

Q2 2026 DELIVERY



# SILVER SPRING

LOGISTICS PARK



**CARLISLE PIKE (US ROUTE 11)**  
MECHANICSBURG, PA

**THREE-BUILDING INDUSTRIAL PARK**  
803,520 SF | 318,060 SF | 892,620 SF





# PROPERTY SPECIFICATIONS

	BUILDING 1	BUILDING 2	BUILDING 3
<b>BUILDING SIZE</b>	803,520 SF	318,060 SF	892,620 SF
<b>LOADING CONFIGURATION</b>	CROSS-DOCK	REAR-LOAD	CROSS-DOCK
<b>BUILDING DIMENSIONS</b>	WIDTH: 1,296' DEPTH: 620'	WIDTH: 1,026' DEPTH: 310'	WIDTH: 1,566' DEPTH: 570'
<b>TRUCK COURT DEPTH</b>	185'	185'	185'
<b>DOCK DOORS</b>	145	55	186
<b>DRIVE-IN DOORS</b>	4	2	4
<b>COLUMN SPACING</b>	54' X 50'; 60' SPEEDBAYS	54' X 50'; 60' SPEEDBAYS	54' X 50'; 60' SPEEDBAYS
<b>CLEAR HEIGHT</b>	40' CLEAR HEIGHT*	40' CLEAR HEIGHT*	40' CLEAR HEIGHT*
<b>CAR PARKING</b>	705 SPACES	348 SPACES	844 SPACES
<b>TRAILER PARKING</b>	200 SPACES	77 SPACES	215 SPACES
<b>POWER</b>	3000 AMPS (min)	3000 AMPS (min)	3000 AMPS (min)
<b>RAIL SERVICE</b>	N/A	N/A	ACCESSIBLE

