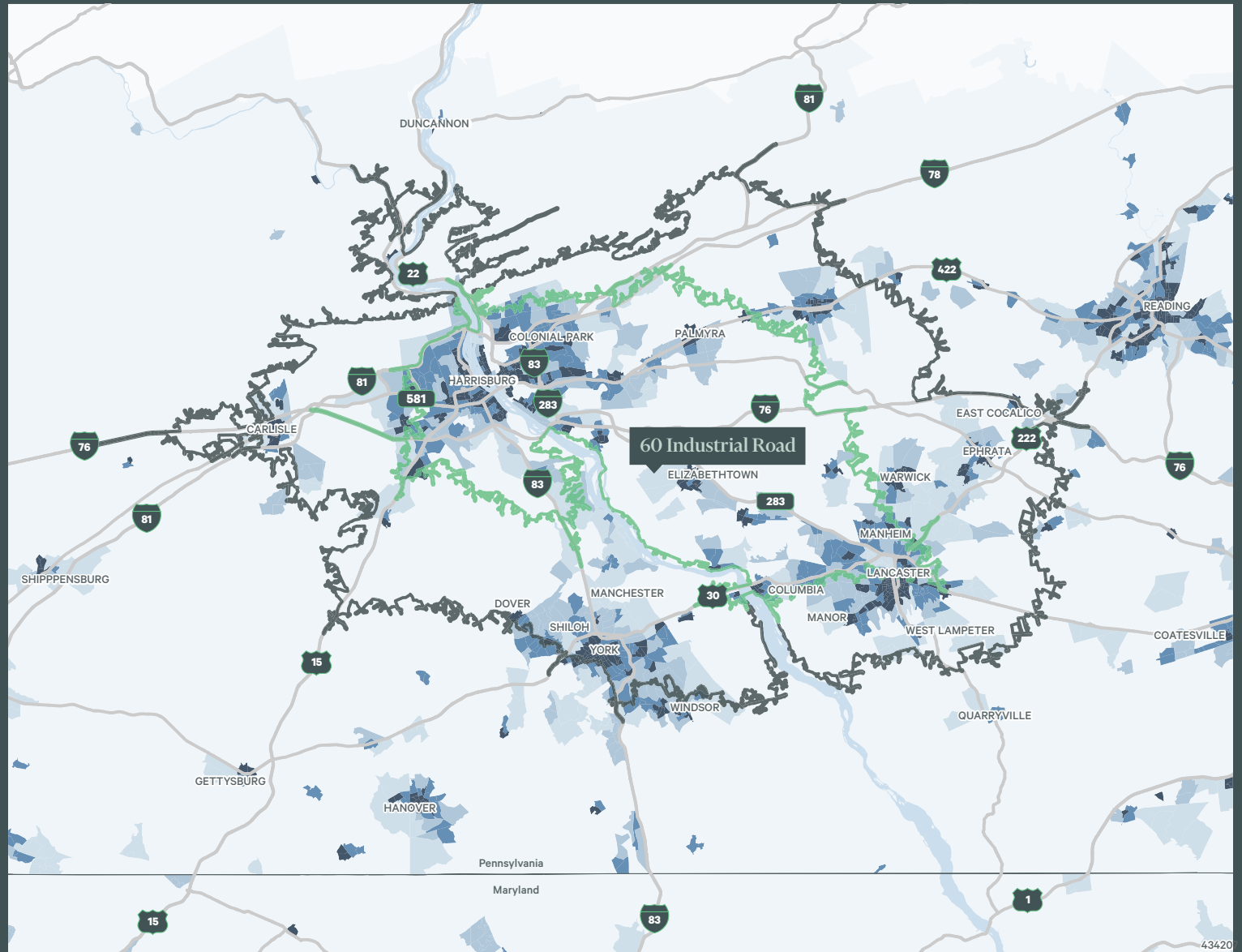
## LABOR DENSITY

Census Blocks Estimated by  
People per Square Mile

-  Less than 250
-  250 to 500
-  501 to 1,000
-  1,001 to 2,000
-  More than 2,000

