



CLASS A INDUSTRIAL FLEX SPACE AVAILABLE FOR LEASE

7086 CARLISLE PIKE | CARLISLE, PA 17015



WWW.LANDMARKCR.COM

(717) 731.1990





**7086 CARLISLE PIKE
CARLISLE, PA 17015**

**INDUSTRIAL FLEX SPACE
AVAILABLE**



OFFERING SUMMARY

Lease Rate	\$9.95 /SF NNN
Available SF	4,000 SF - 36,000 SF
Occupancy	Q3 2026
Lot Size	5.13 Acres
Space Use	Industrial Flex
Building Size	36,000 SF
Year Built	2023
County	Cumberland
Municipality	Silver Spring Twp
Zoning	Light Industrial (I1)

PROPERTY HIGHLIGHTS

- Turn-key 36,000 SF Industrial Flex facility situated along the highly desired Carlisle Pike (US-11) in Carlisle, PA available for lease
- The recently constructed property is ideally positioned for single or multi tenant configurations
- The Property offers:
 - Bay configurations of 4,000 SF with ability to fit-out office & warehouse space to suit
 - Each bay offers two (2) loading positions with docks and optional drive-in ramp per tenant specifications
 - Highly visible with excellent signage opportunity
 - Large 5.13 acre lot with dedicated customer and employee parking and 130' truck apron
- Corporate neighbors include: Apple Inc, Amazon, Saia LTL Freight, Organic Remedies, Tuckey Corporations, Pyrotek, Petro Travel Center, and numerous hotel & restaurants amenities
- Located along  just off    with easy access to  

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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PROPERTY DETAILS

Property Type	Industrial Flex
Building Size	36,000 SF
Office Space (current)	5,400 SF
Tenancy	Single or Multi
Lot Size	5.13 Acres
Year Built	2023
Clear Ceiling Height	18'
Drive In Doors	1
Dock High Doors	18
Car Parking	55 Spaces
Construction	Masonry & Block
Column Spacing	33' x 40'
Sprinklered	Yes
Power	Heavy
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	Silver Spring Township
Zoning	Light Industrial (I1)
APN	38-07-0463-005
Taxes	\$22,048.98 (2025)



11.7
MILLION TRUCKS PER YEAR



\$312
BILLION IN GOODS PER YEAR

PROPERTY HIGHLIGHTS

Flexible Single or Multi-Tenant Design

- Flexible Single or Multi-Tenant Design
- 36,000 SF total building size
- Divisible to approximately 4,000 SF bays
- Configurable for single-tenant or multi-tenant occupancy
- Ideal for contractors, distributors, light manufacturing, and service users

Efficient Loading & Bay Configuration

- Seventeen (17) dock doors and one (1) drive-in door
- Each 4,000 SF bay equipped with two loading positions
- Ability to add ramp access for additional drive-in functionality
- 33' x 40' column spacing supporting flexible layouts

