



FOR LEASE

# 200 CAPITAL LANE

MIDDLETOWN | PENNSYLVANIA



±400,060 SF  
AVAILABLE

**GERRY BLINEBURY**  
Executive Managing Director  
+1 717 231 7291  
gerry.blinebury@cushwake.com

**ADAM CAMPBELL**  
Executive Managing Director  
+1 717 231 7292  
adam.campbell@cushwake.com

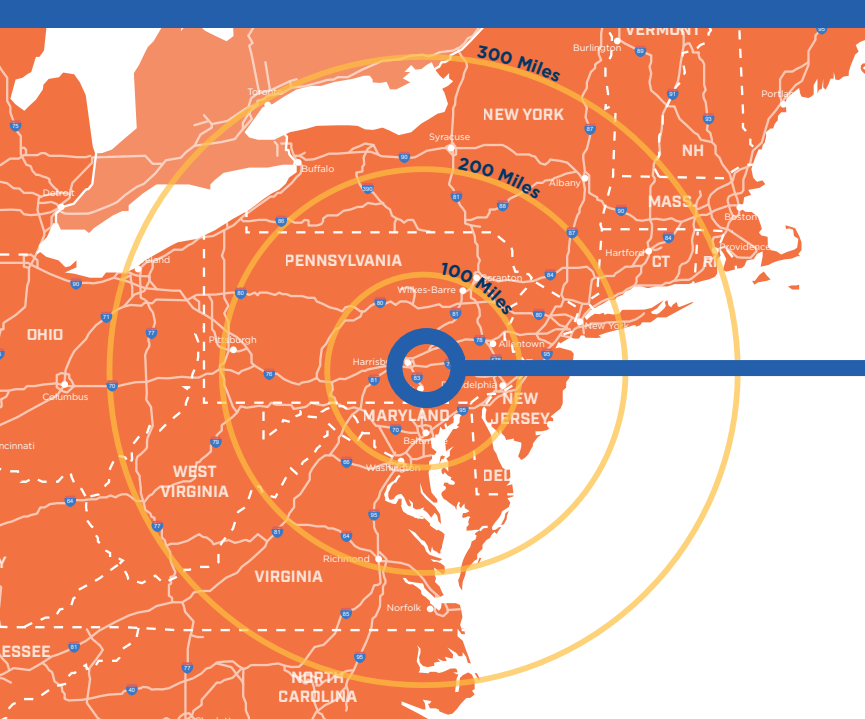
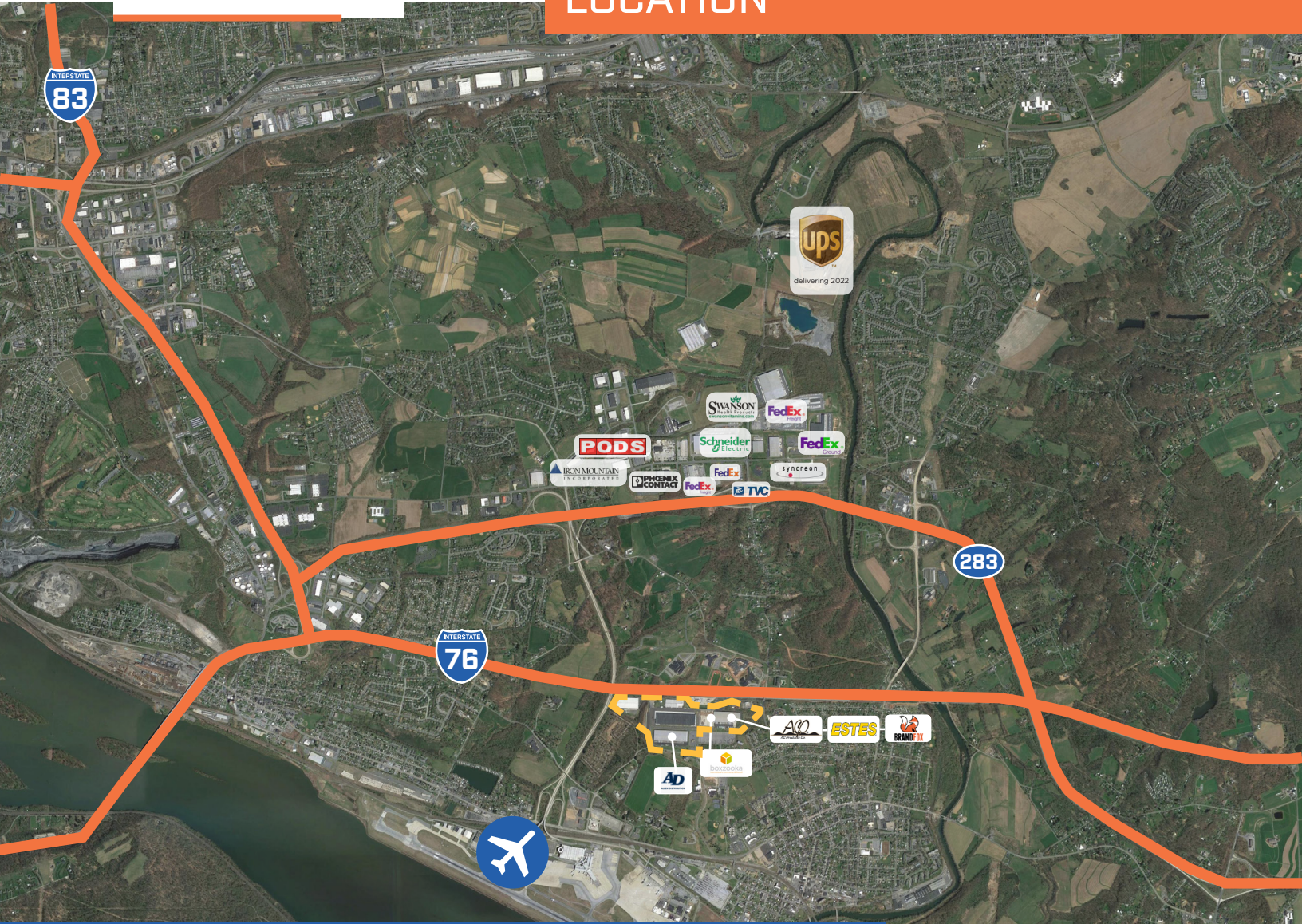
**ALLIE RANK**  
Senior Associate  
+1 717 231 7461  
allie.rank@cushwake.com



