



381
FREIGHT STREET
CAMP HILL, PENNSYLVANIA

FOR LEASE

±116,756 SF

AVAILABLE

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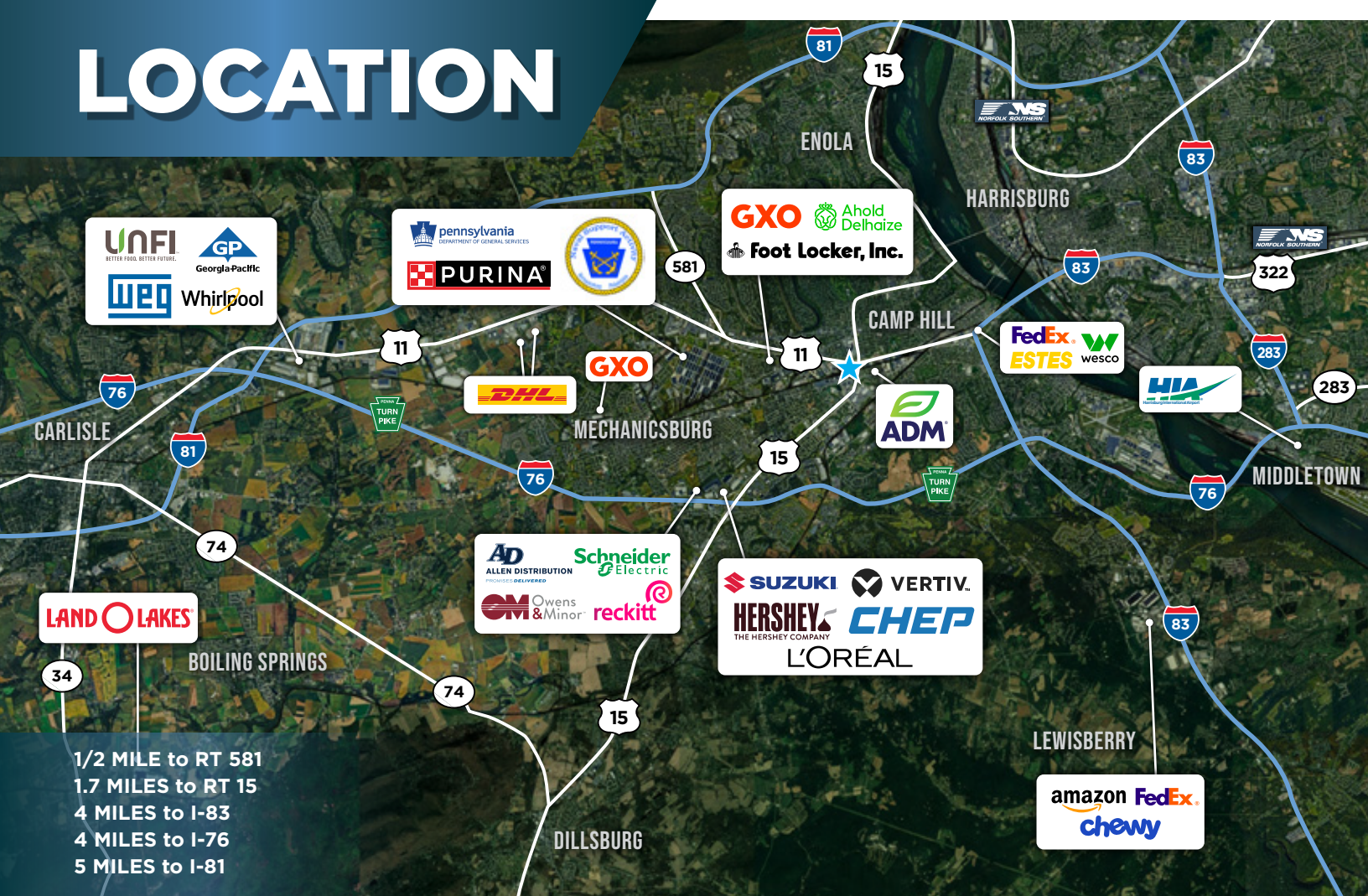
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 **Hager Pacific**
Properties

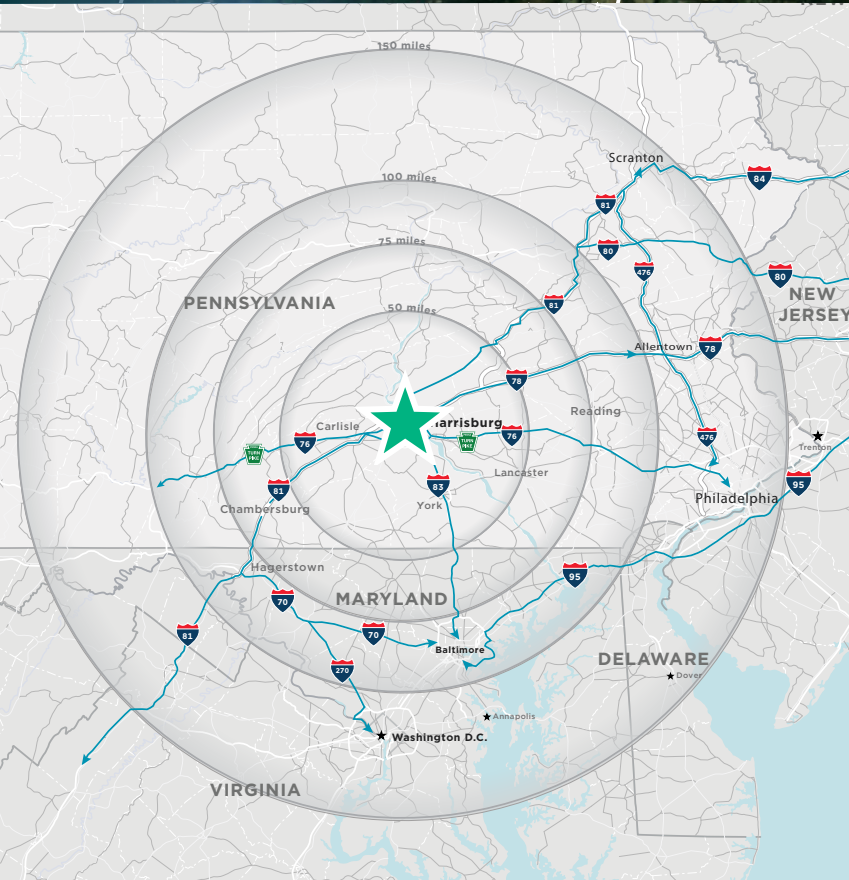
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LOCATION



