

FOR LEASE

103,217 SF INDUSTRIAL SPACE



Warehouse Solutions
for Last-Mile Logistics

400 Capital Lane | Middletown, PA 17057



PROPERTY SUMMARY

TOTAL BUILDING SIZE	242,824 SF	DOCK DOORS	12 Dock Doors
COLUMN SPACING	40' x 40'	LOADING BAY	40' x 40'
OFFICE AREA	±5,716 SF	FIRE PROTECTION	ESFR
PARKING	±60 Car Spots; ±20 Trailer Spots	LIGHTING	T-5
YEAR BUILT:	1996	STRUCTURE EXTERIOR	Concrete block with insulated metal panels
SITE AREA	16.42 acres	HVAC SYSTEMS	Warehouse - Gas-Fired Unit Heaters
ZONING	"I" - Industrial	CLEAR HEIGHT	28' - 30'
FLOORS	6" unreinforced concrete floor	ROOF	Pitched Standing Seam Metal Roof

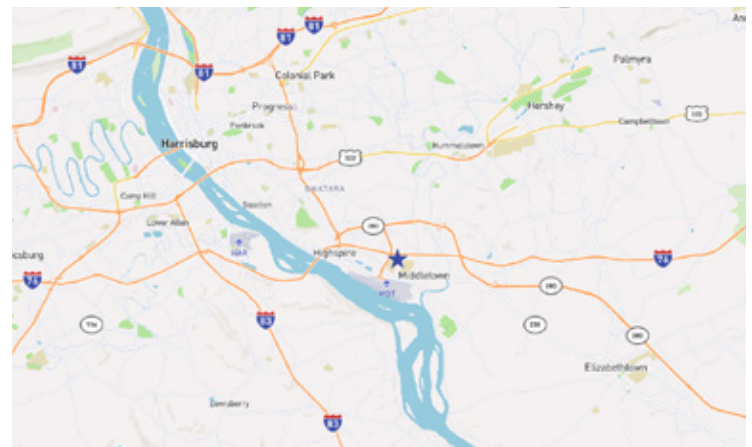
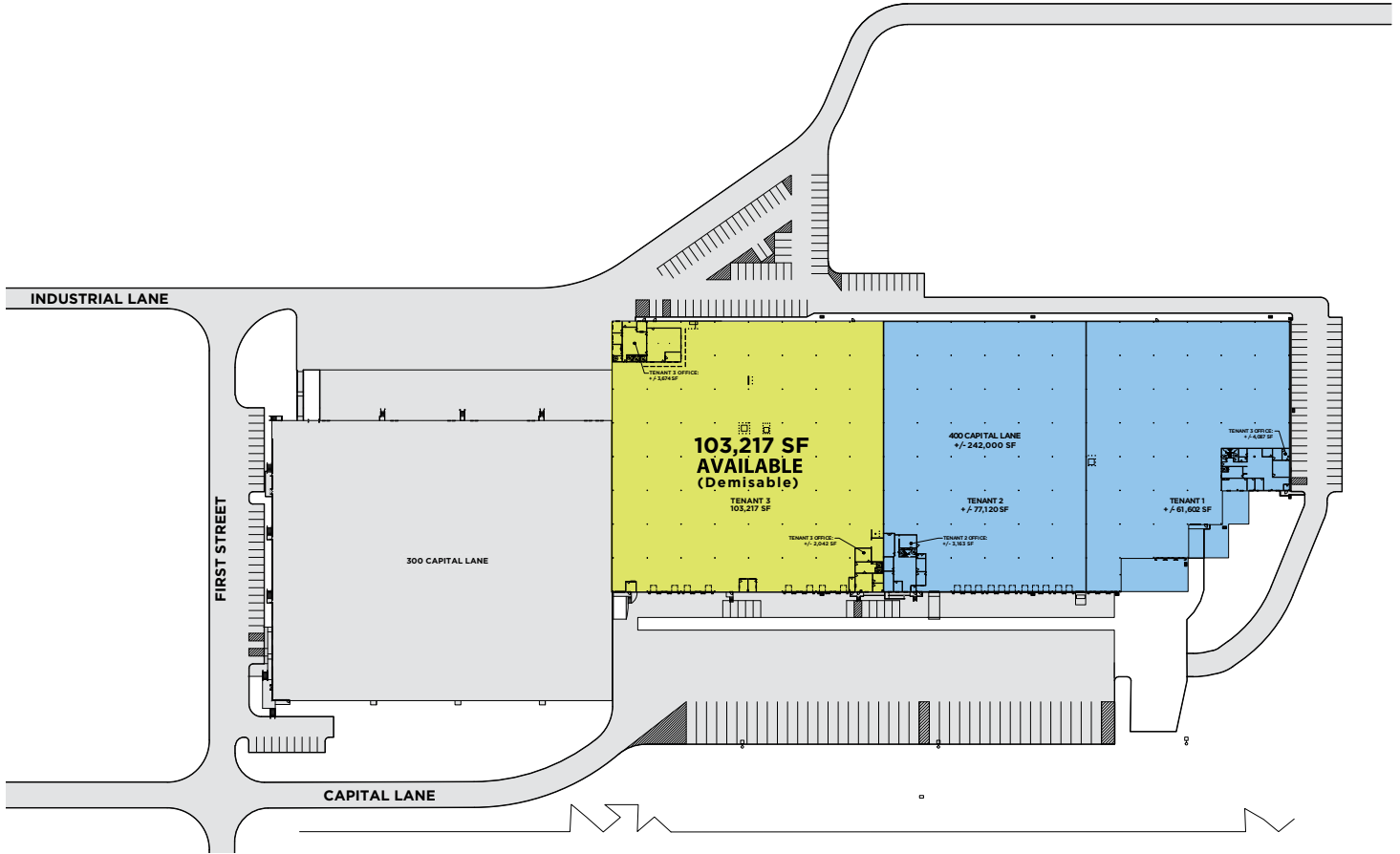


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Capital Logistics Center is a 1.4 million square foot industrial park situated at the confluence of I-76, (PA Turnpike), I-283, I-83 and I-81. These highways provide unparalleled access to 35% of the total U.S. population and 50% of the Canadian population within a one day truck drive. Within a 3-hour truck drive, companies can reach the following major cities from this location: New York, Philadelphia, Baltimore and Washington, D.C. The park boasts an impressive ability to access multiple UPS and FedEx ground and freight facilities within minutes. The Harrisburg International Airport is two miles south via PA Route 230 to the 3032 Airport Connector.



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