

Prologis Mechanicsburg 3

500 INDEPENDENCE AVE, MECHANICSBURG, PA



INDUSTRIAL SPACE FOR LEASE

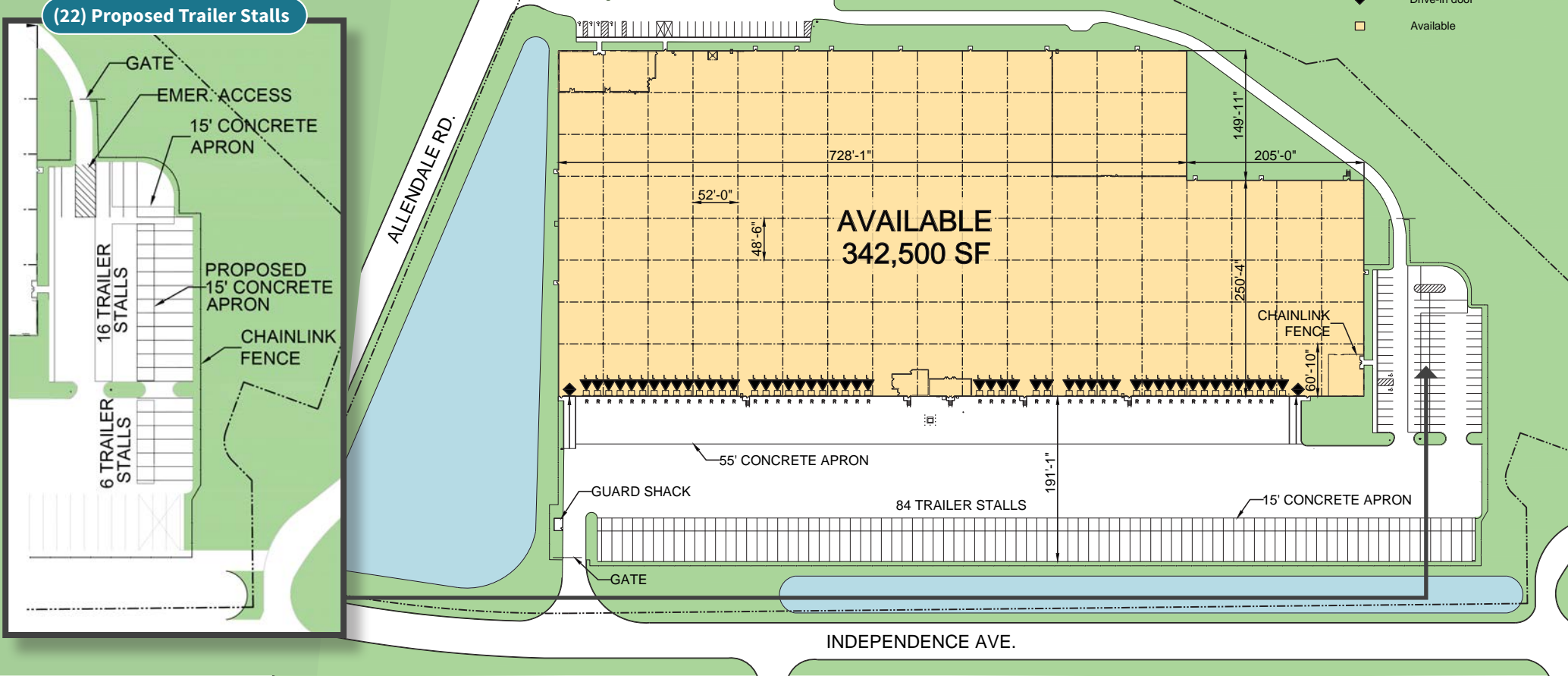
342,500 SF

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROLOGIS[®]

Building Specifications

- LEGEND:
- ▼ Dock position
 - ▲ Dock position w/ leveler
 - Truck Restraint
 - ◆ Drive-in door
 - ◻ Available



TOTAL SF 342,500 SF

WAREHOUSE 336,216 SF

OFFICE (ADMIN) 5,151 SF

OFFICE (S/R) 1,133 SF

MECHANICAL ROOM 1,041 SF

CLEAR HEIGHT 34' 2"

CAR STALLS 190

TRAILER STALLS 84

COLUMN SPACING 52' 0" x 48' 6"

SPEED BAY 52' 0" x 60' 10"

DOCK-HIGH DOORS 50

TRUCK RESTRAINTS 49

DRIVE-IN DOORS 2 (Ramp Up)

