



2850

APPLETON STREET

CAMP HILL, PENNSYLVANIA

SUITE 4
±46,683 SF

AVAILABLE FOR LEASE

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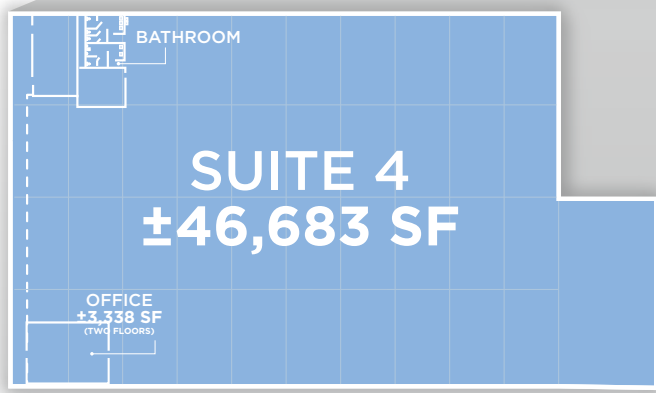
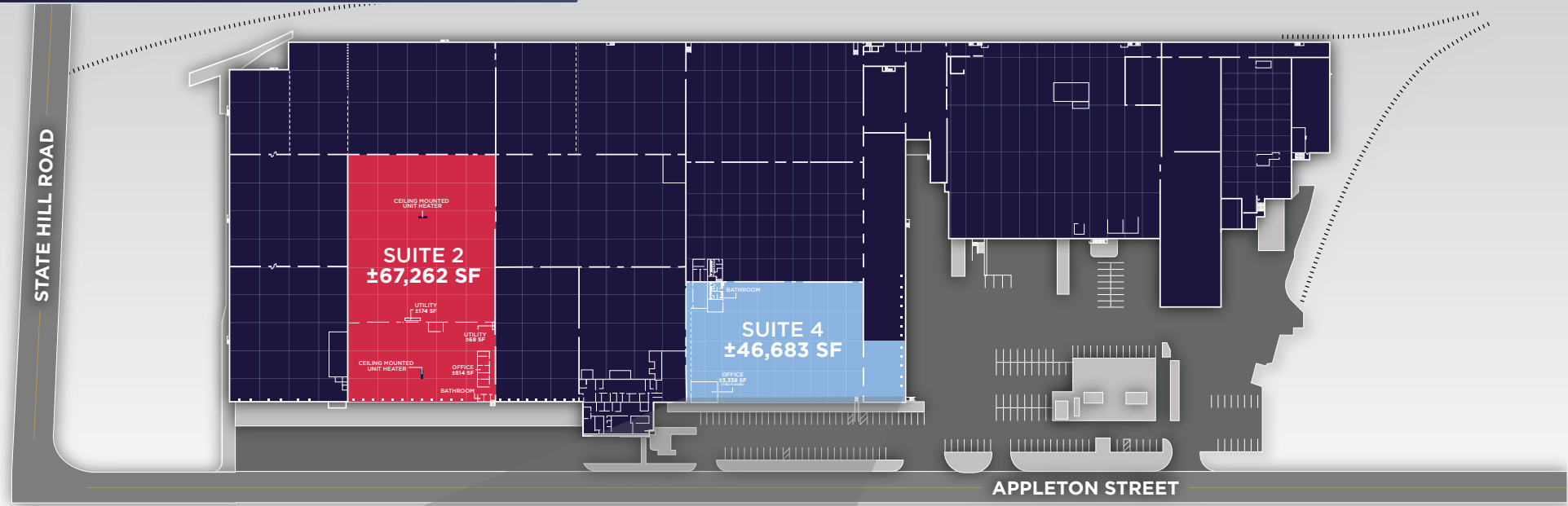
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LIGHTSTONE



BUILDING SPECS



SUITE 4	
AVAILABLE SF	± 46,683 SF
OFFICE SPACE	3,338 SF (two floors)
CLEAR HEIGHT	18'-40' along dock wall
DOCK DOORS	5 Dock Doors and 1 drive-in
COLUMN SPACING	25' x 40'
SPRINKLER SYSTEM	Wet System
LIGHTING	Flourscent
AUTO PARKING	In common space