\*POTENTIAL FOR BUILDING HEIGHT UP TO 80' TO BE DISCUSSED

**IMMEDIATE HIGHWAY ACCESS**



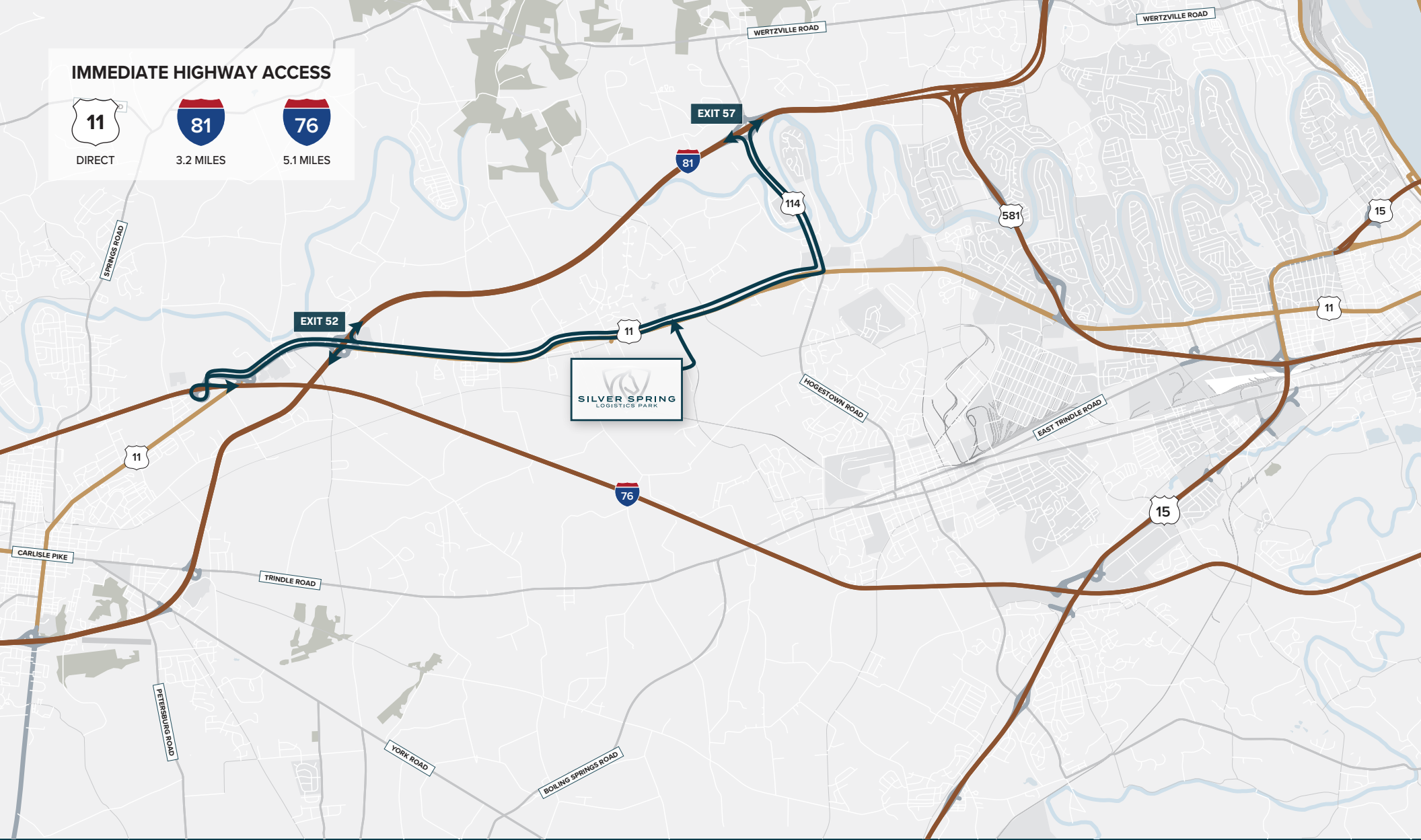
DIRECT



3.2 MILES



5.1 MILES



# ACCESS TO HIGHWAYS

HIGH CAPACITY TWO LANE ACCESS TO PA INTERSTATE 81

# REGIONAL ACCESS

## IMMEDIATE HIGHWAY ACCESS



3.2 MILES



5.1 MILES



7.1 MILES

HAZLETON: 92 Miles

LEHIGH VALLEY, PA: 80 Miles  
NEWARK, NJ: 172 Miles  
NEW YORK, NY: 195 Miles

PITTSBURGH: 184 Miles

HARRISBURG

**SILVER SPRING**  
LOGISTICS PARK

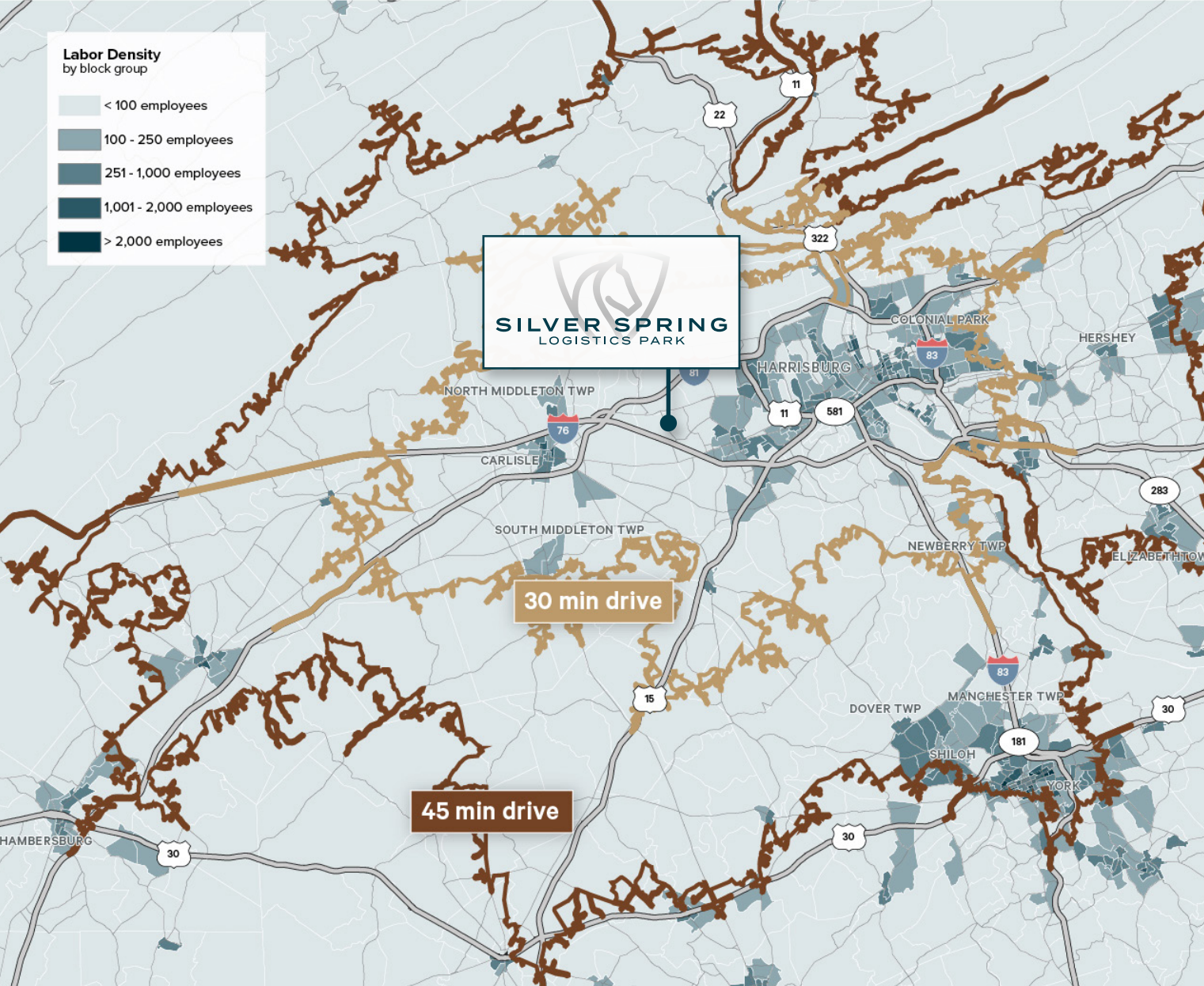
PHILADELPHIA: 116 Miles

HAGERSTOWN, MD: 71 Miles

BALTIMORE, MD: 85 Miles  
WASHINGTON D.C.: 126 Miles



**Labor Density**  
by block group



## CENTRAL PA LABOR POOL:

- 206,000+ Labor Force (30-minute drive-time)
- High concentration of workers in transportation, warehouse, and manufacturing sectors
- Larger labor pool along I-76/I-81 corridor relative to the Lehigh Valley and Northeast PA