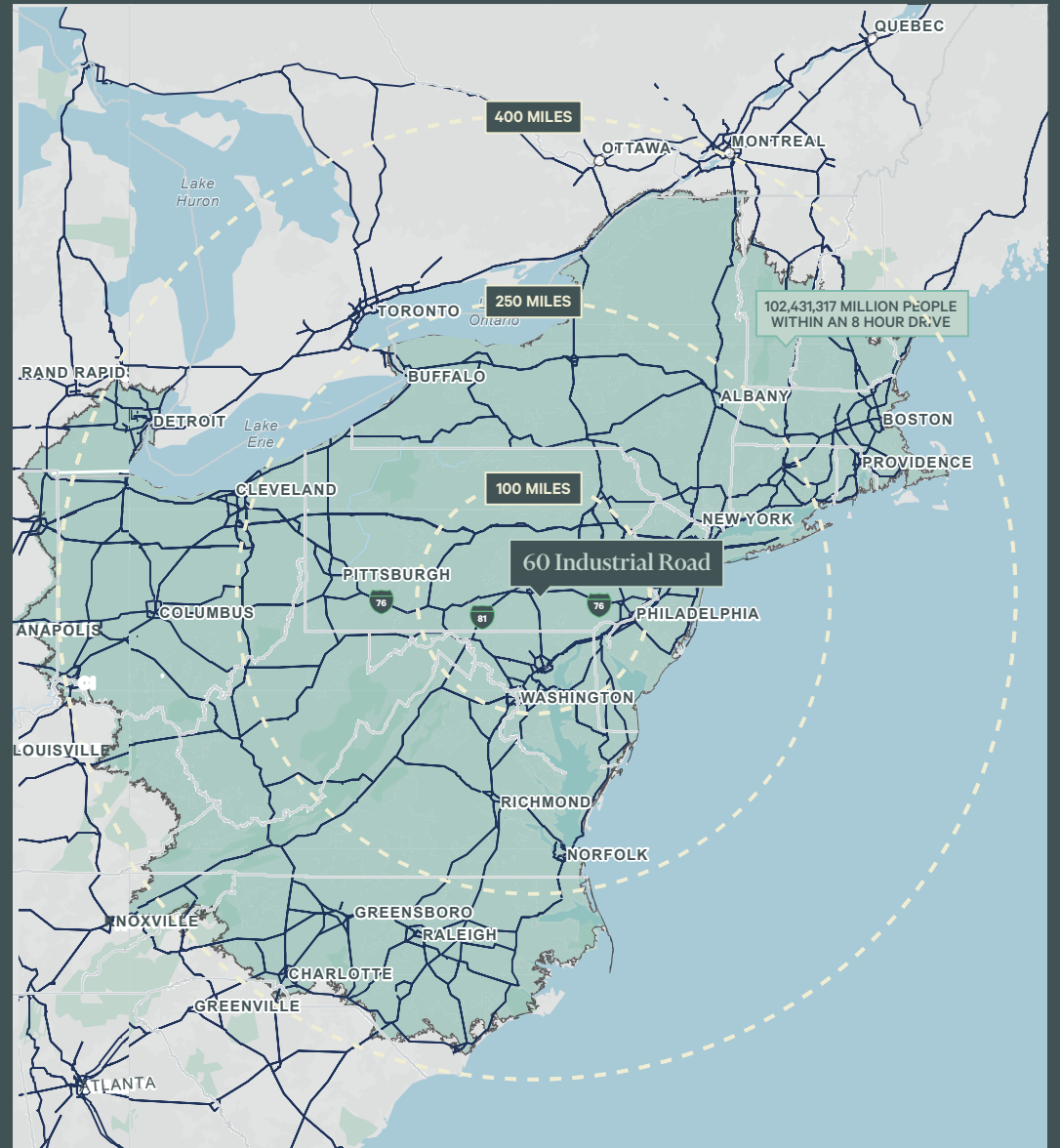
## LABOR FORCE

-  30 Min. Drive Time
- 370,020** Total Labor Force
-  45 Min. Drive Time
- 750,907** Total Labor Force



# Inbound/Outbound

CITY	MILES	MINUTES
BALTIMORE, MD	79	90
WILMINGTON, DE	72	90
PHILADELPHIA, PA	95	100
CHERRY HILL, NJ	107	180
NEW YORK, NY	177	210
PARCEL FACILITIES	MILES	MINUTES
NORTHEAST ZONE SUPER HUB, MIDDLETOWN	9	14
FEDEX SHIP CENTER, MIDDLETOWN	8	14
FEDEX GROUND, MIDDLETOWN	8	16
FEDEX - LEWISBERRY HUB	21	28
UPS - HARRISBURG	17	25
USPS - HARRISBURG	21	27
UPS CARLISLE PACKAGE DISTRIBUTION CENTER	42	48
PORTS	MILES	MINUTES
PORT OF BALTIMORE	83	130
PORT OF PHILADELPHIA	100	99
PORT OF NY/NJ	168	200
INTERMODAL	MILES	MINUTES
NORFOLK SOUTHERN HARRISBURG, PA	21	30
NORFOLK SOUTHERN RUTHERFORD, PA	17	30
CRX INTERMODAL CHAMBERSBURG, PA	71	85
AIRPORT	MILES	MINUTES
HARRISBURG INTERNATIONAL AIRPORT	9	16





## Contact Us

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