



# 2850

## APPLETON STREET

CAMP HILL, PENNSYLVANIA

SUITE 2  
**±67,272 SF**

**AVAILABLE FOR LEASE**

**Gerry Blinebury**  
Executive Vice Chair  
+1 717 231 7291  
gerry.blinebury@cushwake.com

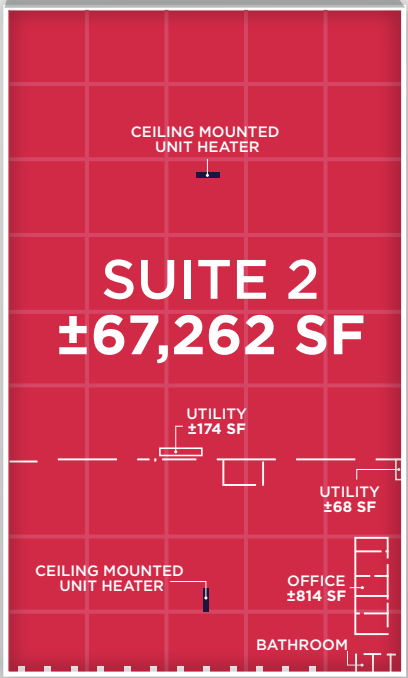
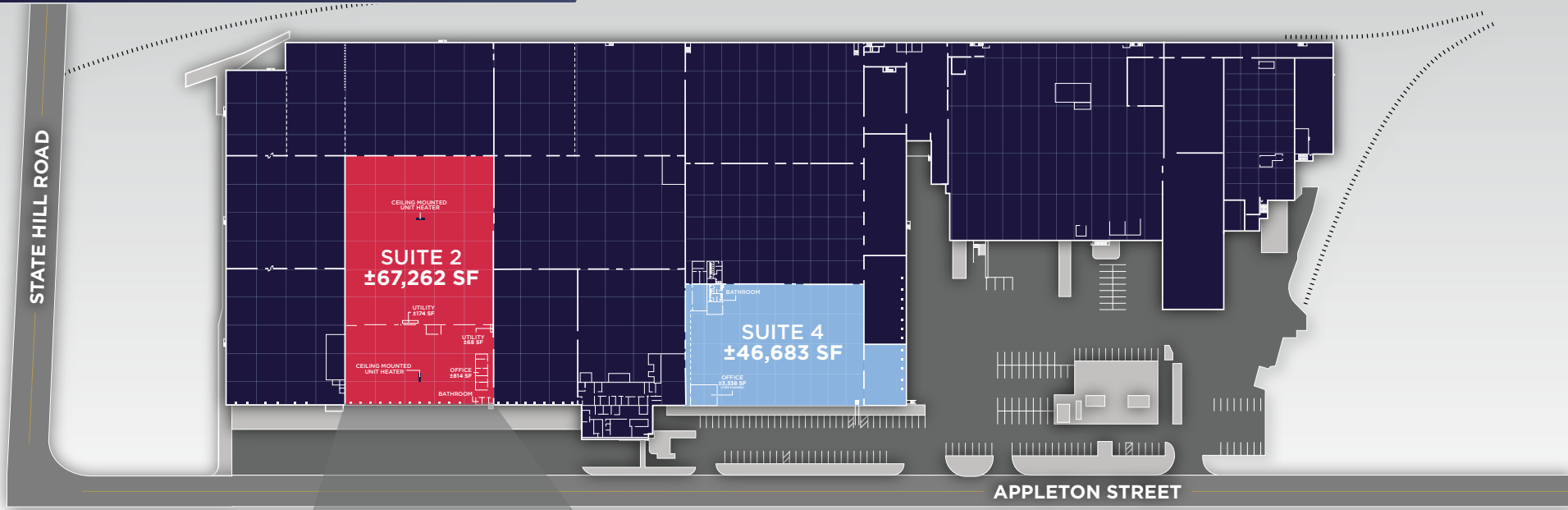
**Collin Potter**  
Senior Director  
+1 717 231 7460  
collin.potter@cushwake.com

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

**LIGHTSTONE**



# BUILDING SPECS



| SUITE 2          |                                                |
|------------------|------------------------------------------------|
| AVAILABLE SF     | ± 67,262 SF                                    |
| OFFICE SPACE     | 814 SF                                         |
| CLEAR HEIGHT     | 22'                                            |
| DOCK DOORS       | 12 Dock Doors                                  |
| COLUMN SPACING   | 38' x 40'                                      |
| SPRINKLER SYSTEM | Wet System                                     |
| LIGHTING         | LED                                            |
| AUTO PARKING     | 6 car parking spaces in the front of the suite |