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

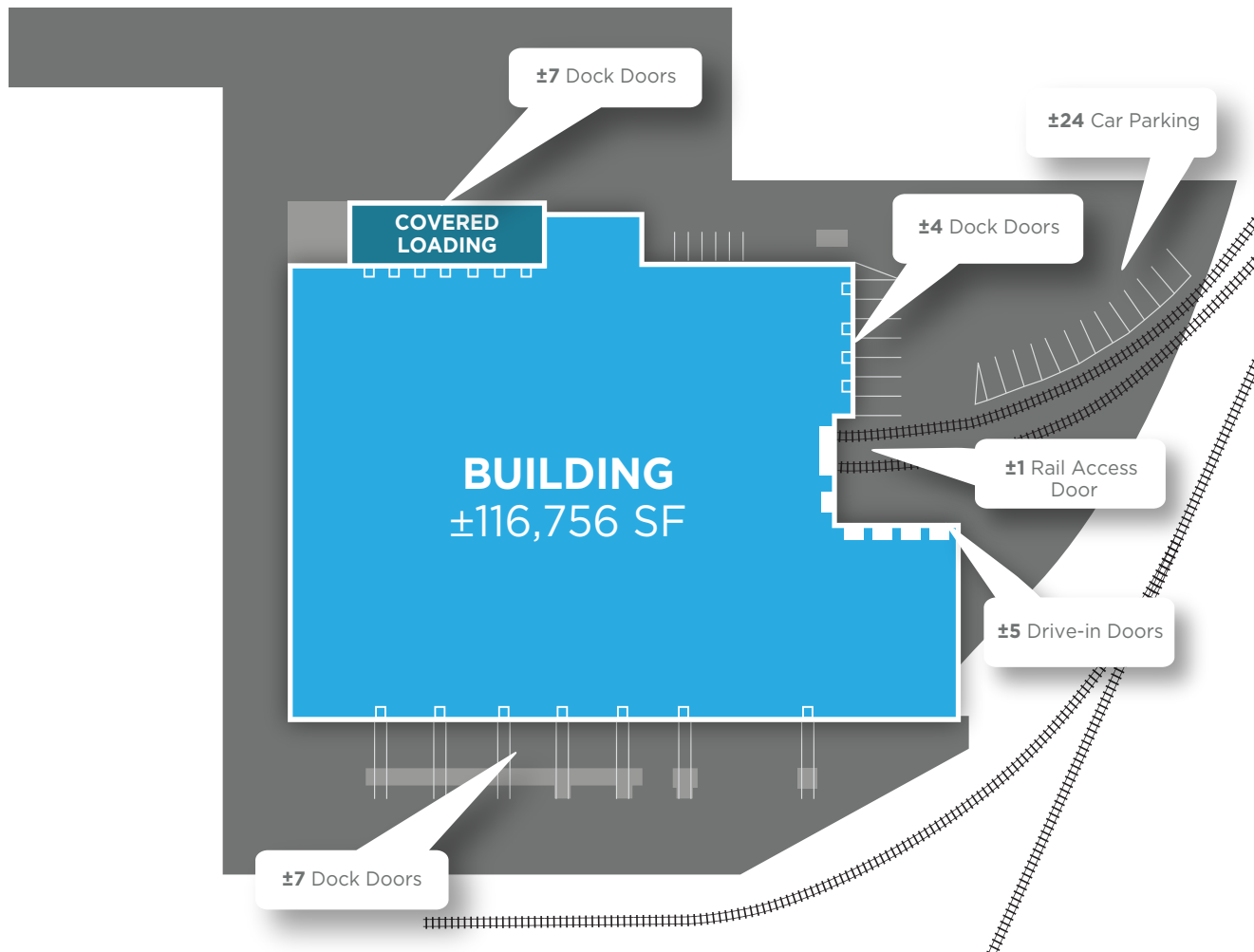
warehouse opportunity in a densely populated Cumberland County.



STRONG WORKFORCE

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

SITE PLAN



±116,756 SQUARE FEET

17'-23' CLEAR HEIGHT

±18 DOCK DOORS

TOTAL BUILDING SF	±116,756 SF	DOCK DOORS	±18
ACRES	4.937	DRIVE-IN DOORS	±5
CLEAR HEIGHT	17'-23'	RAIL ACCESS DOOR	1
AUTO PARKING	±24	LIGHTING	METAL HALIDE LIGHTING
YEAR BUILT	1960	FIRE PROTECTION	WET SPRINKLER SYSTEM

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