

4408

INDUSTRIAL PARK ROAD

CAMP HILL, PENNSYLVANIA

FOR SALE / LEASE

±60,802 SF
AVAILABLE

Gerry Blinebury
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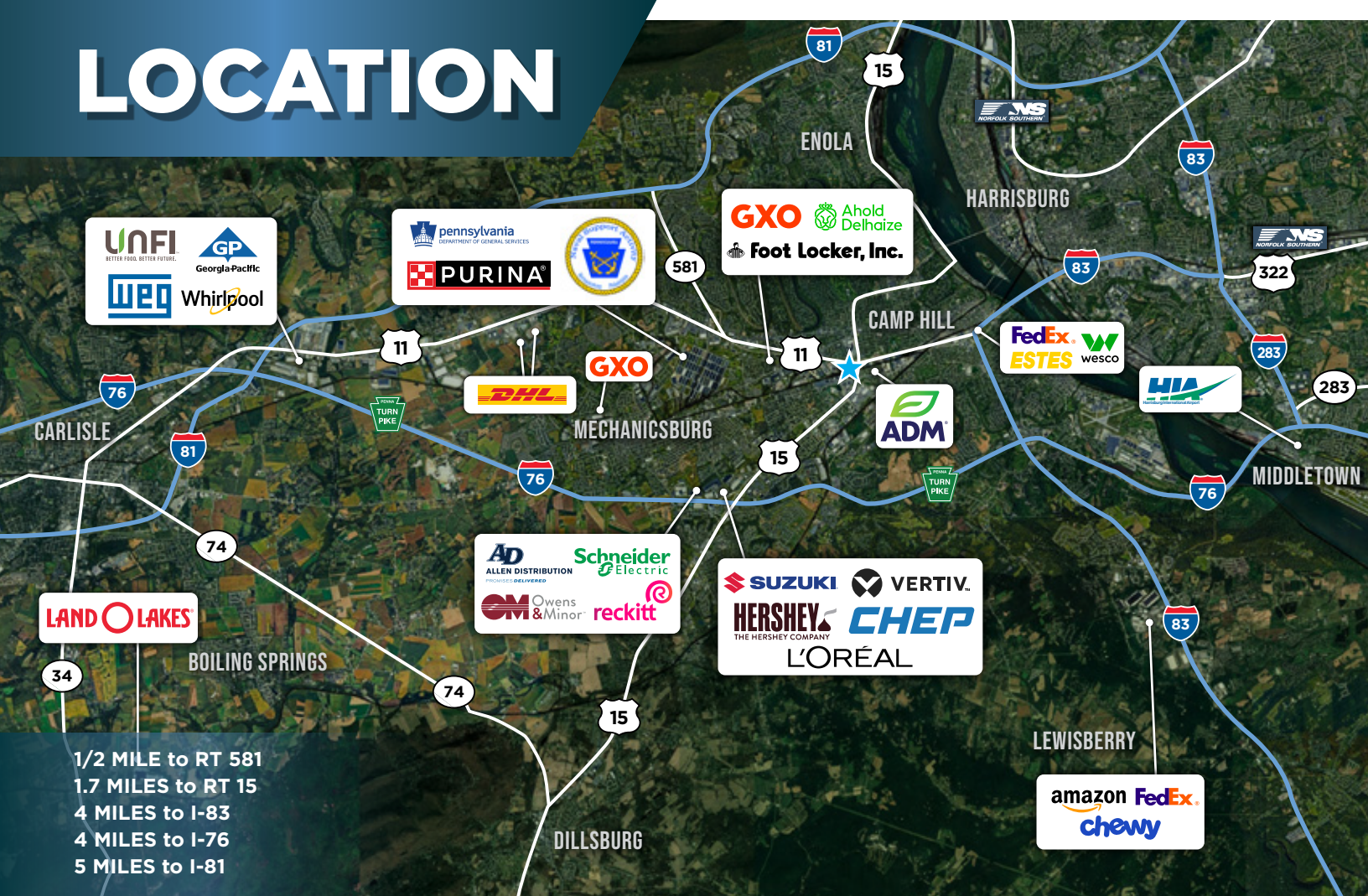
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 **Hager Pacific**
Properties

