



CORE5 LOGISTICS CENTER AT STEELTON

BUILDING 1: ±203,840 SF (Under Construction)

200 Logistics Drive Middletown, PA 17057

BUILDING 2: ±605,360 SF (Under Construction)

400 Logistics Drive Harrisburg, PA 17113

BUILDING 3: ±305,760 SF

300 Logistics Drive Harrisburg, PA 17113



LEASING AGENT



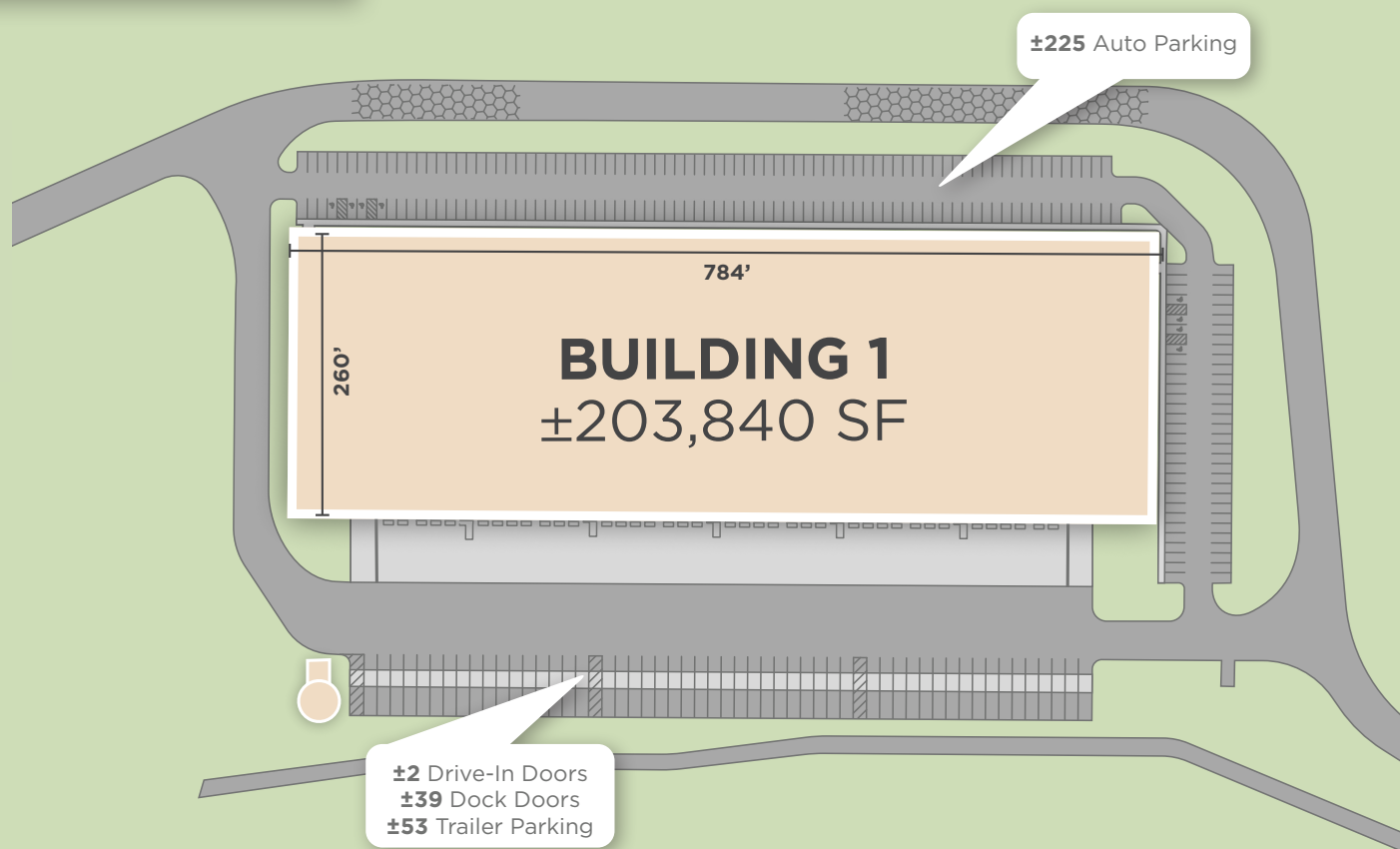
DEVELOPER

SITE OVERVIEW



BUILDING 1

SPECIFICATIONS



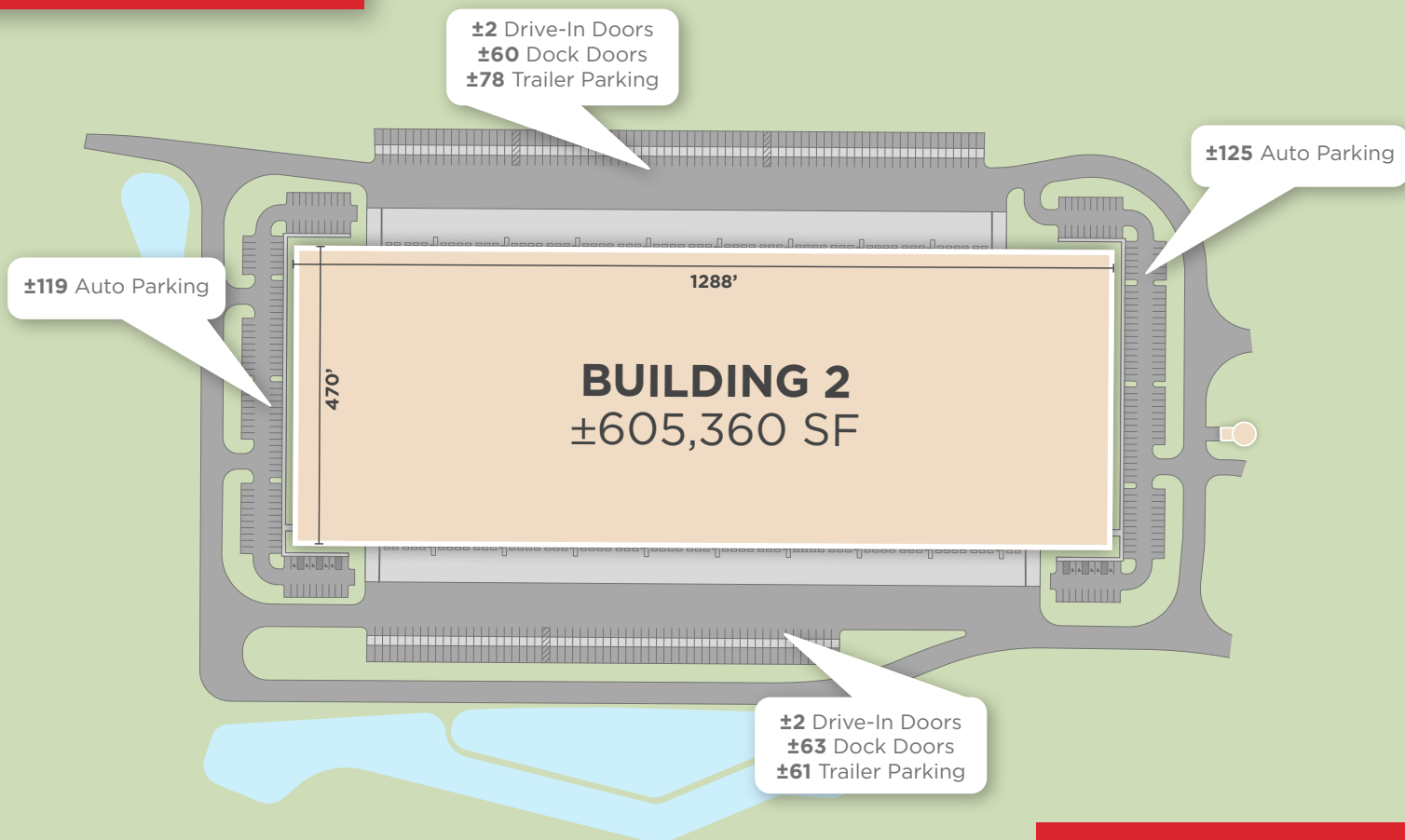
200 LOGISTICS DRIVE MIDDLETOWN, PA 17057

Square Footage	±203,840 SF
Building Dimensions	784' x 260'
Configuration	Single Load
Clear Height	36'
Column Spacing	60' speedbay 56' x 52'
Dock Doors	±39 (9' x 10') (19 equipped with 40,000lb mechanical dock levelers)
Drive-In	±2 (14' x 16')

Auto Parking	±225 spaces
Trailer Parking	±53 spaces
Truck Court	190'
Slab Thickness	7" unreinforced
Roof	60 mil TPO over R30 insulation
Sprinklers	ESFR
Power	3,000 amp

