

FOR SUBLEASE

CBRE

# 2771 North Market Street

*Up to 1,085,280 SF Immediately Available*



ELIZABETHTOWN, PA

# Building Details

2771 N. Market Street is a Class A warehouse conveniently located off of I-283 in Elizabethtown, PA. With over 1M SF immediately available, this space can be customized to users needs, with racking in place ideal for retail users. This sublease opportunity presents a rare chance to occupy a large, high-visibility space in a prime location.



**Square Footage**  
1,085,280



**Clear Height**  
40'



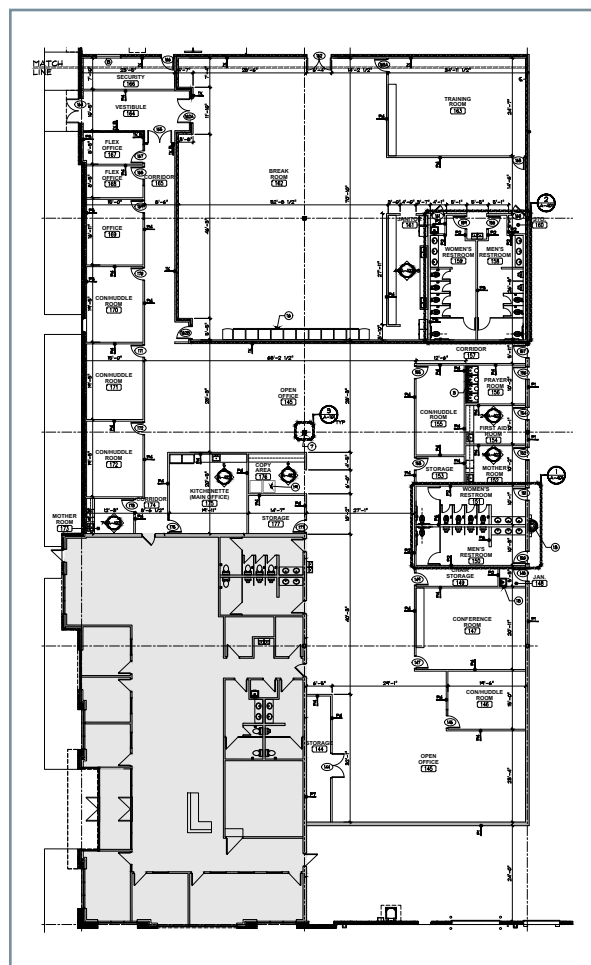
**Dock Doors**  
225



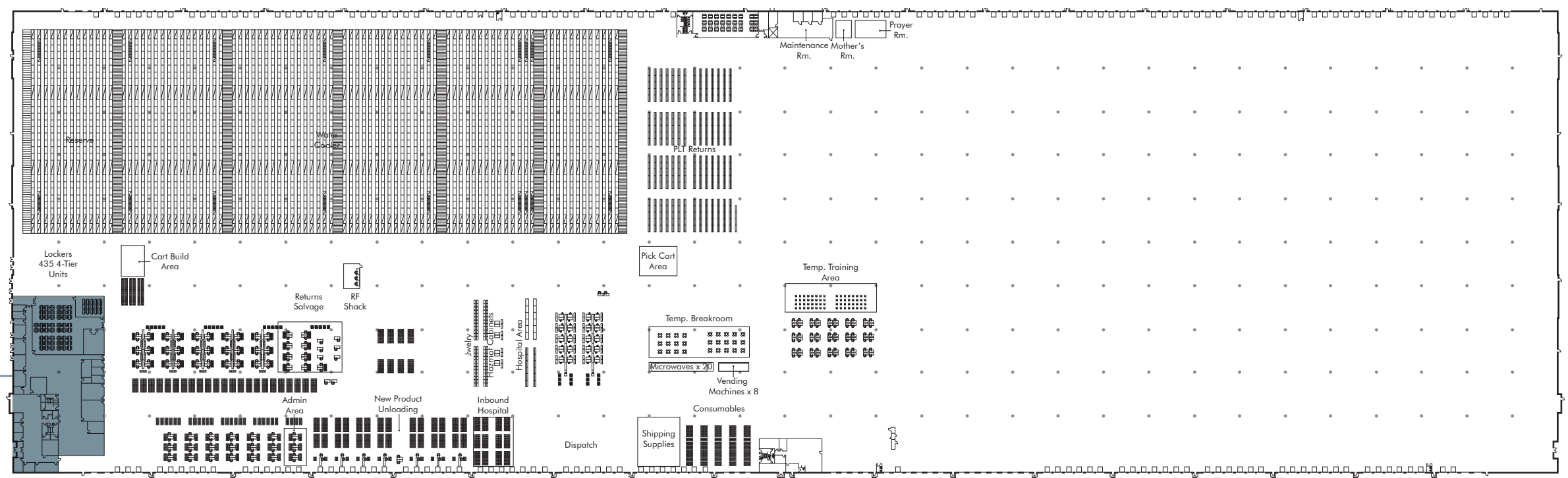
**Drive-in Doors**  
4

## Specifications

Building SF	1,085,280 SF
Office SF	23,510 SF
Building Dimensions	570' x 1,904'
Column Spacing	56' W x 53'9" D with 70' Speed Bays
Dock Doors	225 (9' x 10') doors
Drive-Ins	4 (12' x 14') drive-ins
Power	5,000 AMP, 277/480V, 3-phase service
Year Built	2022
Trailer Parking	292 dedicated stalls (secured)
Car Parking	490 parking spaces
Sprinklers	ESFR system with K-25 heads
Slab	8" unreinforced concrete with 4,000 PSI