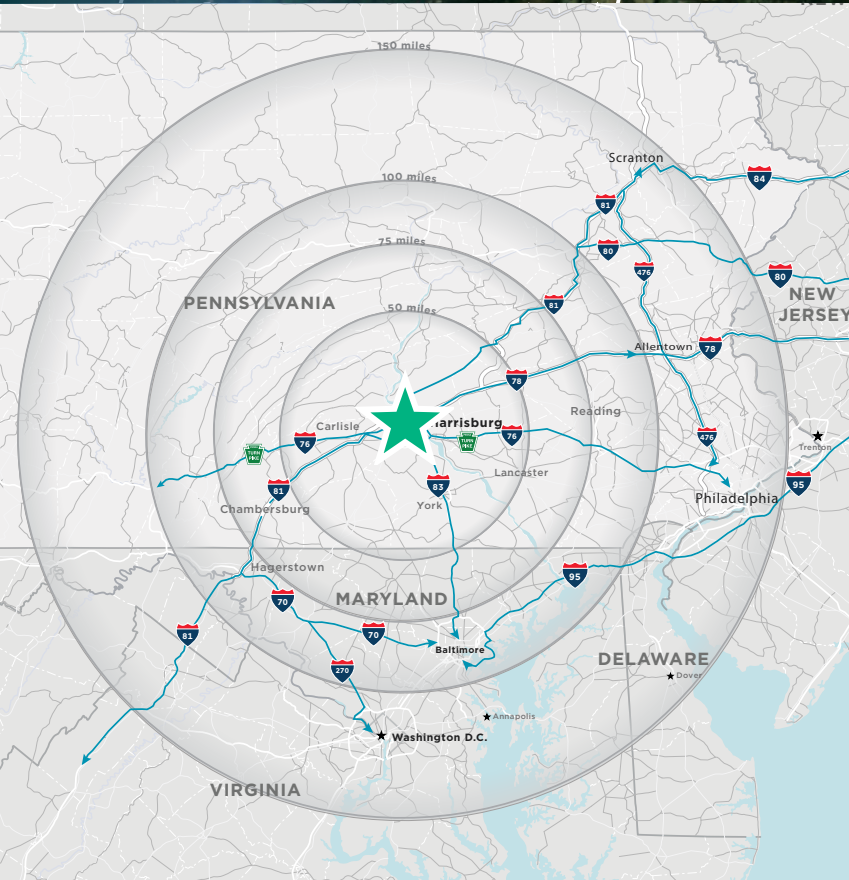
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LOCATION



1/2 MILE to RT 581
1.7 MILES to RT 15
4 MILES to I-83
4 MILES to I-76
5 MILES to I-81



DRIVE TIMES:

HARRISBURG, PA	6 MILES
YORK, PA	26 MILES
LANCASTER, PA	44 MILES
BALTIMORE, MD	79 MILES
PHILADELPHIA	110 MILES
WASHINGTON, DC	112 MILES
NEW YORK, NY	179 MILES

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PARK OVERVIEW



CAMP HILL INDUSTRIAL PARK

4406 INDUSTRIAL PARK ROAD 232,000 SF

378 FREIGHT STREET 155,000 SF

381 FREIGHT STREET 116,756 SF

4408 INDUSTRIAL PARK ROAD 60,802 SF

380 FREIGHT STREET 25,000 SF

TOTAL SF AVAILABLE 589,558 SF



PRIME LOCATION

in Cumberland County off Exit 4 from Rt. 11, providing access to major metropolitan areas including Baltimore, Washington D.C., Philadelphia, and New York.