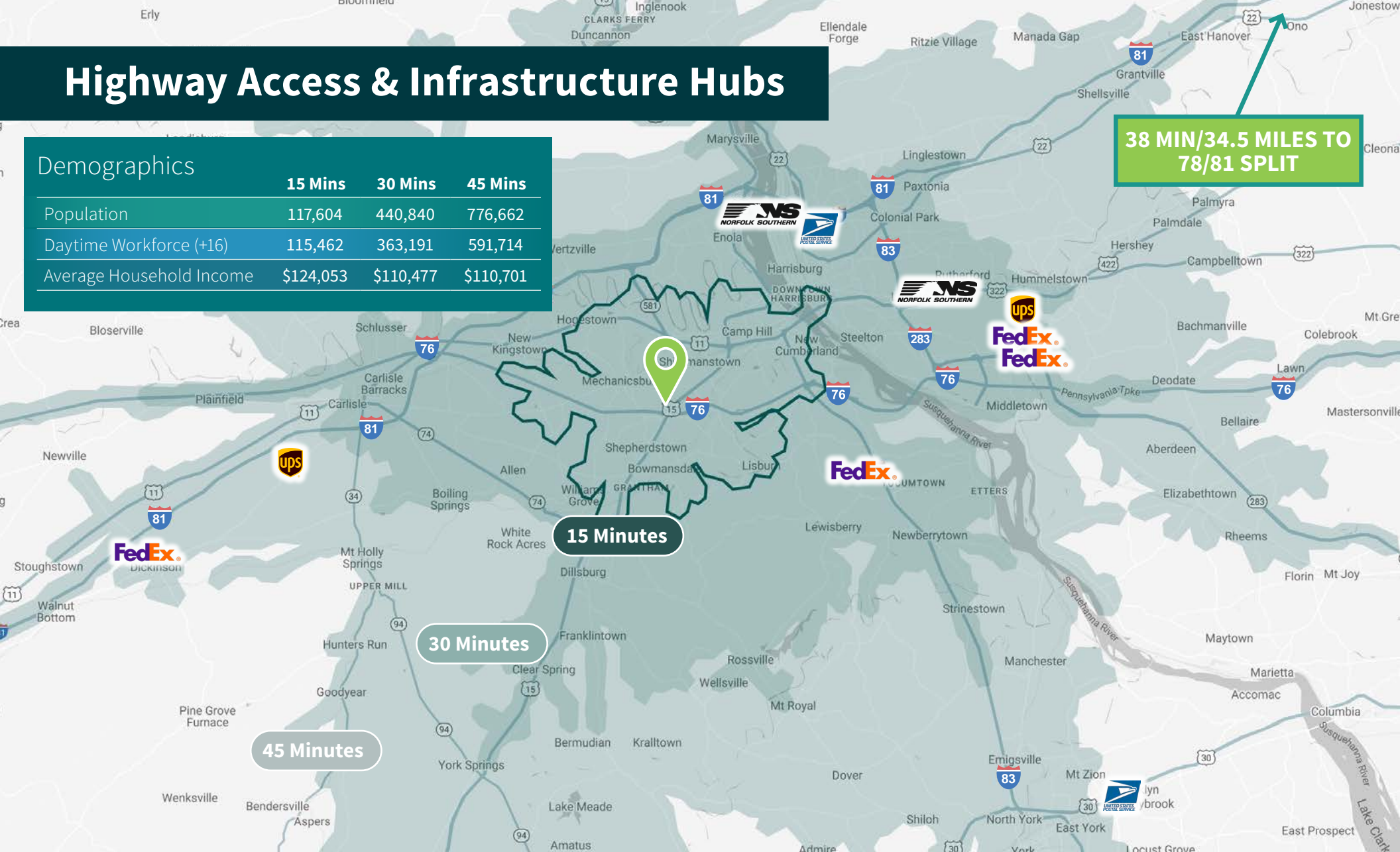
SECURITY Fenced Truck Court

Highway Access & Infrastructure Hubs

Demographics

	15 Mins	30 Mins	45 Mins
Population	117,604	440,840	776,662
Daytime Workforce (+16)	115,462	363,191	591,714
Average Household Income	\$124,053	\$110,477	\$110,701