cushmanwakefield.com



# LOCATION



## INTERSTATES

	4 MILES	9 MINS
	7 MILES	10 MINS
	11 MILES	14 MINS

## HARRISBURG AIRPORT

	1.7 MILES	4 MINS
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## MAJOR CITIES

HARRISBURG	12 MILES	19 MINS
LANCASTER	31 MILES	38 MINS
BALTIMORE, MD	84 MILES	1 HR, 25 MINS
PHILADELPHIA	102 MILES	1 HR, 54 MINS
WASHINGTON, DC	129 MILES	2 HRS, 29 MINS
NEW YORK, NY	177 MILES	3 HRS, 4 MINS



# CAPITAL LOGISTICS CENTER



**CAPTIAL 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.



**REACH** 35% of the total U.S. population and 50% of the Canadian population within a one day truck drive.



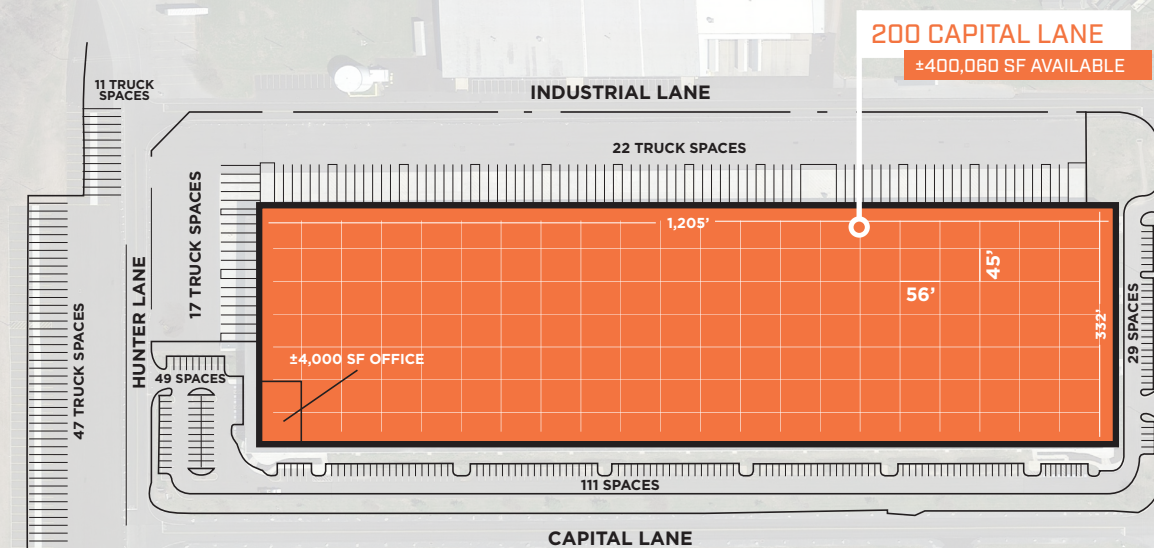
**CONVENIENTLY LOCATED** within a 3-hour truck drive to major cities including New York, Philadelphia, Baltimore and Washington, D.C.



**ACCESS** multiple UPS and FedEx ground and freight facilities within minutes.



# PROPERTY SPECS



## SQUARE FEET

± 400,060 SF

## CLEAR HEIGHT

36'

## DOCK DOORS

54

## AUTO PARKING

± 189

## TRAILER PARKING

± 97

TOTAL BUILDING SIZE	400,060 SF (1,205' x 332')
COLUMN SPACING	56' x 45'
OFFICE AREA	±4,000 SF
PARKING	±189 Car Spots; ±97 Trailer Spots
YEAR BUILT	2015
SITE AREA	25.27 acres
ZONING	"I" - Industrial
FLOORS	7" unreinforced concrete floor
DOCK DOORS	54 Dock Doors, Expandable to 87
LOADING BAY	40' x 40'
FIRE PROTECTION	ESFR
LIGHTING	T-5
CONSTRUCTION	Tilt wall construction
HVAC SYSTEMS	Cambridge heating units
CLEAR HEIGHT	36'
ROOF	Single ply EPDM roof

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