Modern Recent Construction

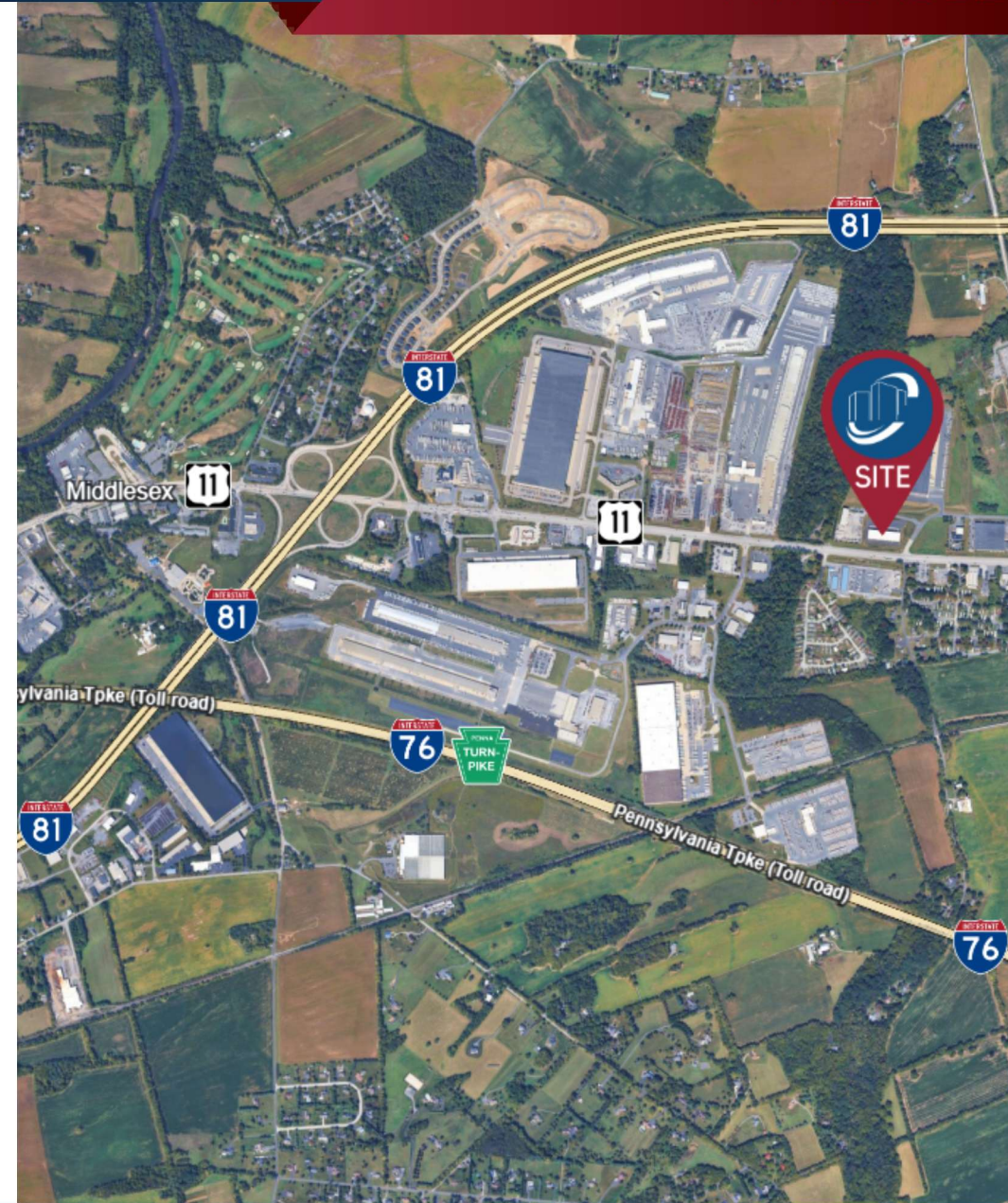
- Block and masonry construction built in 2023
- 18' clear ceiling heights
- Previously single-tenant occupied
- Owned and managed by well-capitalized local ownership

Move-In Ready Office Buildout

- ±3,000 SF finished office
- Reception and open office area
- Conference room and training room
- Kitchenette, breakroom, and locker area

Prime Carlisle Location

- Frontage along Carlisle Pike (Route 11)
- Immediate access to Interstate 81
- Minutes to Interstate 76 (PA Turnpike)
- Located within Central PA's premier distribution and logistics corridor





