

# 200 CAPITAL LANE

MIDDLETOWN, PENNSYLVANIA

**FOR SUBLEASE**

**±400,060 SF**  
AVAILABLE

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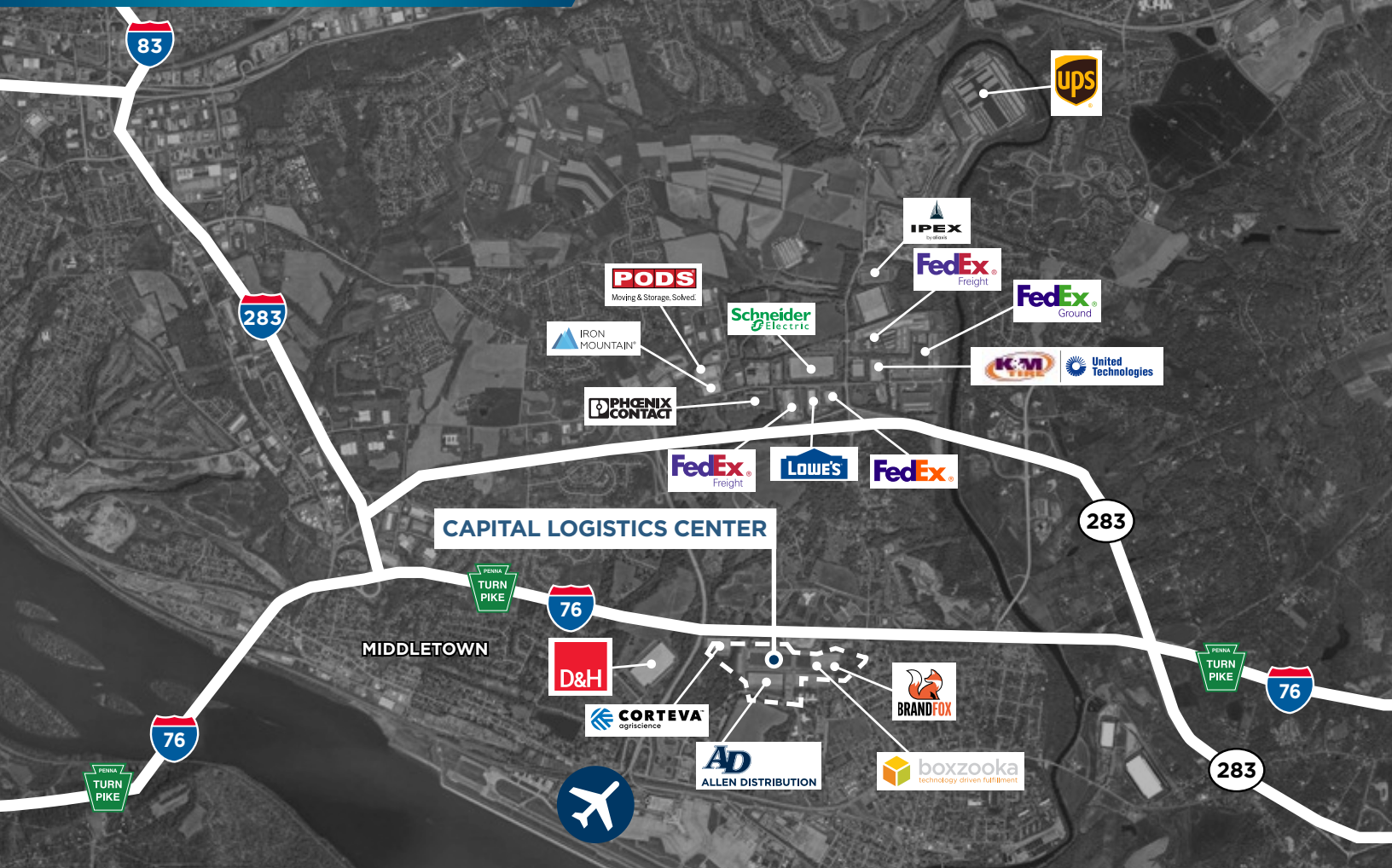