# LOCAL ACCESS

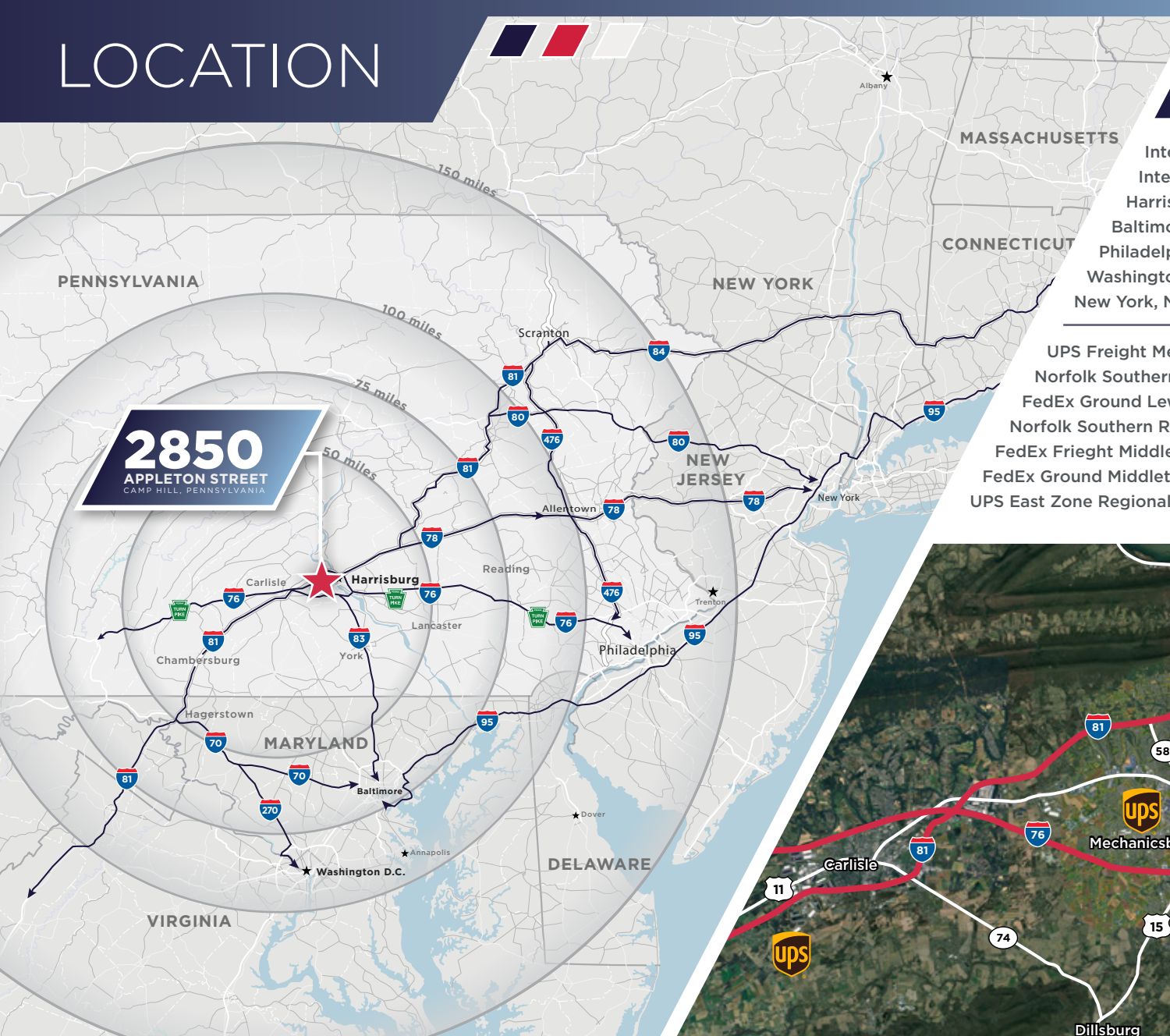


## SITE OVERVIEW

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.

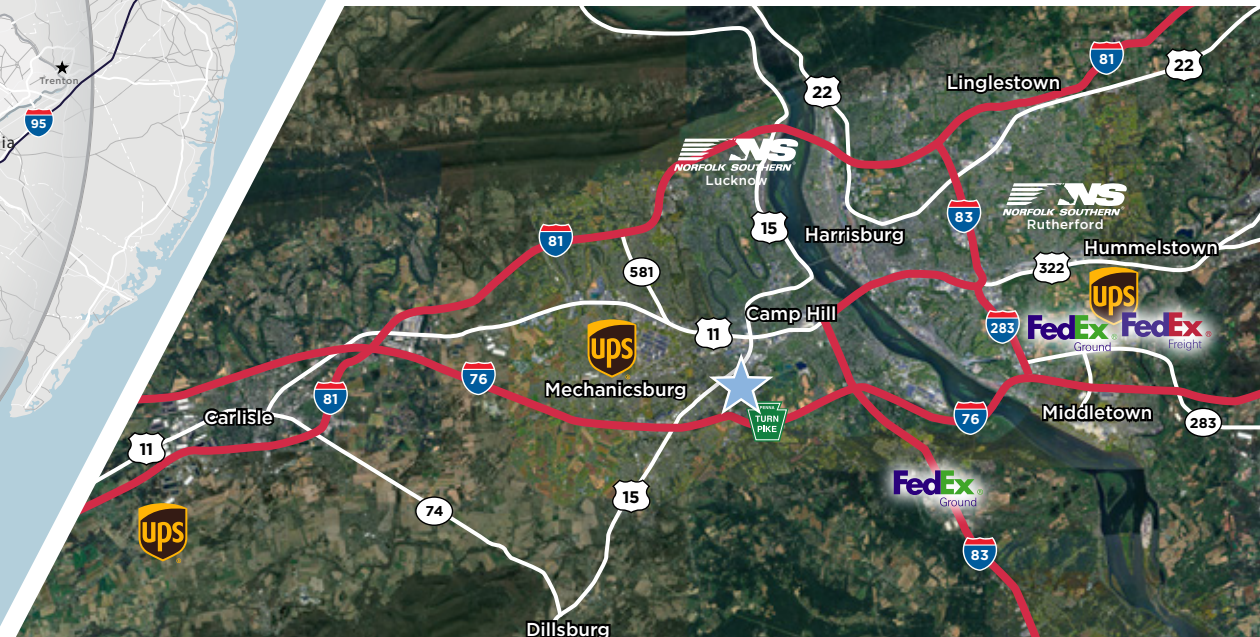
# LOCATION



# 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 |



**Gerry Blinebury**  
Executive Vice Chair  
+1 717 231 7291  
gerry.blinebury@cushwake.com

**Collin Potter**  
Senior Director  
+1 717 231 7460  
collin.potter@cushwake.com

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## LIGHTSTONE

**CUSHMAN & WAKEFIELD**