

Capital Logistics Center Warehouse/Distribution 115,890 SF Available for Lease

500 Industrial Lane | Middletown, PA 17057

Capital Logistics Center | 500 Industrial Lane, is a 115,890 sf facility located near the confluence of I-283, I-83, I-76 (PA Turnpike) and I-81. These interstate highways provide access to 50% of the United States' population, and 60% of the Canadian population within a one day truck drive. New York, Philadelphia, Baltimore, Washington and Pittsburg can be reached within a 3-hour truck drive. Capital Logistics Center is also located less than 2.5 miles from FedEx Ground and Frieght facilities and 15 minutes from two UPS Customer Care facilities.

This property is ideally suited for manufacturing and/or warehouse/distribution companies looking to occupy a state-of-the-art facility.

A Dermody Properties project represented by:

Adam Campbell
Managing Director
Cushman & Wakefield

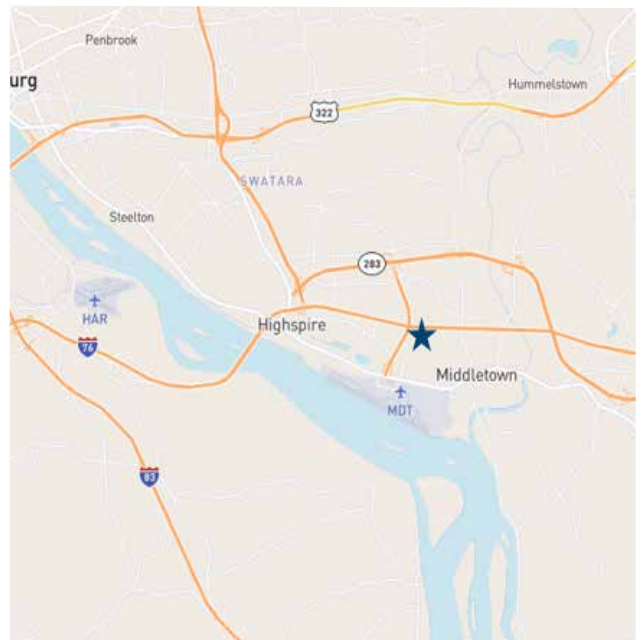
T + 717 231-7292
adam.campbell@cushwake.com

Gerry Blinebury
Executive Director
Cushman & Wakefield

T + 717 231-7291
gerry.blinebury@cushwake.com

Patrick McBride
Managing Director
Cushman & Wakefield

T + 717 231-7293
pat.mcbride@cushwake.com



Property Overview

Available Space 115,890 SF
For Lease

Building Dimensions: '244' x 524'	Dock Doors: 6
Drive-In Doors: (2) 12' x 14' & (1) 19' x 14'	Clear Height: 30' - 35'
Column Spacing: 40' x 60'	Loading Bay: 40' x 60'
Office Area: 1%	Fire Protection System: Wet System
Parking: 35 Car Spaces; 4 Trailer Stalls	Lighting: T-5 currently being installed
Year Built: 1970, renovated in 1996	Structure Exterior: Insulated Pre-Engineered Metal Panel
Site Area: 7.84 acres	HVAC Systems: Warehouse - Gas-Fired Unit Heaters
Zoning: I-L	Electric: 200 Amps at 277/480 Volt
Floors: 6" unreinforced concrete floor	Roof: Built Up Roof System and new overlay roof being installed

Utility Providers:

Electric: PPL

Natural Gas: UGI

Water: Suez Water (United Water)

Sewer: Lower Swatara Township

Site & Floor Plan





About Dermody Properties

Dermody Properties is a privately owned industrial real estate investment, development and management firm, founded in 1960. The firm specializes in acquisitions and development of industrial real estate in strategic locations for Internet fulfillment centers, manufacturing, distribution, third party logistics, food packaging and distribution.



Dermody.com | 973-387-8460