38 MIN/34.5 MILES TO
78/81 SPLIT



15 Minutes

30 Minutes

45 Minutes

Norfolk Southern Rutherford Intermodal Yard
13 Mi \ 18 Mins

USPS Harrisburg Facility
11 Mi \ 20 Mins

FedEx Lewisberry Hub (Ground)
13 Mi \ 21 Mins

Norfolk Southern Harrisburg Intermodal Yard
12 Mi \ 22 Mins

FedEx Middletown Hub
18 Mi \ 22 Mins

UPS Middletown Hub
17 Mi \ 24 Mins

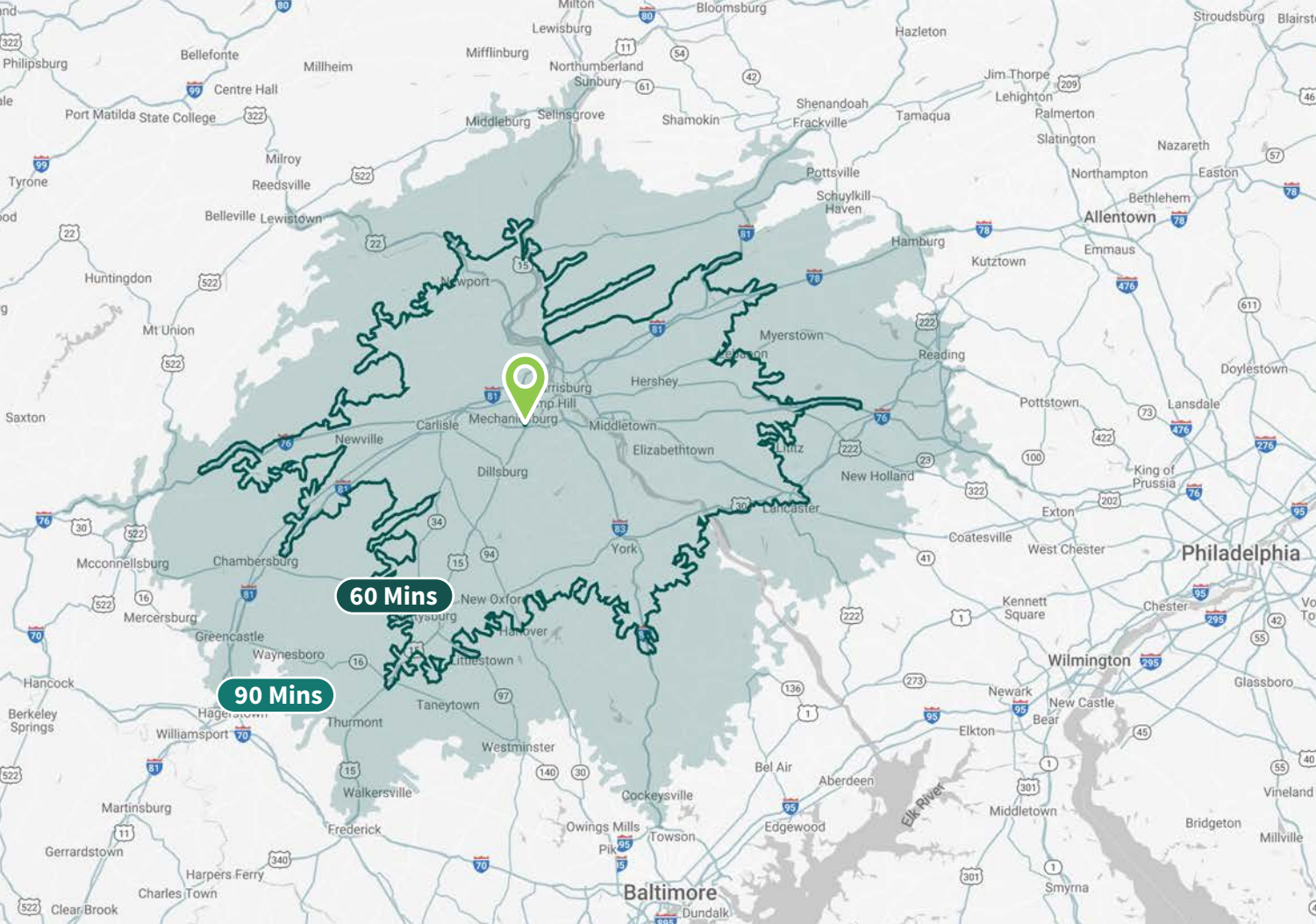
FedEx Middletown Hub
18 Mi \ 24 Mins

UPS Carlisle Sorting Facility
23 Mi \ 30 Mins

USPS York Facility
30 Mi \ 35 Mins

FedEx Newville DC
30 Mi \ 37 Mins

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Location & Access



MAJOR CITIES

New York City - 180 miles

Philadelphia - 99 miles

Washington, D.C. - 90 miles

Baltimore - 67 miles



PORTS

Port of NY/NJ - 160 miles

Port of Philadelphia - 110 miles

Port of Baltimore - 70 miles



AIRPORTS

Philadelphia Intl. - 96 miles

Baltimore - Washington Intl. - 74 miles

Harrisburg Intl. - 13 miles



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