

3500

INDUSTRIAL ROAD | HARRISBURG, PA

87,500 – 421,000 SF

INDUSTRIAL SPACE AVAILABLE



3500

INDUSTRIAL ROAD | HARRISBURG, PA



BUILDING SPECIFICATIONS

SUITE 100

Size: 87,500 s.f.
Clear Height: 25'
Doors: 10 Dock high doors fully equipped
Car Parking: 17 spaces
Trailer Parking: None
Column Spacing: 50' x 50' Typical
Lighting: T-8
Electric: PP&L; 800 Amp 227/480V 3 phase
Utilities: Water/sewer – city of Harrisburg; Gas – UI
Office: 3,325

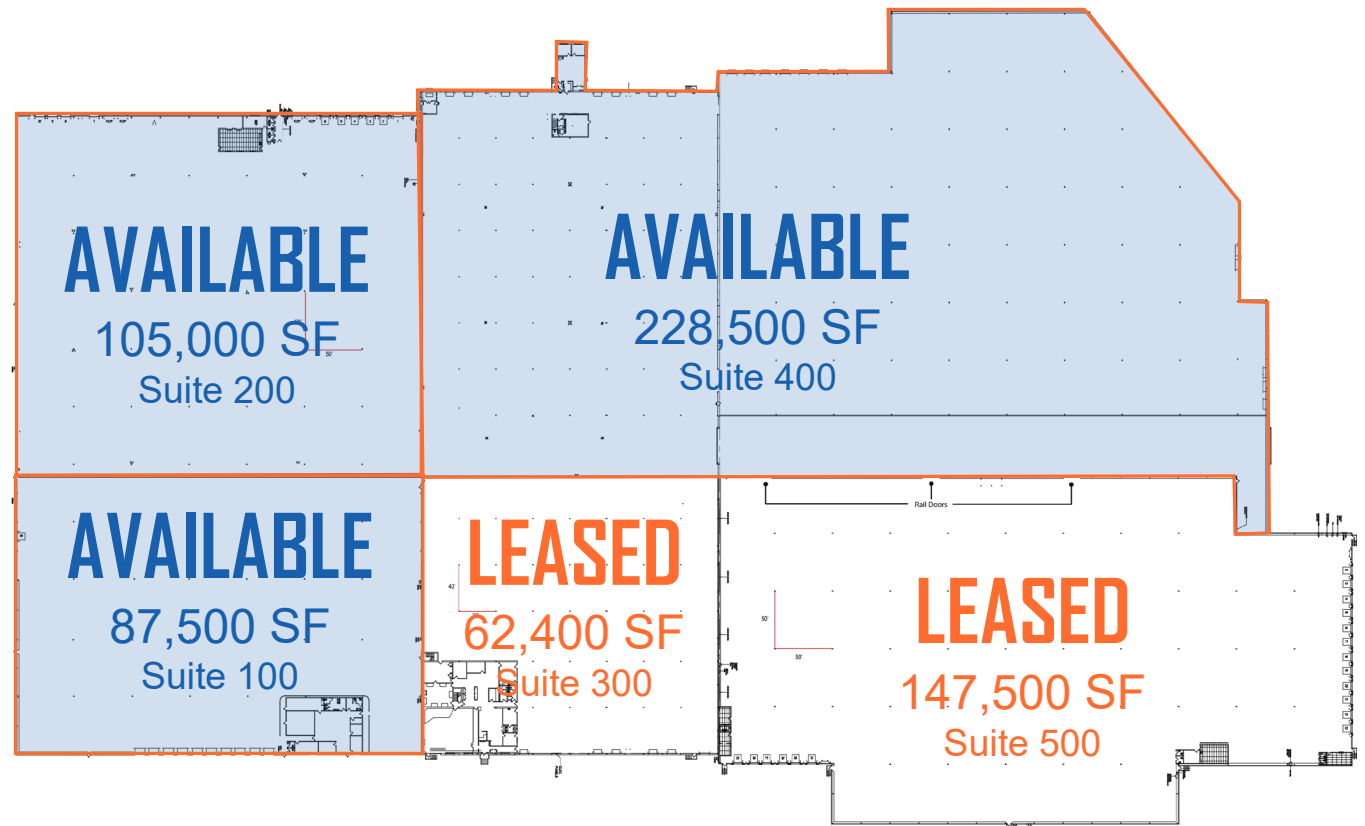
SUITE 200

Size: 105,000 s.f.
Clear Height: 25'
Doors: 9 Dock doors equipped with seals and 20,000 lb mechanical levels
1 drive-in; 4 knock-out panels existing
Car Parking: 100 cars only; mixed 20 cars
Trailer Parking: mixed – 40 Trailer spaces
Column Spacing: 50' x 50' Typical
Lighting: T-8
Electric: PP&L; 800 Amp 227/480V 3 phase
Utilities: Water/sewer – city of Harrisburg; Gas – UI
Office: 1,164