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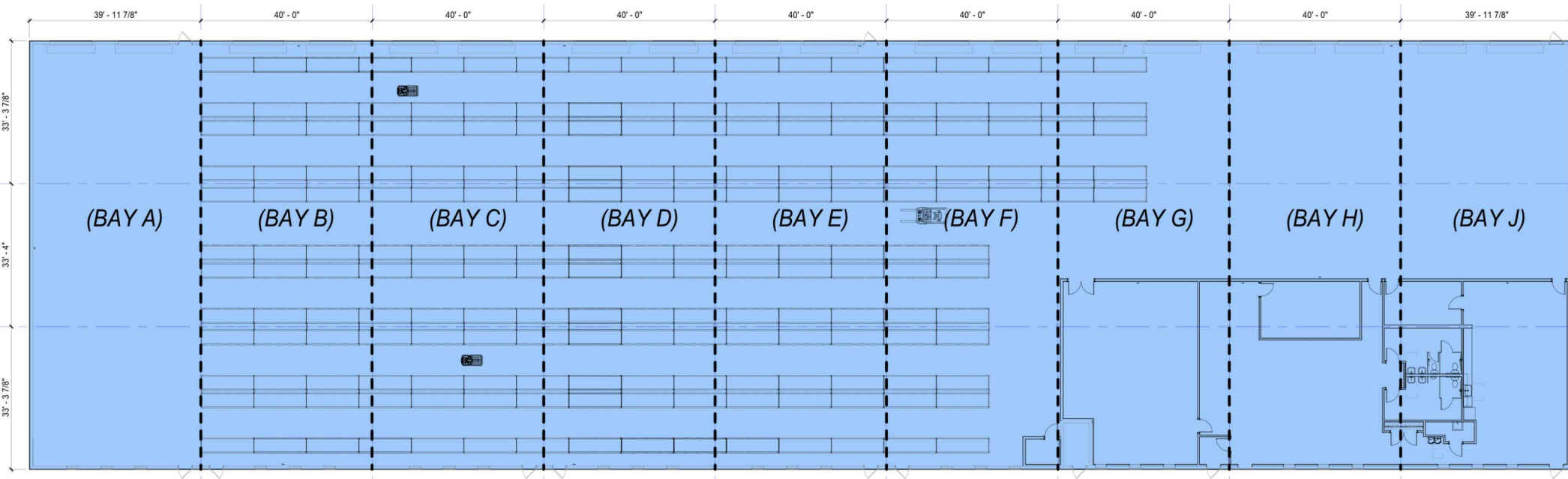
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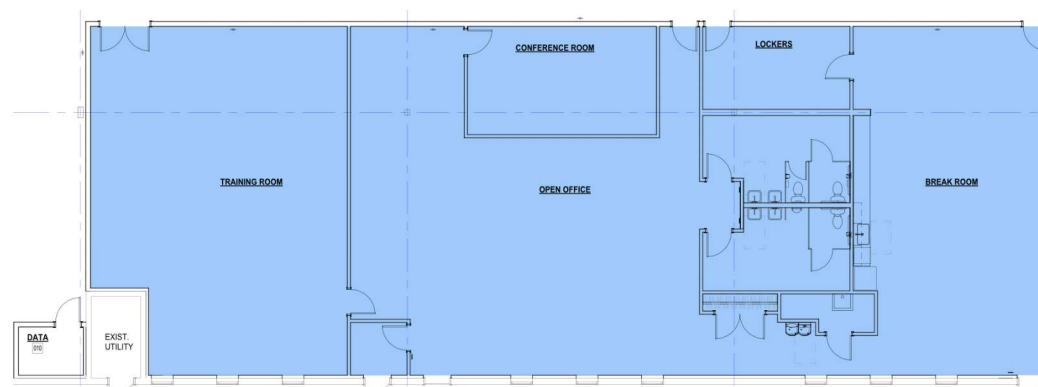


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CURRENT FLOORPLAN



OFFICE FLOORPLAN



TRADE AERIAL



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LOCATION OVERVIEW

INTERSTATES 81 & 78 CORRIDOR: Central Pennsylvania, anchored by the I-81 and I-78 corridor, is one of the Mid-Atlantic's most efficient and cost-effective industrial and logistics markets. Its centralized location, extensive interstate connectivity, and favorable operating fundamentals continue to attract national and regional distribution, e-commerce, and light manufacturing users.

The corridor functions as a critical north-south and east-west logistics spine, providing direct access to major population centers and ports while offering a compelling alternative to higher-cost coastal markets.

Strategic Advantages

- Within a one-day truck drive of New York City, Philadelphia, Baltimore, Washington, D.C., and Boston
- Access to 40%+ of the U.S. population within one day
- Immediate access to I-81 with connectivity to I-78, I-83, and I-76 (PA Turnpike)
- Efficient access to the Ports of New York & New Jersey, Philadelphia, and Baltimore
- Proximity to Norfolk Southern and CSX rail and regional intermodal facilities

