



180 Kost Road

CARLISLE, PA

Available for

LEASE 487,080 sf



FM GLOBAL APPROVED
SPRINKLER & ROOF SYSTEM





CONSTRUCTION COMPLETE - READY FOR OCCUPANCY



The property is indirectly owned by New York Life Insurance Company.

- 40' clear height minimum
- 700+ employee spaces
- 4000 amp service
- 8" concrete floor slab
- 160 off-wall opposing trailer parking stalls
- Rail service capable (Norfolk Southern)

180 Kost Road's in-fill location affords occupiers immediate access to  via Exit 52 and  via Exit 226. Proximity to these key interstate networks also provides access to a strong labor base with a population of nearly 397,980 people within a 30-minute drive time.

www.180kostroad.com

surrounding ten-

- | | | | |
|----|--------------------------------|----|--|
| 1 | OHL | 12 | Chewy.com |
| 2 | Pyrotek, Inc. | 13 | World Classic Wire & Cable |
| 3 | Undisclosed E-Commerce Company | 14 | Whirlpool |
| 4 | Menlo Logistics (New Era) | 15 | Fry Communications |
| 5 | Overstock.com | 16 | 3M |
| 6 | Lift Inc | 17 | Exel |
| 7 | Supervalu | 18 | Box on Demand, Pegasus Logistics Group |
| 8 | Associated Bag Co. | 19 | Bridgewater Wholesalers |
| 9 | Allen Distribution | 20 | Fry Communications |
| 10 | Fry Communications | 21 | Fisher Auto Parts |
| 11 | Weg Motors, Unipart, Hafele | | |

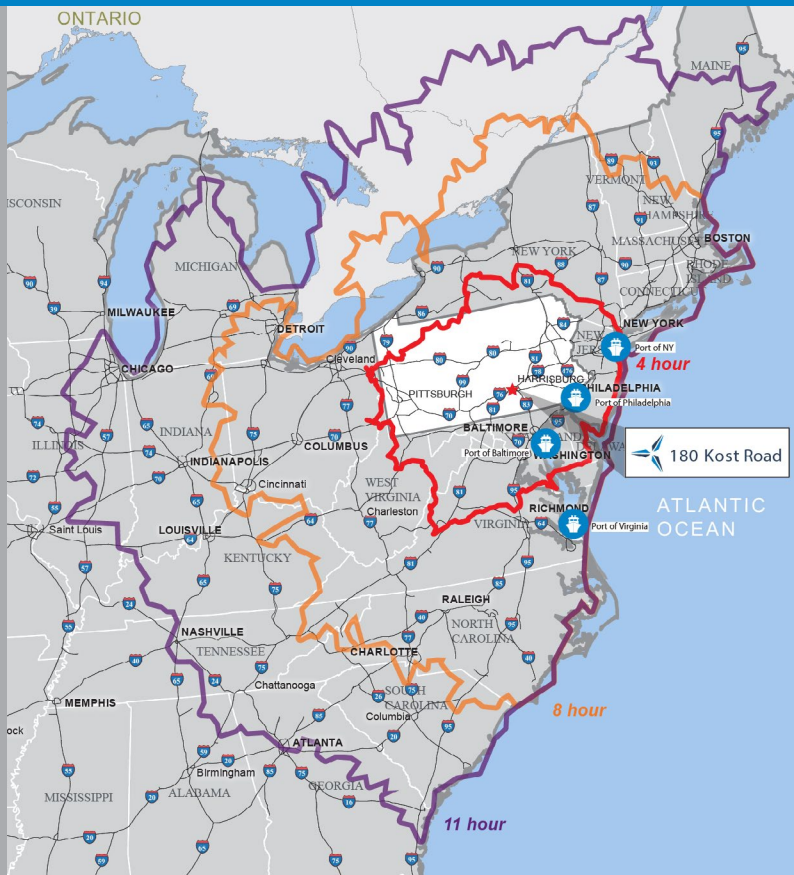


amenities:

- 1 Holiday Inn Express & Suites Carlisle; Best Western Carlisle; Comfort Inn PA Turnpike - I-81; Motel 6 Harrisburg; Hoss's Steak & Sea House
- 2 Hampton Inn Carlisle; Residence Inn by Marriott Harrisburg
- 3 McDonald's; Donut Connection; Arby's
- 4 Carlisle Country Club; Rodeway Inn; Bar B Que Tavern; Travelodge by Wyndham Carlisle; Waffle House; Polo Lounge; Econo Lodge
- 5 Red Roof Inn Carlisle; Americas Best Value Inn Carlisle
- 6 Denny's; Dunkin' Donuts
- 7 Super 8 by Wyndham Carlisle North; Middlesex Diner; Quality Inn
- 8 CVS
- 9 Giant; Red Robin; McDonald's; Arby's; Sheetz; KFC; Pizza Hut; Taco Bell; Dickey's Barbecue Pit; Walmart

