



1400 AIP Drive

Middletown, PA



165,255 sq ft
available space



31 ft
clear height



6,225 sq ft
office space



17
dock doors



1400 AIP Drive

Property features and offered space

Suite 400 at 1400 AIP Drive delivers $\pm 165,255$ SF of functional industrial space in Middletown, PA, minutes from Harrisburg International Airport and with easy access to I-83 and the Pennsylvania Turnpike. The suite features 31' clear height, 17 dock doors, 2 drive-in doors, a 140' truck court, and 6,225 SF of office space including a 4,030 SF main office, 1,660 SF shipping office, and 535 SF support space. With ESFR sprinklers, T5 lighting, and 54 parking spaces, this 2004-constructed facility is move-in ready for logistics and distribution occupiers seeking a proven Mid-Atlantic location.



166,255 sq ft
Available space



17
Dock Doors



2
Drive-in Doors



6,225 sq ft
Office space



54
Car parking spaces



60' x 50'
Column grid



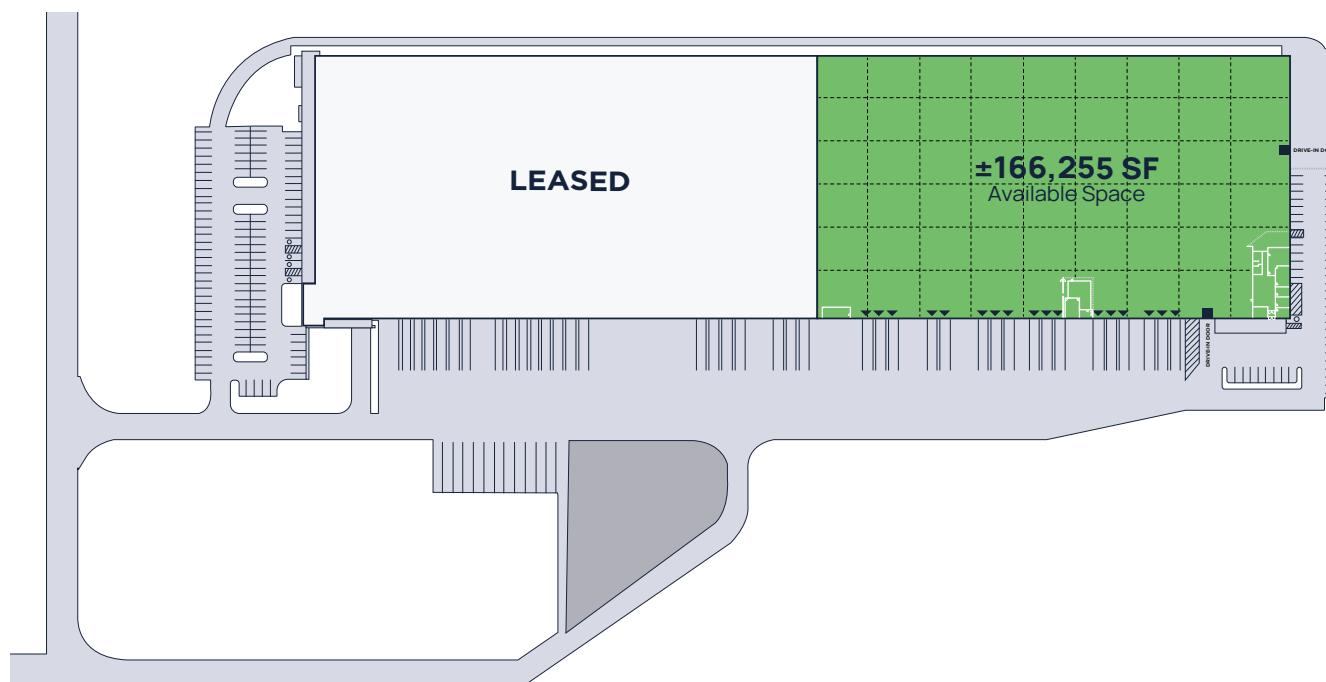
ESFR
Fire Protection



140 ft
Truck Court



31 ft
Clear height





Distances



Harrisburg	11 mi	22 minutes
York	29 mi	35 minutes
Lancaster	30 mi	35 minutes
Baltimore	83 mi	1 hour 15 minutes
Philadelphia	101 mi	1 hour 40 minutes
New York City	175 mi	2 hours 50 minutes



Points of interest

U.S Route 283	4 minutes
I-76 (Turnpike)	6 minutes
I-283	10 minutes
I-83	11 minutes
I-81	14 minutes
Route 15	25 minutes



Proven track record

of Marq Logistics



Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

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