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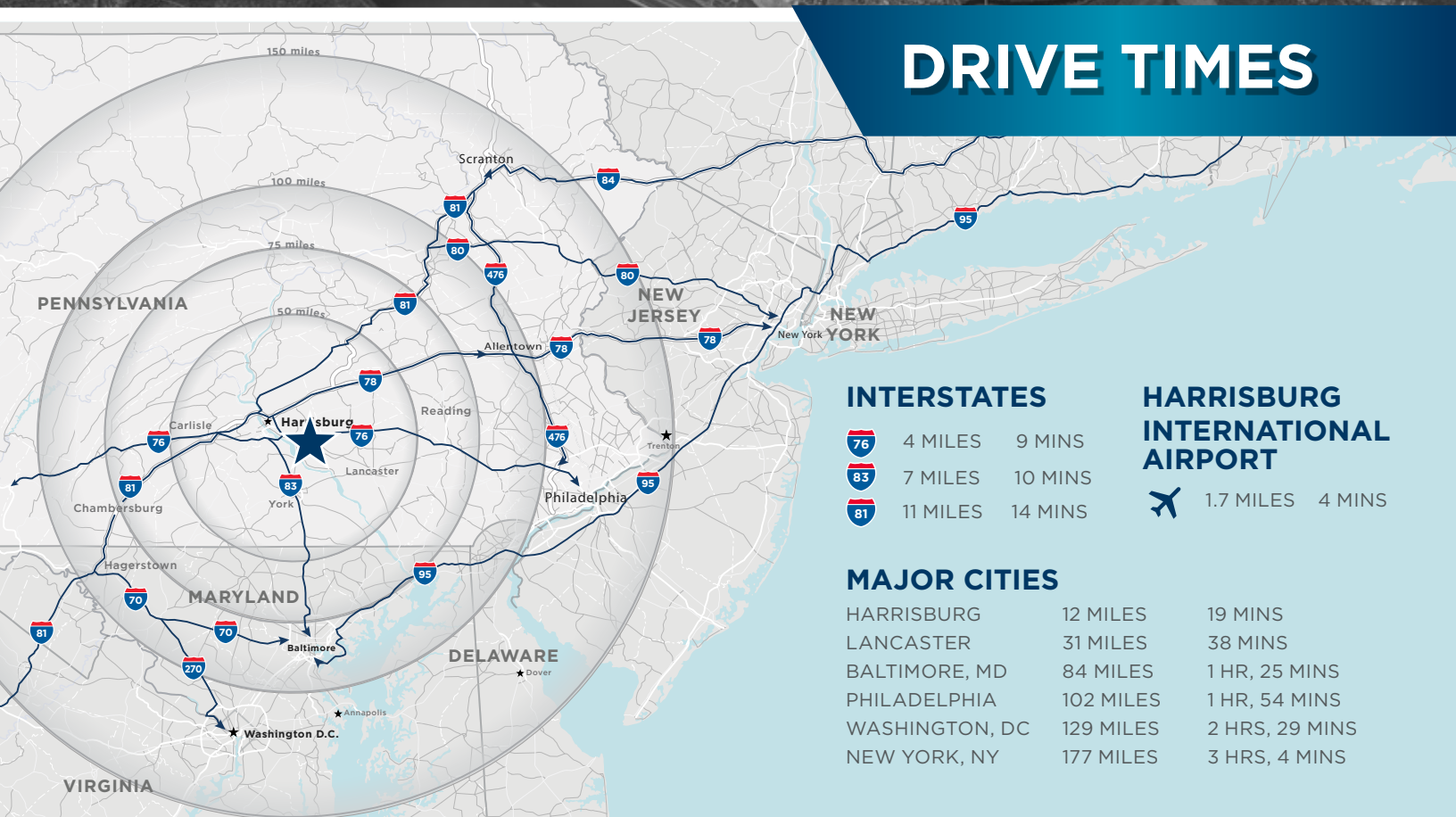
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# LOCATION