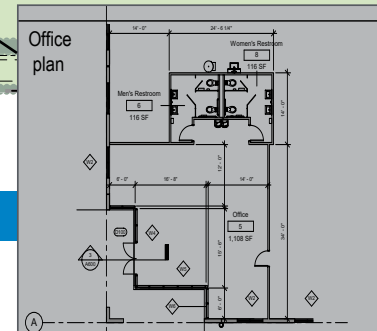
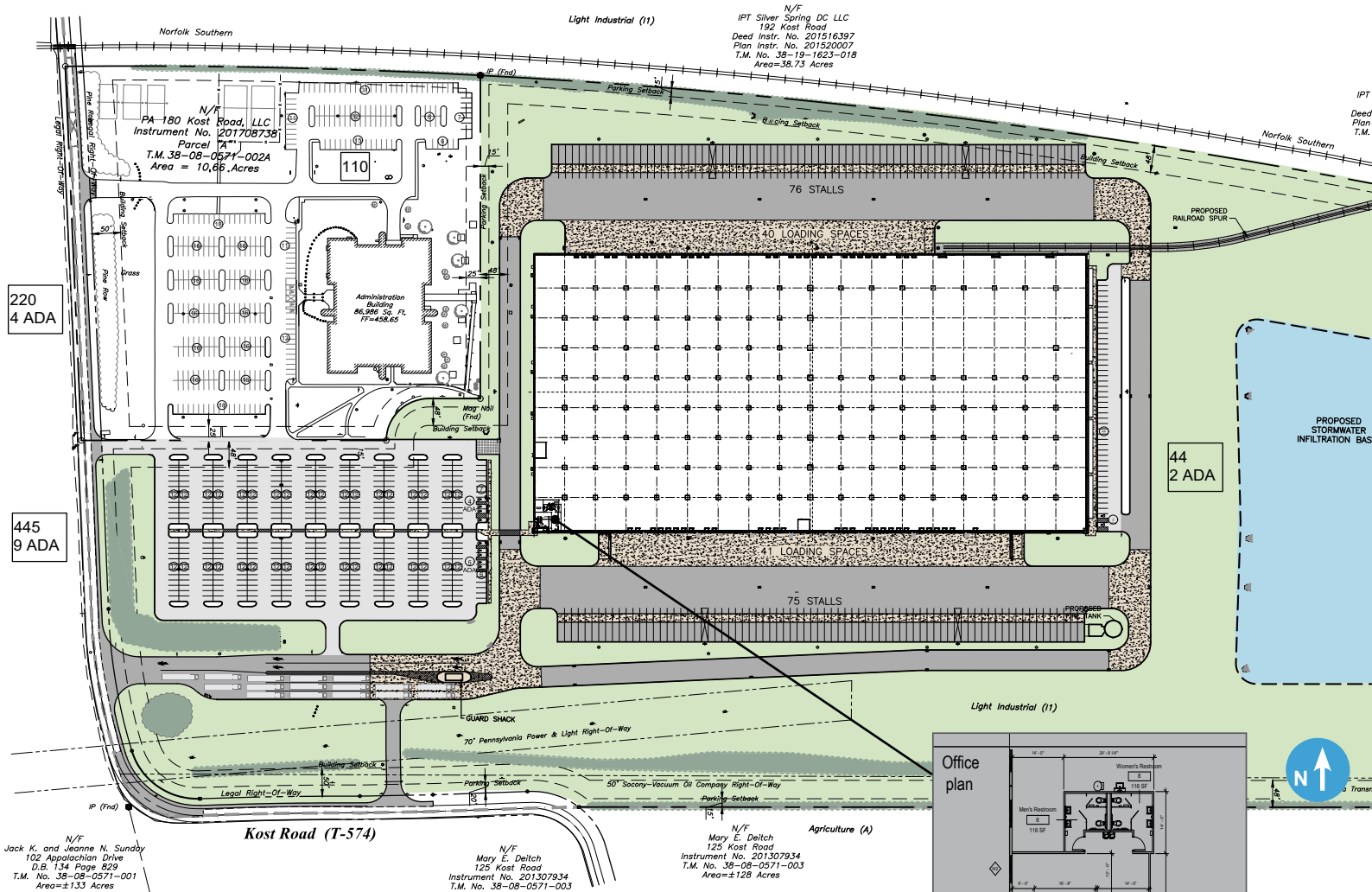
trucking:

