

BELOW MARKET INDUSTRIAL PROPERTY  
FOR SUBLEASE

1140 CLAREMONT ROAD |  
CARLISLE, PA 17015

**Presented By:**

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**CAPSTONE**  
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033

# PROPERTY OVERVIEW

1140 Claremont Road | Carlisle, PA 17015

## PROPERTY DESCRIPTION

Below-Market Industrial Sublease Opportunity in Carlisle, PA

Approximately 40,000 SF of industrial space is available for sublease at 1140 Claremont Road in Carlisle, PA. This rare below-market opportunity offers users a cost-effective solution in one of central Pennsylvania's most active industrial corridors, with convenient access to I-81, the PA Turnpike, and Route 11.

The space is well-suited for warehousing, overflow storage, light manufacturing, or other industrial uses requiring a strategic Carlisle location at a compelling rental rate.

## PROPERTY HIGHLIGHTS

- Sublease opportunity at below market rates
- 40k SF of flexible warehouse/manufacturing space split between two buildings
- Strong location with visibility from Rt. 81



## OFFERING SUMMARY

Lease Rate:	\$4.50 SF/yr (NNN)
Available SF:	40,000 SF
Lot Size:	5.58 Acres
APN:	21-08-0575-003A
Zoning:	Light Industrial
Municipality:	Middlesex Twp
County:	Cumberland



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# ADDITIONAL PHOTOS

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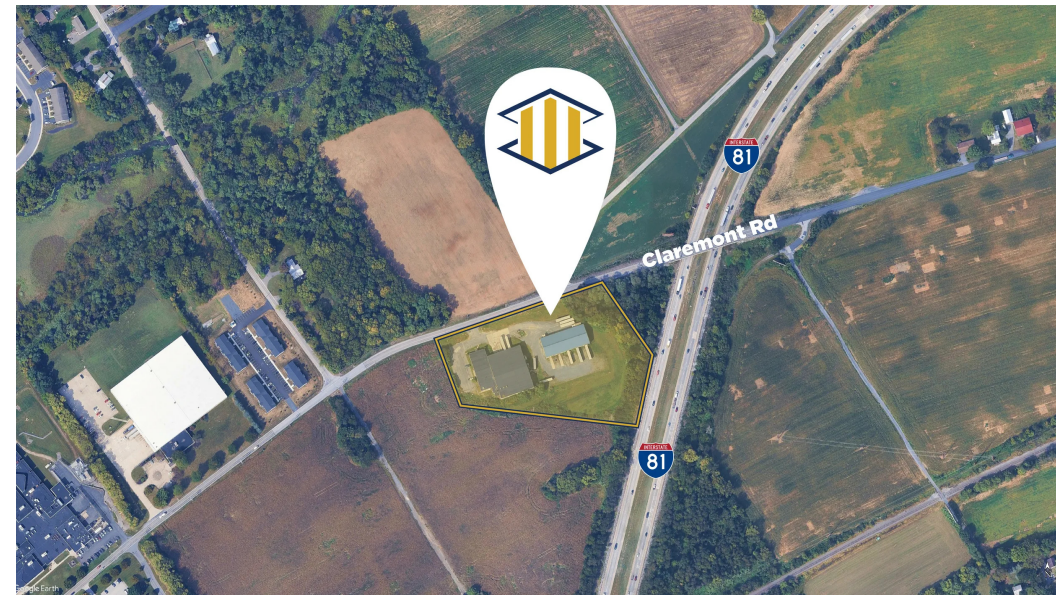
# LOCATION OVERVIEW

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## LOCATION

1140 Claremont Road is positioned in Carlisle's established industrial corridor with direct access to Interstate 81, approximately 3 miles from Exit 44 (Allen Road). The property offers efficient connectivity to I-81, the Pennsylvania Turnpike (I-76), and other major transportation routes serving Central Pennsylvania and the Mid-Atlantic region. Surrounded by industrial, warehouse, and distribution users, the location provides a strong logistical advantage for manufacturing and warehousing operations.