LOCAL ACCESS

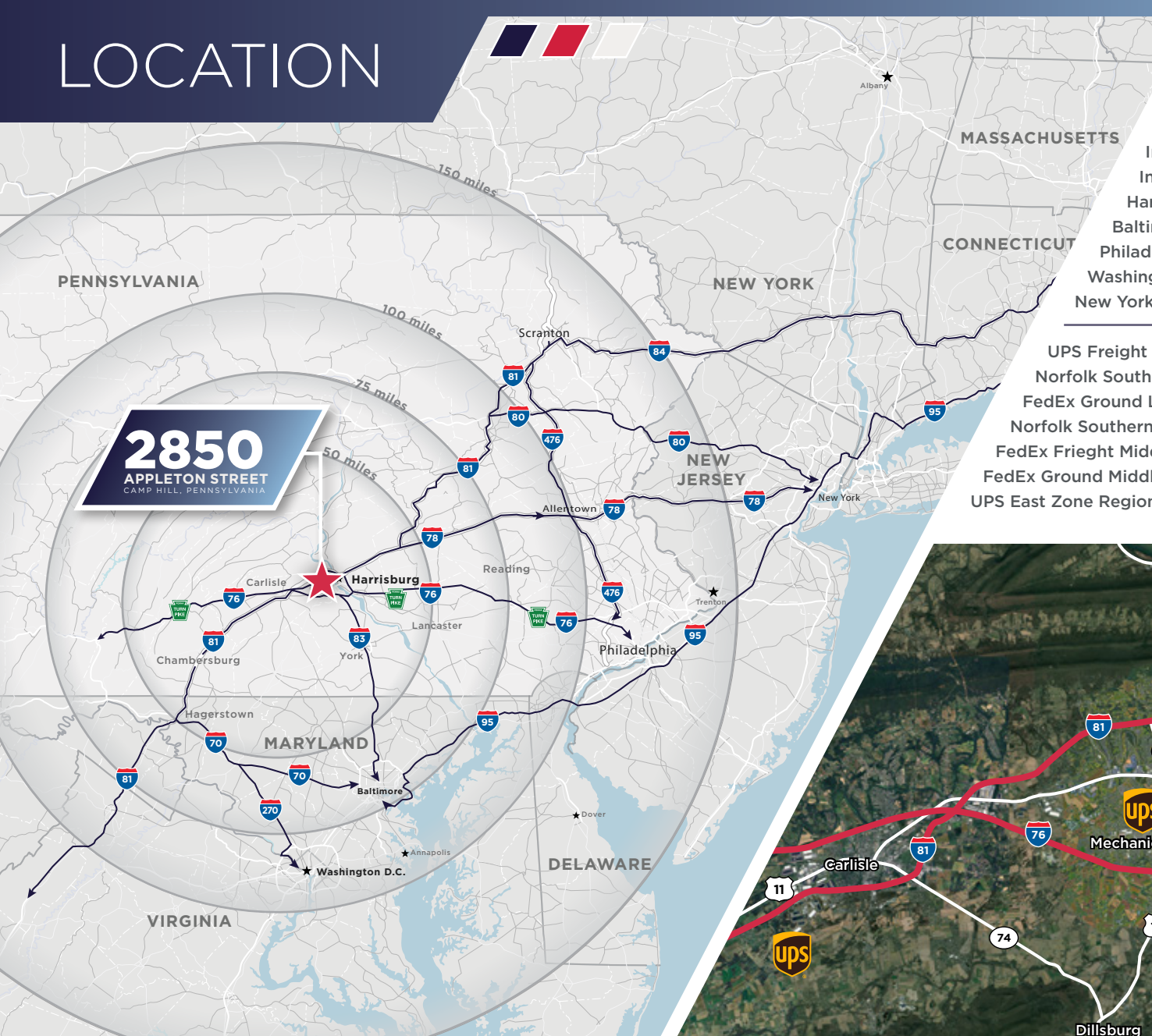


SITE OVERVIEW

2850 Appleton Street offers a prime Central Pennsylvania location within the highly sought-after Harrisburg industrial market. Situated in Camp Hill with immediate access to US Route 15, I-581, I-76, I-81 and I-83. The property provides efficient connectivity to major East Coast markets including Philadelphia, Baltimore, Washington D.C. and New York City.