- 1 Love's Travel Stop
- 2 Blue Beacon Truck Wash
- 3 Flying J Travel Center
- 4 I-81 Carlisle Truck Stop
- 5 Heartland Express
- 6 Old Dominion Freight Line
- 7 ABF Freight System
- 8 YRC Freight
- 9 Heartland Express



BUILDING SPECIFICATIONS

180 KOST ROAD
Carlisle, PA



Building SF	487,080 sf	Dock Doors	(61) dock doors with seals, bumpers and z-guards (20) docks equipped; 35,000 lb. McQuire hydraulic levelers
Office	±1,800 sf in warehouse; existing 2-story office area ±86,986 sf	Rail	Norfolk Southern service available 270' of rail dock with 3 overhead doors
Building Dimensions	990' x 492'	Drive-ins	2 - 12' x 14' doors with ramps
Column Spacing	54' x 54'; 61' speed bays	Roof	60 mil EPDM with 20 year warranty (FMG approved design)
Clear Height	40'	Fire Protection	ESFR (FMG approved design) K-22 heads
Floor Slab	8", 4,000 PSI, strategically reinforced concrete	HVAC	4 Cambridge Gas fire heaters
Truck Court	195' with 60' concrete apron	Lighting	LED 25 FC , fully sensed
Trailer Parking	151 fully selective spaces	Electrical	4000 amp primary service, 480 v 3 phase; expandable
Car Parking	500 auto parking; additional 250 available		



180 Kost Road

www.180kostroad.com

487,080 SF AVAILABLE

distances:

UPS Freight Mechanicsburg	6 miles
UPS Carlisle	12 miles
UPS Harrisburg	15 miles
FedEx Ground	18 miles
Norfolk Southern Rutherford	19 miles
Norfolk Southern Lucknow	20 miles
FedEx Freight	29 miles
Harrisburg International Airport	30 miles

demographics:

(drive time of 30 minutes)



397,980
Total Population



72,228
Blue Collar &
Service Labor Force



213,116
Total Labor Force

180 Kost Road

Carlisle



30 minute drive time



19%
Population employed in
warehousing, transportation
or manufacturing

6.2%

Cumberland County is the fastest
growing county in terms of population



Silver Spring Township has grown **27.9%**
since 2010



5%
Unemployment Rate

2nd

fastest growing township
in Pennsylvania

With a favorable in-fill proximity to labor dense Harrisburg (under 25 min), immediate access to I-81 via Exits 52 & 57 and I-76 via Exit 226, 180 Kost Road provides the ability to reach a population of 397,980 and a total labor force of 213,116 within a typical 30-minute drive. Located within the second fastest growing townships in Pennsylvania (Silver Spring Twp) this robust labor force will likely be compounded by the on-going growth offered in this key west shore location. Further enhancing the access to labor, Capital Area Transit (CAT) provides multiple stops along Rt 11, Carlisle Pike.



New York Life Insurance Company (www.newyorklife.com), a Fortune 100 company founded in 1845, is the largest mutual life insurance company in the United States* and one of the largest life insurers in the world. Headquartered in New York City, New York Life's family of companies offers life insurance, retirement income, investments and long-term care insurance. New York Life has the highest financial strength ratings currently awarded to any U.S. life insurer from all four of the major credit rating agencies**.

*Based on revenue as reported by "Fortune 500 ranked within Industries, Insurance: Life, Health (Mutual)," Fortune magazine, 6/1/18. For methodology, please see <http://fortune.com/fortune500/>
**Individual independent rating agency commentary as of 7/30/2018: A.M. Best (A++), Fitch (AAA), Moody's Investors Service (Aaa), Standard & Poor's (AA+)

For leasing inquiries,
please contact:



W. Jason Webb
+1 717 791 2207
jason.webb@am.jll.com

Maria Ratzlaff
+1 717 791 2210
maria.ratzlaff@am.jll.com

Ryan Barros
+1 610 249 2264
ryan.barros@am.jll.com

Jones Lang LaSalle | 4999 Louise Drive, Suite 202 | Mechanicsburg, PA 17055 | +1 717 791 2200