

3500

INDUSTRIAL ROAD

HARRISBURG, PA



± 62,400-149,900 SF

AVAILABLE

FOR SUBLEASE

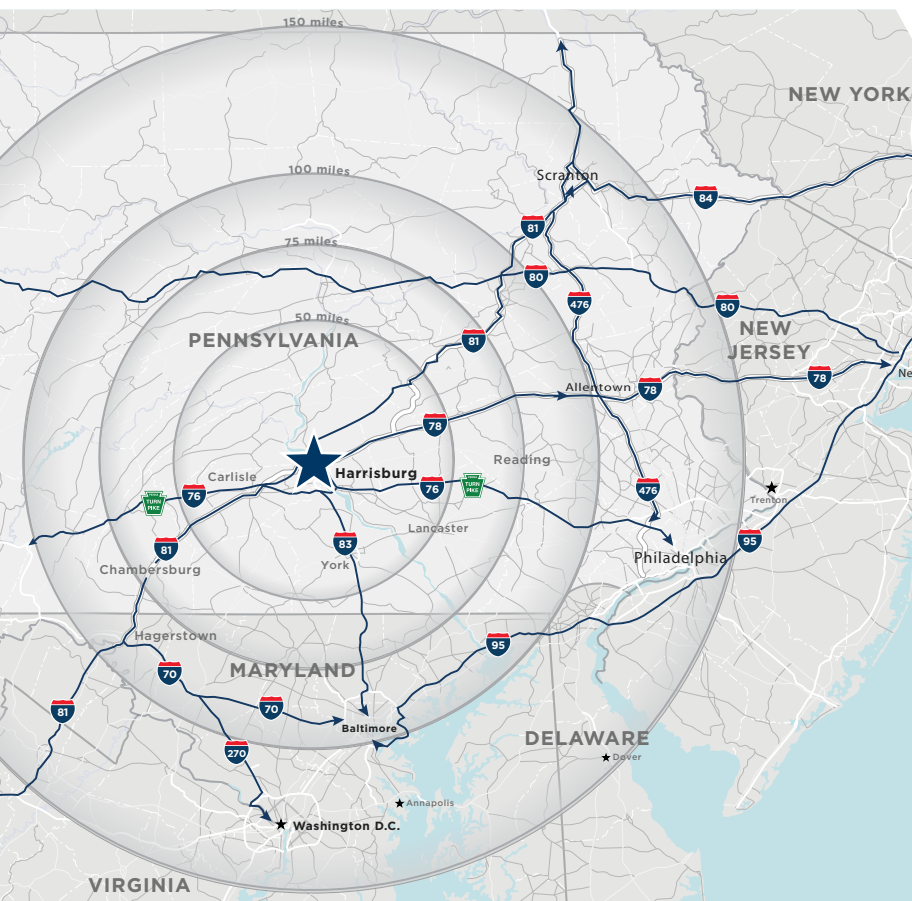
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LOCATION