Office Plan





# Demographics That Deliver

## Population

15 minutes: 78,599  
 30 minutes: 674,893  
 45 minutes: 1,383,049

## Labor Force

15 minutes: 44,317  
 30 minutes: 376,086  
 45 minutes: 754,845

## Blue Collar

15 minutes: 9,768  
 30 minutes: 72,421  
 45 minutes: 172,607

## White Collar

15 minutes: 26,832  
 30 minutes: 240,489  
 45 minutes: 452,081

## Daytime Workers

15 minutes: 31,893  
 30 minutes: 437,892  
 45 minutes: 784,836



# Prime Location, Easy Access



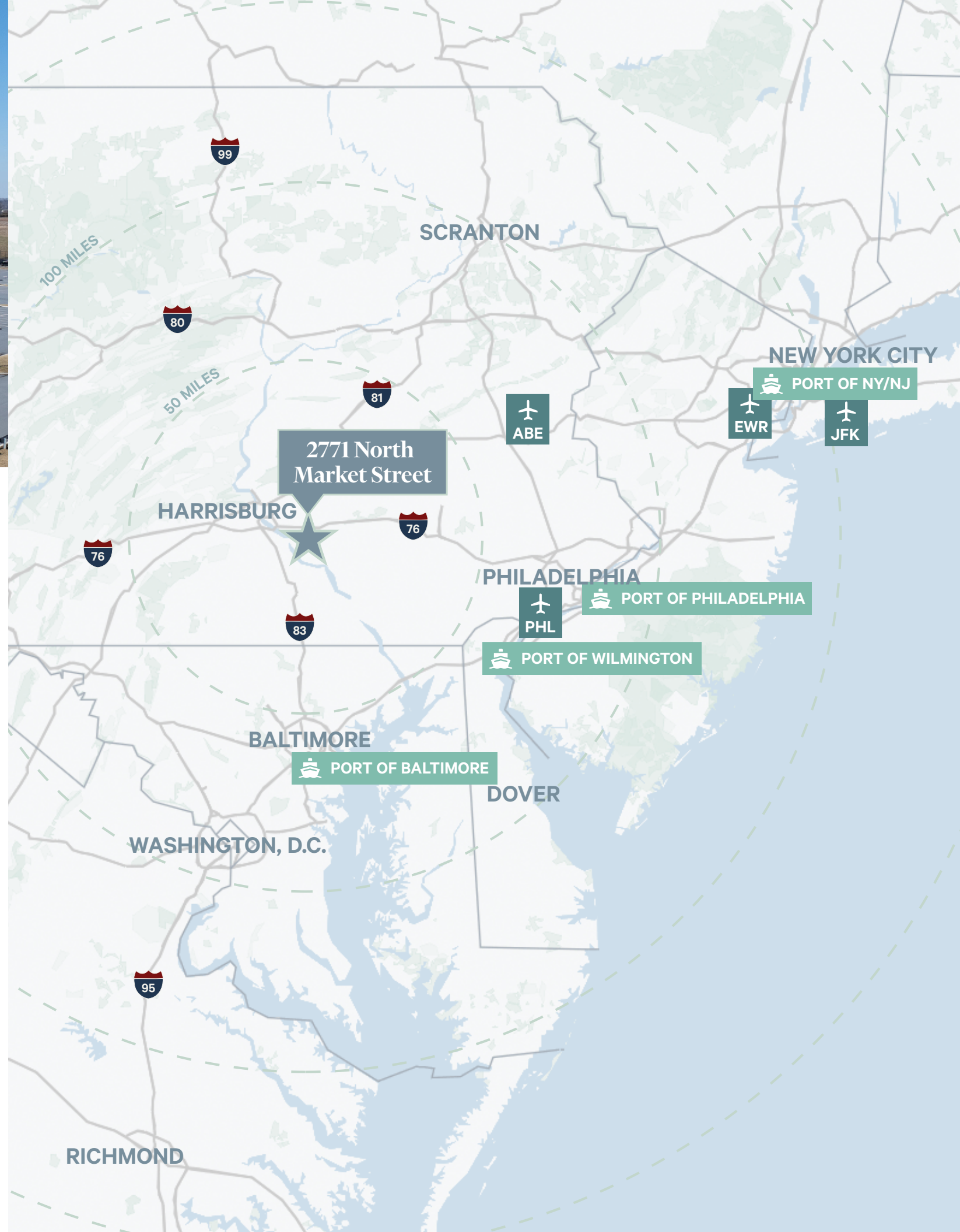
Immediate Proximity to UPS and FedEx Hub



Abundant Trailer Parking



Strong Blue Collar Workforce



# East Coast Advantage



## Regional Access

Located at the epicenter of major East Coast cities and ports, 2771 N. Market Street provides the opportunity for users to expand their reach in a convenient and accessible location.



## Ports

*Port of Baltimore: 93 minutes, 89 miles*  
*Port of Wilmington: 113 minutes, 74 miles*  
*Port of Philadelphia: 124 minutes, 117 miles*  
*Port of NY/NJ: 165 minutes, 166 miles*



## Cities

*Harrisburg, PA: 27 minutes, 18 miles*  
*Baltimore, MD: 93 minutes, 89 miles*  
*Philadelphia, PA: 117 minutes, 95 miles*  
*New York City: 186 minutes, 179 miles*



## Airports

*ABE: 96 minutes, 97 miles*  
*PHL: 111 minutes, 108 miles*  
*EWR: 163 minutes, 172 miles*  
*JFK: 206 minutes, 195 miles*



# 2771 North Market Street

Elizabethtown, PA

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