## WORKFORCE DEVELOPMENT OPPORTUNITIES:

- Cumberland Valley High School (1 mile)
- Cumberland-Perry Area Vocational Technical School (3.7 miles)
- Harrisburg Area Community College "HACC" (14 miles)

# EXCELLENT LABOR ACCESS

CARLISLE PIKE (US ROUTE 11), MECHANICSBURG, PA

# CORE INDUSTRIAL HUB





**BUILDING 3**

**BUILDING 2**

**BUILDING 1**

**CAR ACCESS**

**TRUCK ACCESS**

**HEMPT ROAD**

**DAPP LANE**

**CARLISLE PIKE**



**Q2 2026 DELIVERY**

## CONTACT US

**BART D. ANDERSON**  
T +1 717 540 2706  
M +1 717 756 2651  
BART.ANDERSON@CBRE.COM

**MICHAEL HESS**  
T +1 717 540 2705  
M +1 717 649 5209  
MICHAEL.HESS@CBRE.COM

**MICHAEL PIETROPOLA**  
T +1 717 540 2713  
M +1 570 220 0311  
MICHAEL.PIETROPOLA@CBRE.COM

**NICHOLAS SATHER**  
T +1 717 540 2709  
M +1 717 512 3479  
NICHOLAS.SATHER@CBRE.COM

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.