DRIVE TIMES

I-81
2.5 MILES

HARRISBURG, PA
25 MILES

BALTIMORE, MD
80 MILES

WASHINGTON, D.C.
120 MILES

I-83
5 MILES

YORK, PA
25 MILES

PHILADELPHIA, PA
110 MILES

NEW YORK, NY
170 MILES

LOCAL TENANTS



NEARBY TENANTS



SITE ADVANTAGES



PRIME LOCATION Direct Access to Interstate 81

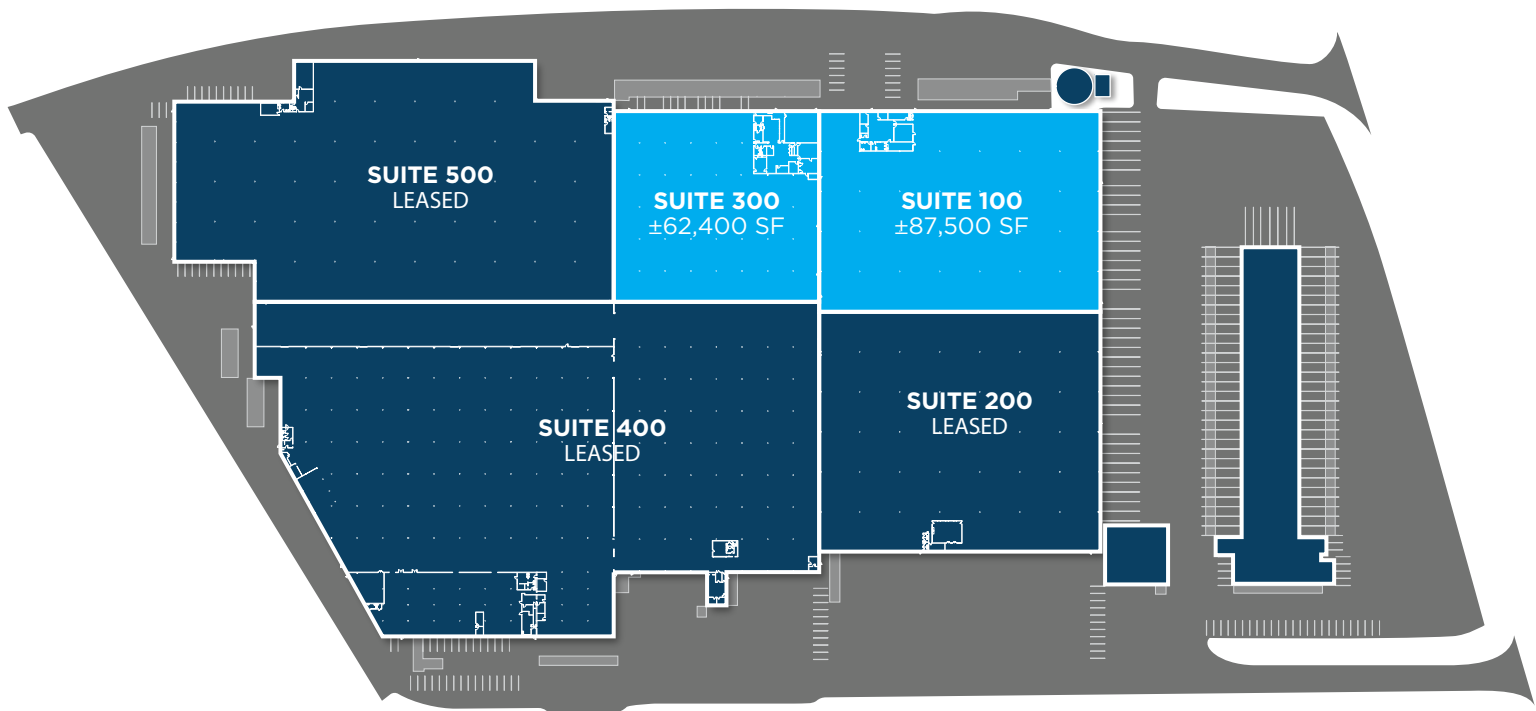


RACKING SYSTEM Existing Racking Available To Subtenant If Interested



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



±149,900

SQUARE
FEET

±16

DOCK
DOORS

25'

CLEAR
HEIGHT

90'

TRUCK
COURT

	SUITE 100	SUITE 300
AVAILABLE SF	±87,500 SF	±62,400 SF
OFFICE AREA	±4,000 SF	±12,800 SF (Two-story, 6,400 SF of warehouse floor space)
YEAR BUILT	1970	1970
COLUMN SPACING	50' x 50'	32' x 40'
CLEAR HEIGHT	25'	25'
TRUCK COURT	90'	90'
DOCK DOORS	10	6 (8' x 9')
POWER	600amp, 3-phase, 277/470 v	800 amp, 3-phase, 277/480 v
LIGHTING	T-5	T-8
FIRE PROTECTION	Wet Sprinkler System	Wet Sprinkler System

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