SUITE 400

Size: 228,500 s.f.
Clear Height: 25'
Doors: 20 Dock high doors
Car Parking: 29 spaces including 3 handicapped
Trailer Parking: none
Column Spacing: 30' x 40' Typical
Lighting: T-8
Electric: PP&L; 800 Amp 227/480V 3 phase
Utilities: Water/sewer – city of Harrisburg; Gas – UI
Office: 952

FLOOR PLAN



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

LOCATION

- Private road access to Norfolk Southern Lucknow intermodal yard
- Excellent proximity to parcel hubs
- Strategically located at the Interstate 81 & Route 22/322 interchange, offering superior access to regional transportation arteries
- Infill location provides abundant labor supply, typical to urban workforce models
- Zoned MH - Heavy Industrial

Adjacent to NS Lucknow Intermodal Yard

9.7 miles to NS Rutherford Intermodal Yard

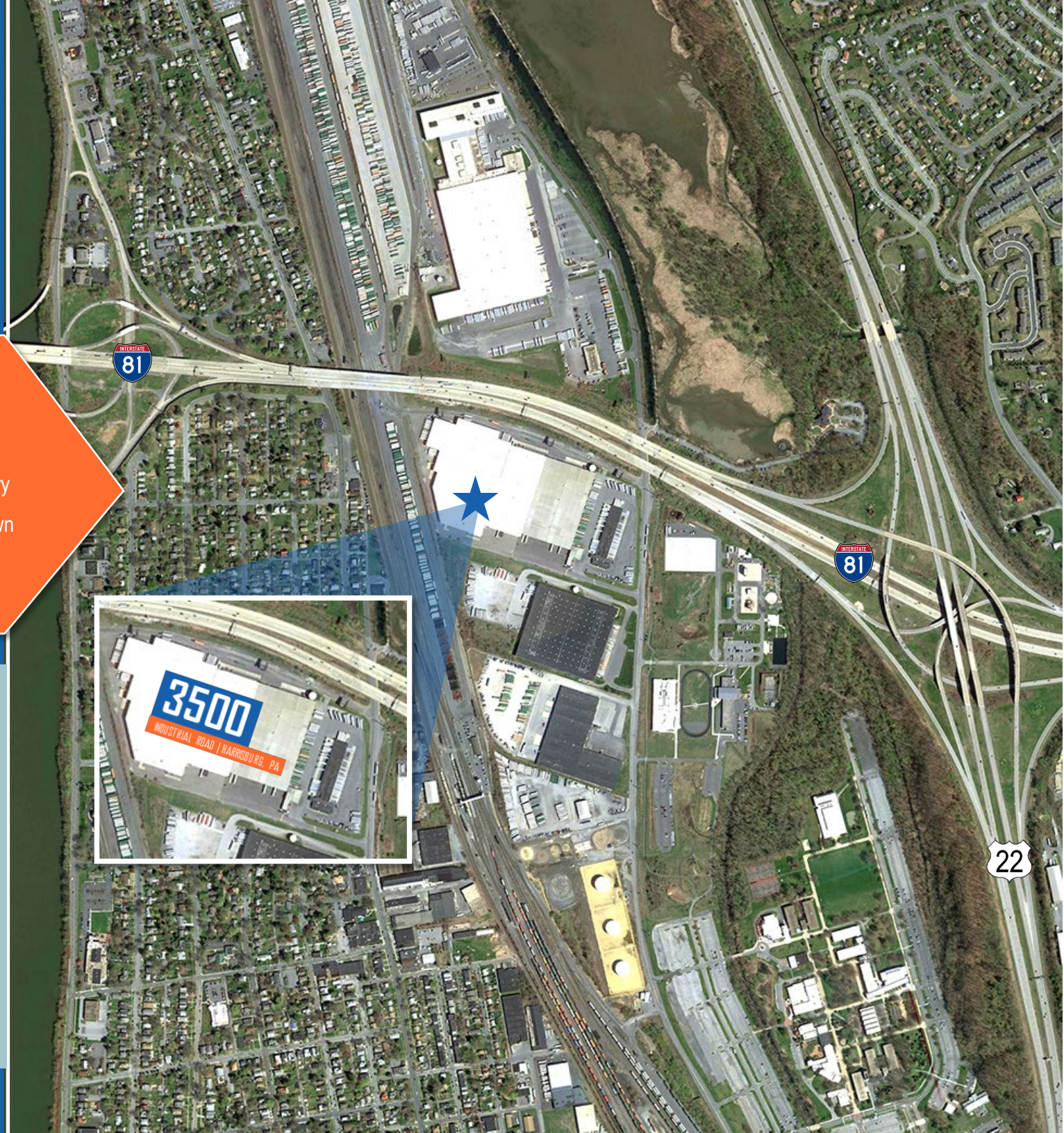
2.1 miles to USPS Regional Hub

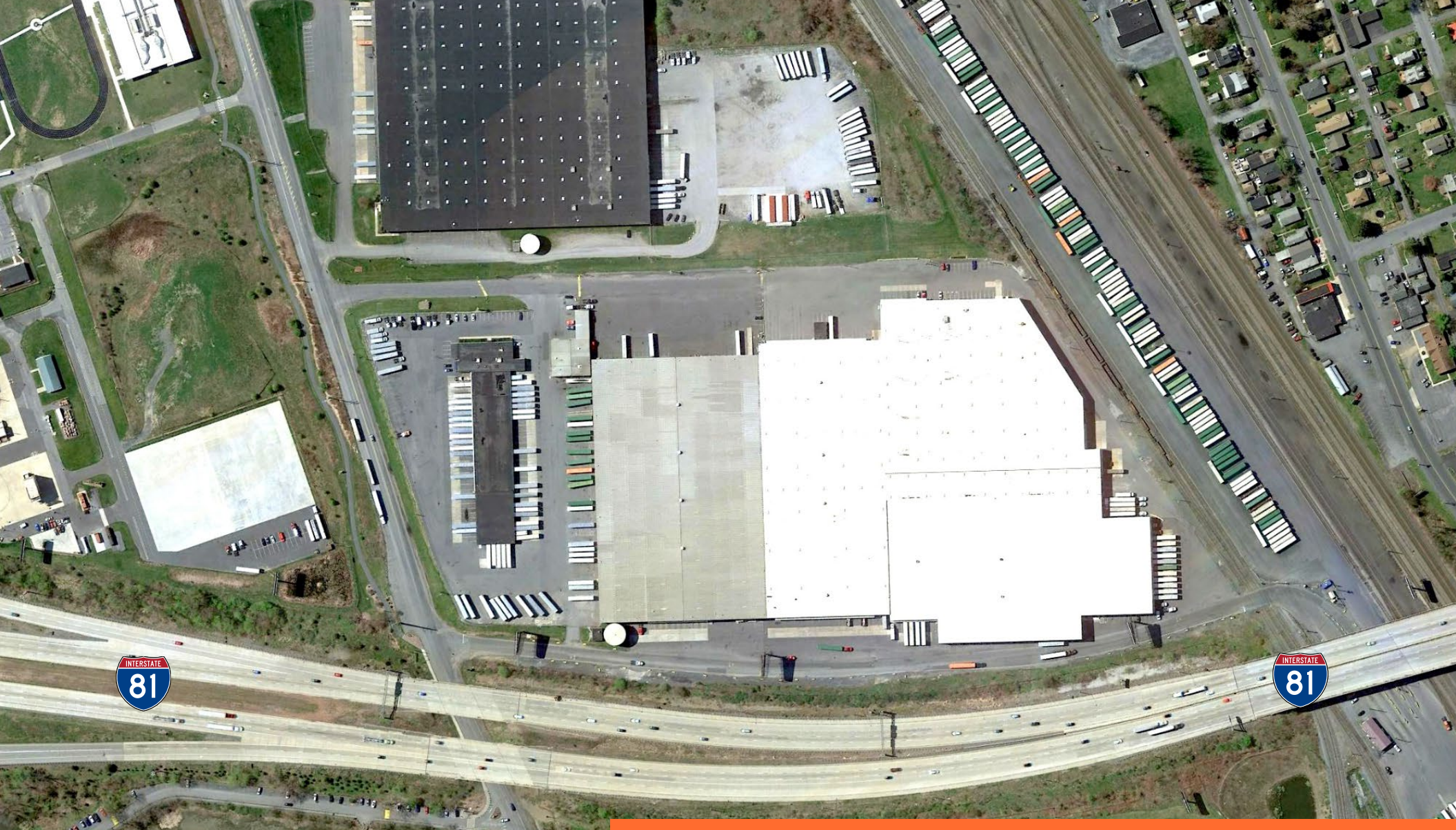
12.7 miles to FedEx Regional Hub Lewisberry

14.5 miles to FedEx Regional Hub Middletown

5.9 miles to UPS Regional Hub

23.5 miles to I-81/I-78 Split





For more information, please contact the exclusive leasing agent

Owner



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