Surrounded by strong infrastructure and a deep regional labor pool, the rail served facility is well positioned for manufacturing, warehousing and distribution operations.

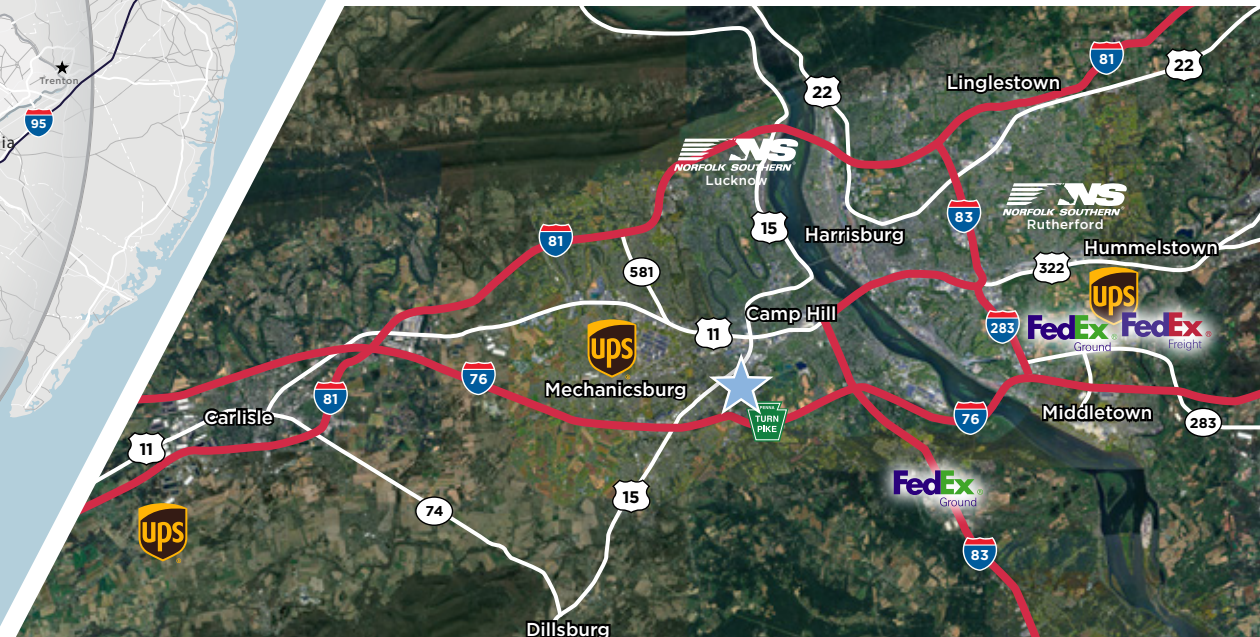
LOCATION



DRIVE TIMES

Interstate 76:	3 Miles	3 Minutes
Interstate 81:	7 Miles	10 Minutes
Harrisburg, PA:	7 Miles	15 Minutes
Baltimore, MD:	80 Miles	1 Hour 23 Minutes
Philadelphia, PA:	110 Miles	2 Hours 3 Minutes
Washington, DC:	113 Miles	2 Hours 21 Minutes
New York, NY:	179 Miles	3 Hours 5 Minutes

UPS Freight Mechanicsburg:	7 Miles	13 Minutes
Norfolk Southern Lucknow:	10 Miles	15 Minutes
FedEx Ground Lewisburg:	11 Miles	17 Minutes
Norfolk Southern Rutherford:	11 Miles	20 Minutes
FedEx Freight Middletown:	16 Miles	21 Minutes
FedEx Ground Middletown:	16 Miles	22 Minutes
UPS East Zone Regional Hub:	16 Miles	25 Minutes



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