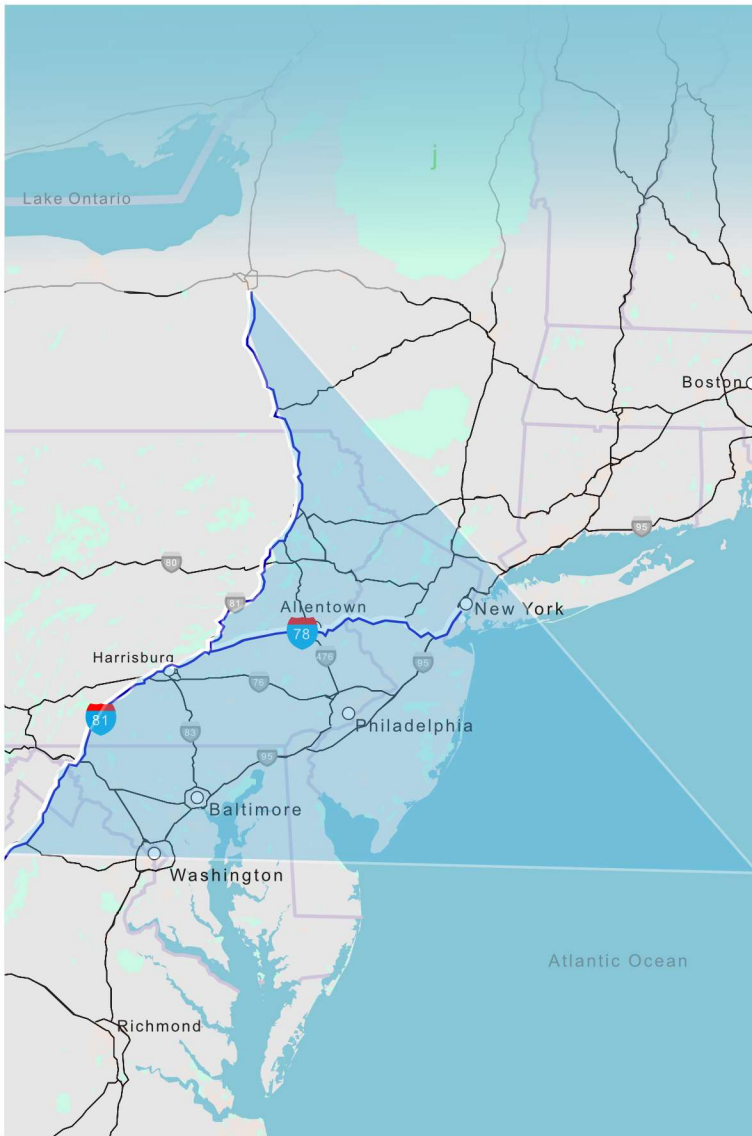
Operating & Labor Fundamentals

- Deep and experienced industrial labor pool
- Competitive wage and occupancy costs relative to Eastern PA and New Jersey
- Lower congestion and more predictable travel times
- Pro-business municipalities and strong economic development support

Industrial assets located along the Central Pennsylvania I-81 / I-78 corridor are well positioned to serve as mission-critical facilities, offering scalability, efficiency, and long-term operational stability for a wide range of industrial users.



LOCATION OVERVIEW



From 7086 Carlisle Pike, Tenants are able to service the NYC Metropolitan area, New England, and the mid-Atlantic region Via an expansive highway network.



In just one day (a state regulated 11-hour max drive time), from the I-81/I-78 Corridor, a truck can travel to over one-third of all U.S. Consumers and one-half of all Canadian Consumers.

This equates to:

35%
of the
Total U.S.
Population

115
Million
People

46
Million
Households

21
States
CT, DE, GA, IN, KY, ME,
MD, MA, MI, NH, NJ, NY,
NC, OH, PA, RI, SC, TN,
VT, VA, WV



SAME DAY DELIVERY

PHILADELPHIA, PA	120 MILES
BALTIMORE, MD	80 MILES
NEW YORK CITY, NY	185 MILES
WASHINGTON D.C.	110 MILES
BOSTON, MA	400 MILES



MAJOR AIRPORTS

HARRISBURG INTL	28 MILES
LEHIGH VALLEY INTL	100 MILES
PHILADELPHIA INTL	130 MILES
NEWARK LIBERTY INTL	170 MILES
BALTIMORE/ WASHINGTON INTL	90 MILES



