

# 700

ALLEN ROAD | CARLISLE, PA

# 181,990 SF INDUSTRIAL SPACE AVAILABLE



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### BUILDING SPECIFICATIONS

Year Built:	2001
Land Area:	12.95 acres
Building Size:	181,990 s.f. (demisable at 70000 s.f.)
Office Space:	+/- 3,200 s.f. main office, plus ancillary remote restrooms & break area
Building Dimensions:	±600' x ±300'
Truck Court:	190'
Clear Height:	30' clear
Column Spacing:	40' x 50'
Car Parking:	83 spaces
Trailer Storage:	40 spaces
Loading Format:	Single side
Loading:	20 dock high (19 fully equipped) 1 drive-in 7 knock-outs for future dock-high
Sprinkler:	ESFR
Lighting:	T5 motion sensed
HVAC:	Fully conditioned
Zoning:	I-3, Industrial – Transportation District
Highway Access:	1 mile to I-81 and Pennsylvania Turnpike

### FLOOR PLAN



\* All specs are estimates and should be verified by the tenant for their specific use.

# LOCATION

- Immediate access to I-81 (under 1-mile to Exit 44 interchange)
- Class A, institutionally maintained asset, constructed in 2001
- Single loading design with 20 dock-doors and 1 drive-in ramp
- Under 1/2 mile to UPS - 1 Ames Drive facility
- Proven logistics driven location with the ability to serve +/-35% of the US population within a one-day truck drive

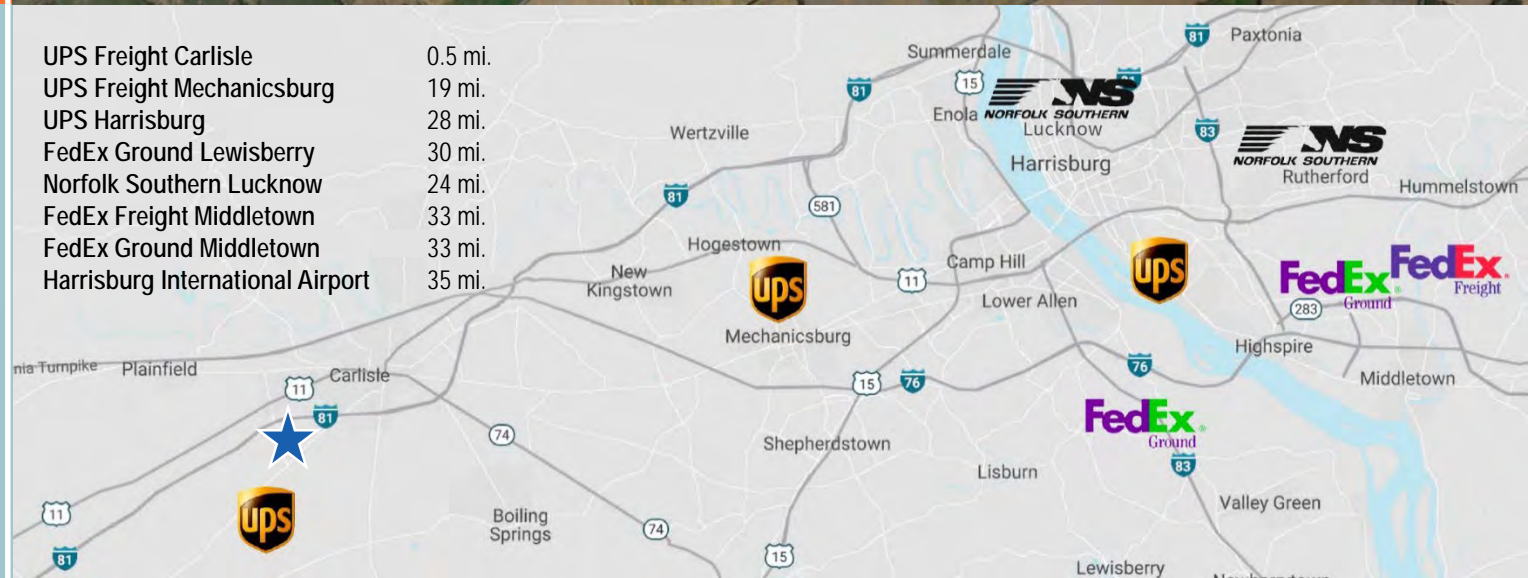
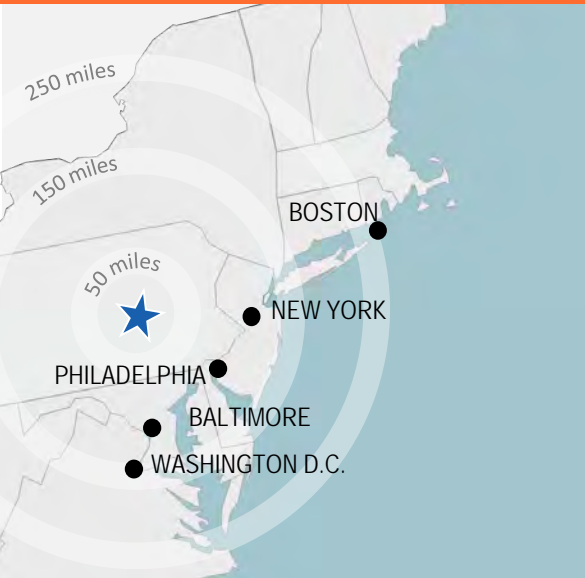
**30,034** Blue Collar & Service Labor Force

**4.6%** Unemployment Rate

**293,700** Total Population

**151,309** Total Labor Force

**6.2%** Cumberland County is the fastest growing county in terms of population





For more information, please contact the exclusive leasing agent

Owner



**MARIA RATZLAFF**  
+1 717 791 2210  
maria.ratzlaff@am.jll.com

**JEFF LOCKARD**  
+1 610 249 2279  
jeff.lockard@am.jll.com

**JASON WEBB**  
+1 717 791 2207  
jason.webb@am.jll.com

**RYAN BARROS**  
+1 610 249 2264  
Ryan.barros@am.jll.com



Jones Lang LaSalle | 1235 Westlakes Drive, Suite 210 | Berwyn, PA 19312 | +1 610 249 2255

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