SUPERIOR, LAST-MILE

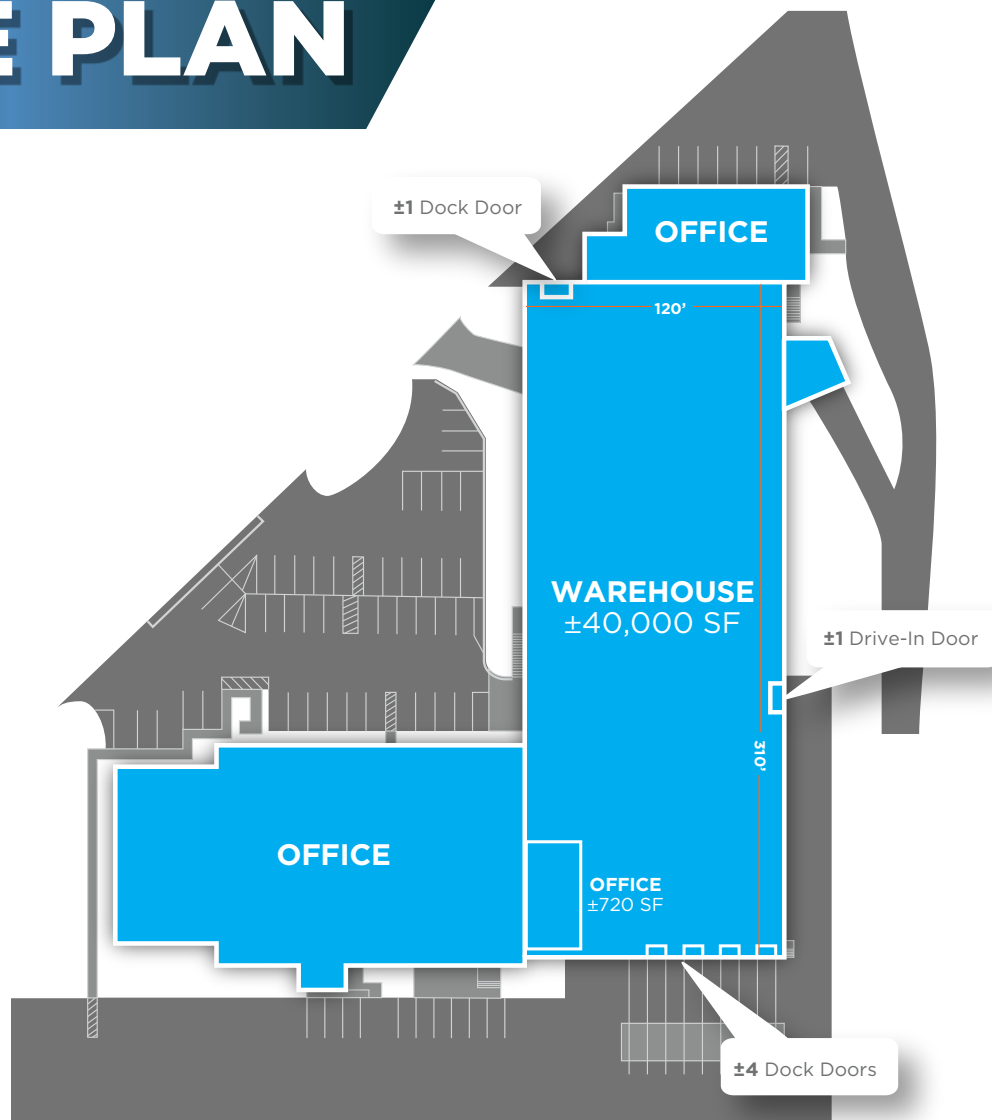
warehouse opportunity in a densely populated Cumberland County.



STRONG WORKFORCE

in Cumberland County with approximately 25% of the employed population being blue collar workers.

SITE PLAN



±60,802 SQUARE
FEET

20'-24' CLEAR
HEIGHT

±5 DOCK
DOORS

AVAILABLE AREA	±60,802 SF	CLEAR HEIGHT	20'-24'
WAREHOUSE	±40,000 SF	DOCK DOORS	5 (8' x 10') dock doors. 4 with pit levelers, 1 with edge of dock leveler. Bumpers, Shelters, Seals, Lights
OFFICE	±20,802 SF	AUTO PARKING	AMPLE
BUILDING DIMENSIONS	120'x310'	FIRE PROTECTION	WET SPRINKLER SYSTEM
COLUMN SPACING	20'x40'	LIGHTING	METAL HALIDE LIGHTING

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