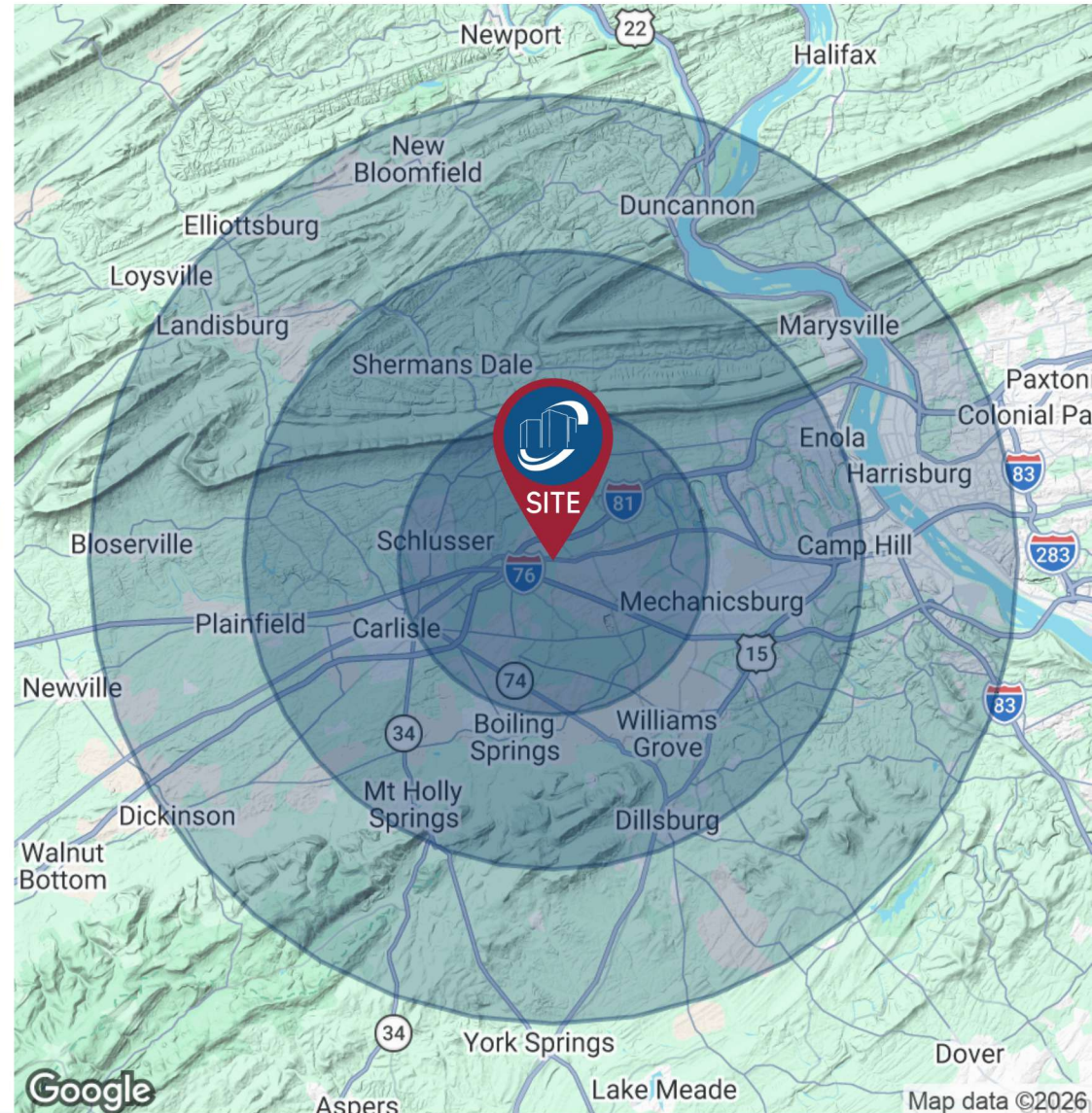
MAJOR PARCEL FACILITIES

FEDEX CARLISLE	2 MILES
FEDEX MIDDLETOWN	25 MILES
FEDEX LEWISBERRY	23 MILES
UPS, CARLISLE	7 MILES

DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	52,038	220,570	350,054
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	20,612	86,411	141,226
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$114,653	\$120,084	\$110,882
Average House Value	\$325,090	\$344,115	\$308,047





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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.

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