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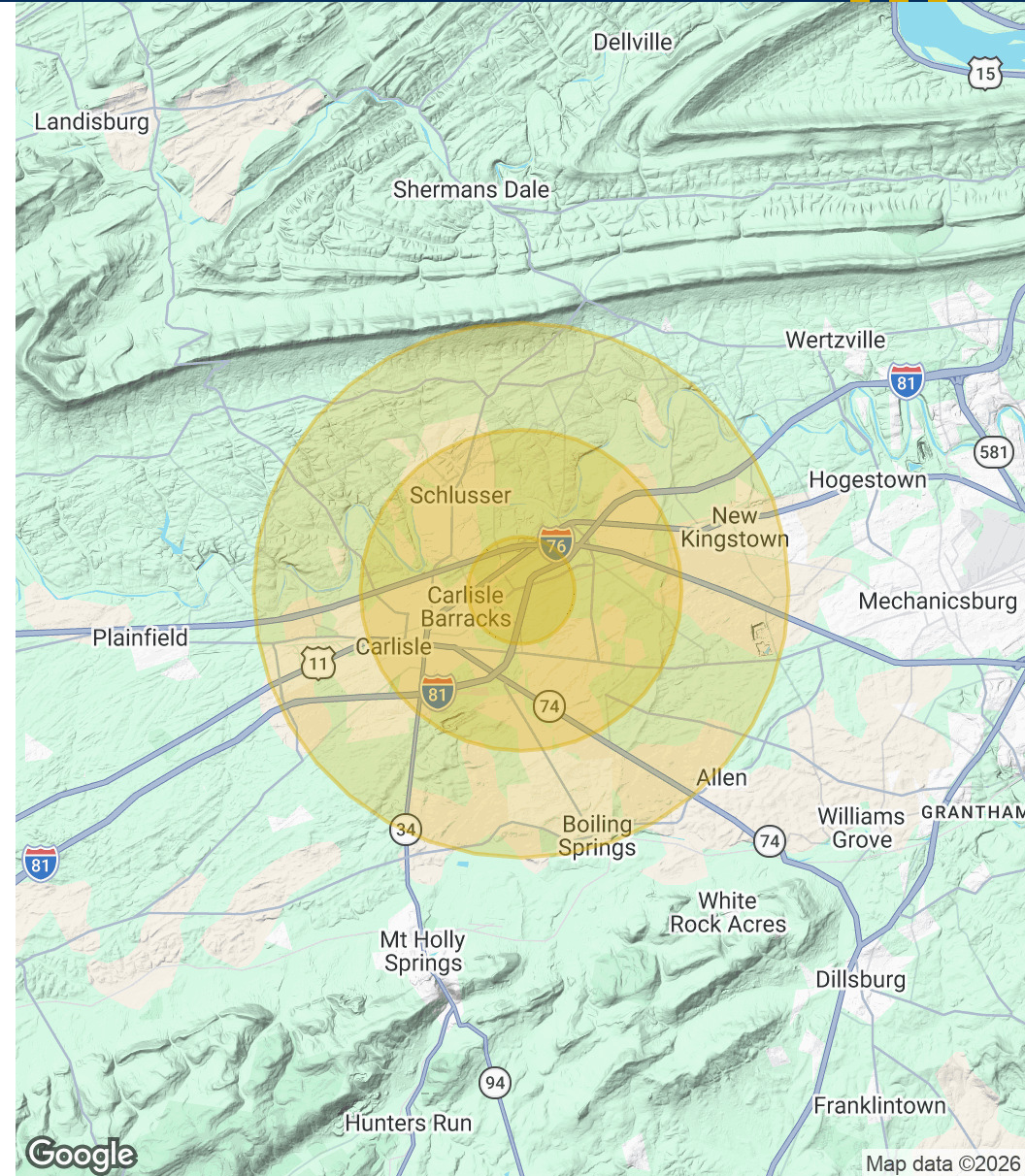
# DEMOGRAPHICS

1140 Claremont Road | Carlisle, PA 17015

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,461	32,825	53,944
Average Age	43.1	38.1	41.8
Average Age (Male)	38.4	36.2	40.9
Average Age (Female)	48.1	40.5	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	489	13,070	21,777
# of Persons per HH	3.0	2.5	2.5
Average HH Income	\$99,491	\$88,876	\$97,389
Average House Value	\$318,079	\$251,624	\$275,811

2023 American Community Survey (ACS)



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# ADVISOR BIO

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## Matt Hoover

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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle.

Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Joining the team in 2025 as a Brokerage Advisor, Rachel brings a strong foundation in marketing and communications to her client relationships. She began her commercial real estate career in Boston with Marcus & Millichap, where she specialized in retail and earned an early promotion after completing the firm's rigorous training program. A Penn State graduate with a Bachelors in Public Relations, Rachel has six years of public relations and marketing experience across nonprofit and private sectors, including her role as Director of Marketing & Community Outreach for Creative York. Rachel's entrepreneurial drive led her to found Magical Moments at age 15 and, later, RachelReh Custom Embroidery.

Born and raised in York, PA, Rachel is an artist and musician who enjoys journaling, dancing, and spending time in nature. Her enthusiasm, curiosity, and ability to form meaningful connections guide her approach as she helps clients navigate their commercial real estate goals with clarity and care.

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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# LEGAL

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