# DRIVE TIMES





# CAPITAL LOGISTICS CENTER



## SITE ADVANTAGES



**CAPTIAL LOGISTICS CENTER** is a 1.4 million square foot industrial park situated at the confluence of I-76, (PA Turnpike), Rt. 283, I-83 and I-81.



**STATE-OF-THE-ART**, LEED Silver Certified distribution center built to the highest industrial standards.

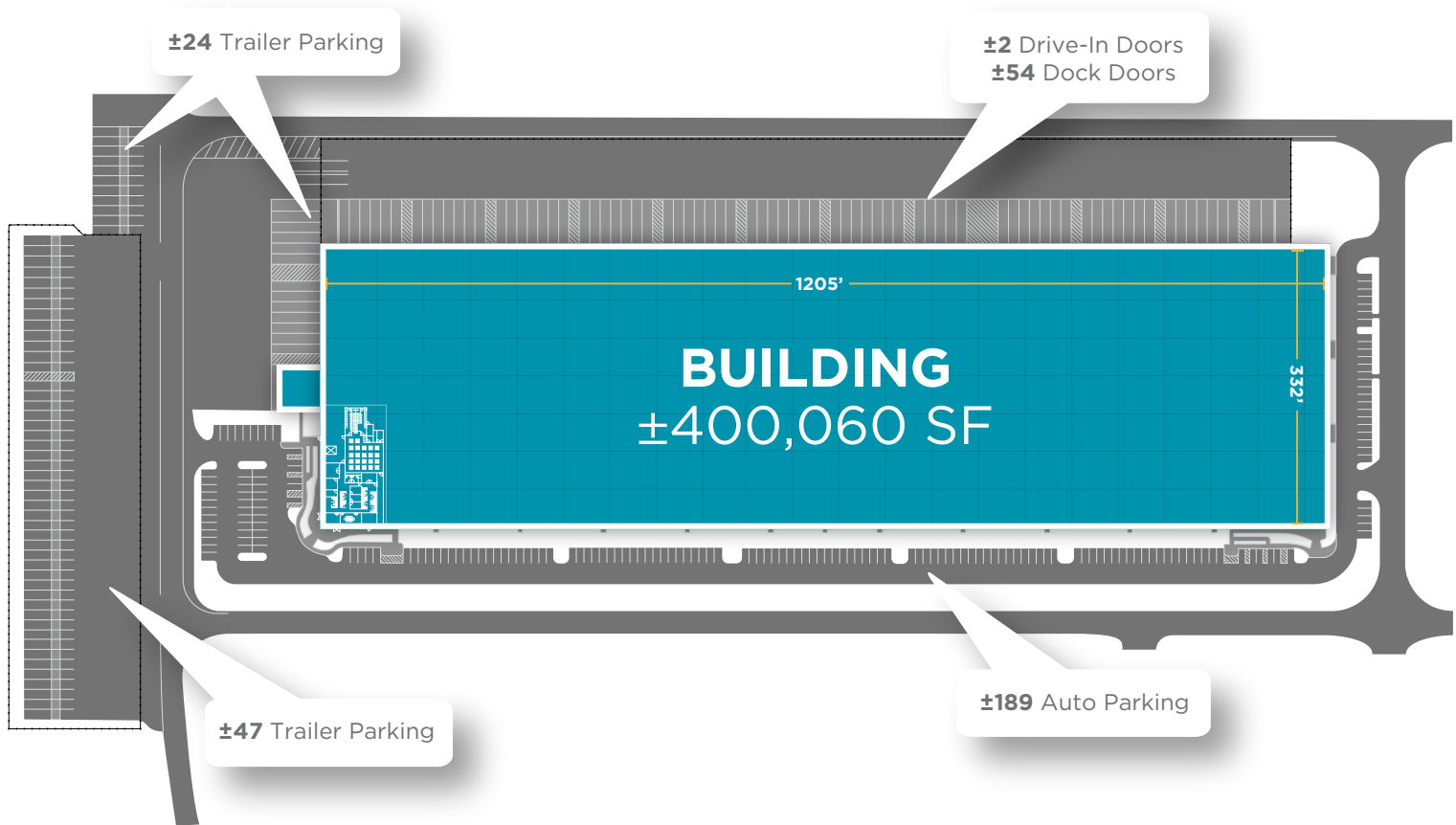


**SIZABLE LABOR MARKET** characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations ensuring a steady supply of qualified employees.



**PRIME LOCATION** within a day proximity to over 40% of the nation's population. Convenient to FedEx & UPS hubs providing premier service and later cut off times for bulk and parcel distribution.

# BUILDING SPECS



**±400,060** SQUARE FEET    **36'** CLEAR HEIGHT    **±54** DOCK DOORS    **±189** AUTO SPACES    **±97** TRAILER SPACES

<b>AVAILABLE SF</b>	±400,060 SF	<b>DOCK DOORS</b>	54 Dock Doors, Expandable to 87
<b>DIMENSIONS</b>	1,205' x 332'	<b>DRIVE-IN DOORS</b>	±2 Drive-In Doors
<b>OFFICE AREA</b>	±7,500 SF	<b>TRAILER PARKING</b>	±97 Spaces
<b>YEAR BUILT</b>	2015	<b>AUTO PARKING</b>	±189 Spaces
<b>SITE AREA</b>	25.27 Acres	<b>ROOF</b>	Single Ply EPDM Roof
<b>CONSTRUCTION</b>	Tilt Wall Construction	<b>FLOORS</b>	7" Reinforced Concrete Floor
<b>ZONING</b>	"I" - Industrial	<b>HVAC SYSTEMS</b>	Cambridge Heating Units
<b>COLUMN SPACING</b>	56' x 45'	<b>LIGHTING</b>	T-5 on Motion
<b>CLEAR HEIGHT</b>	36'	<b>SPRINKLER</b>	ESFR

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