BUILDING 2

SPECIFICATIONS



400 LOGISTICS DRIVE HARRISBURG, PA 17113

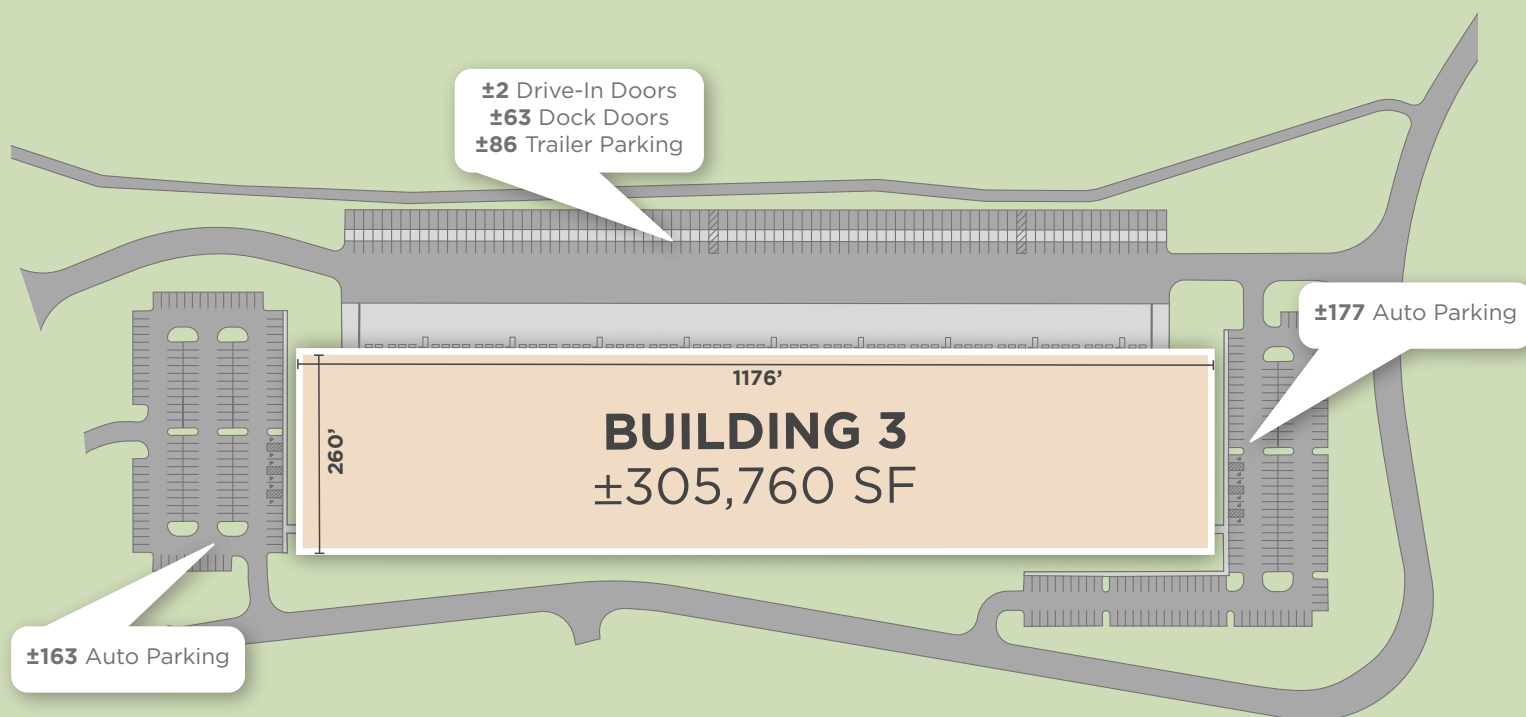
10-Year LERTA

**first 5-years fully exempt*

Square Footage	±605,360 SF	Auto Parking	±244 spaces
Building Dimensions	1,288' x 470'	Trailer Parking	±139 spaces
Configuration	Cross-Dock	Truck Court	190'
Clear Height	40'	Slab Thickness	8" unreinforced
Column Spacing	60' speedbay 56' x 52'	Roof	60 mil TPO over R30 insulation
Dock Doors	±123 (9' x 10') (61 equipped with 40,000lb mechanical dock levelers)	Sprinklers	ESFR
Drive-In	±4 (14' x 16')	Power	3,000 amp

BUILDING 3

SPECIFICATIONS



300 LOGISTICS DRIVE HARRISBURG, PA 17113

Square Footage	±305,760 SF	Auto Parking	±340 spaces
Building Dimensions	1,176' x 260'	Trailer Parking	±86 spaces
Configuration	Single Load	Truck Court	190'
Clear Height	36'	Slab Thickness	7" unreinforced
Column Spacing	60' speedbay 56' x 52'	Roof	60 mil TPO over R30 insulation
Dock Doors	±63 (9' x 10') (19 equipped with 40,000lb mechanical dock levelers)	Sprinklers	ESFR
Drive-In	±2 (14' x 16')	Power	3,000 amp

LOCATION OVERVIEW



DEMOGRAPHICS

Core5 Logistics Center at Steelton

is situated within the I-81/78 Distribution Corridor, one of the largest industrial markets in the nation with 438 MSF of products over 1,060 buildings. The market is comprised of 5 submarkets: Central Pennsylvania (CPA), Northeast Pennsylvania, Lehigh Valley, the SPLIT and 81-South. Located within a four hour drive of major cities such as Baltimore, Washington D.C., Pittsburgh, Philadelphia and New York City, the I-81/78 Corridor is one of the most critical industrial markets in the nation.



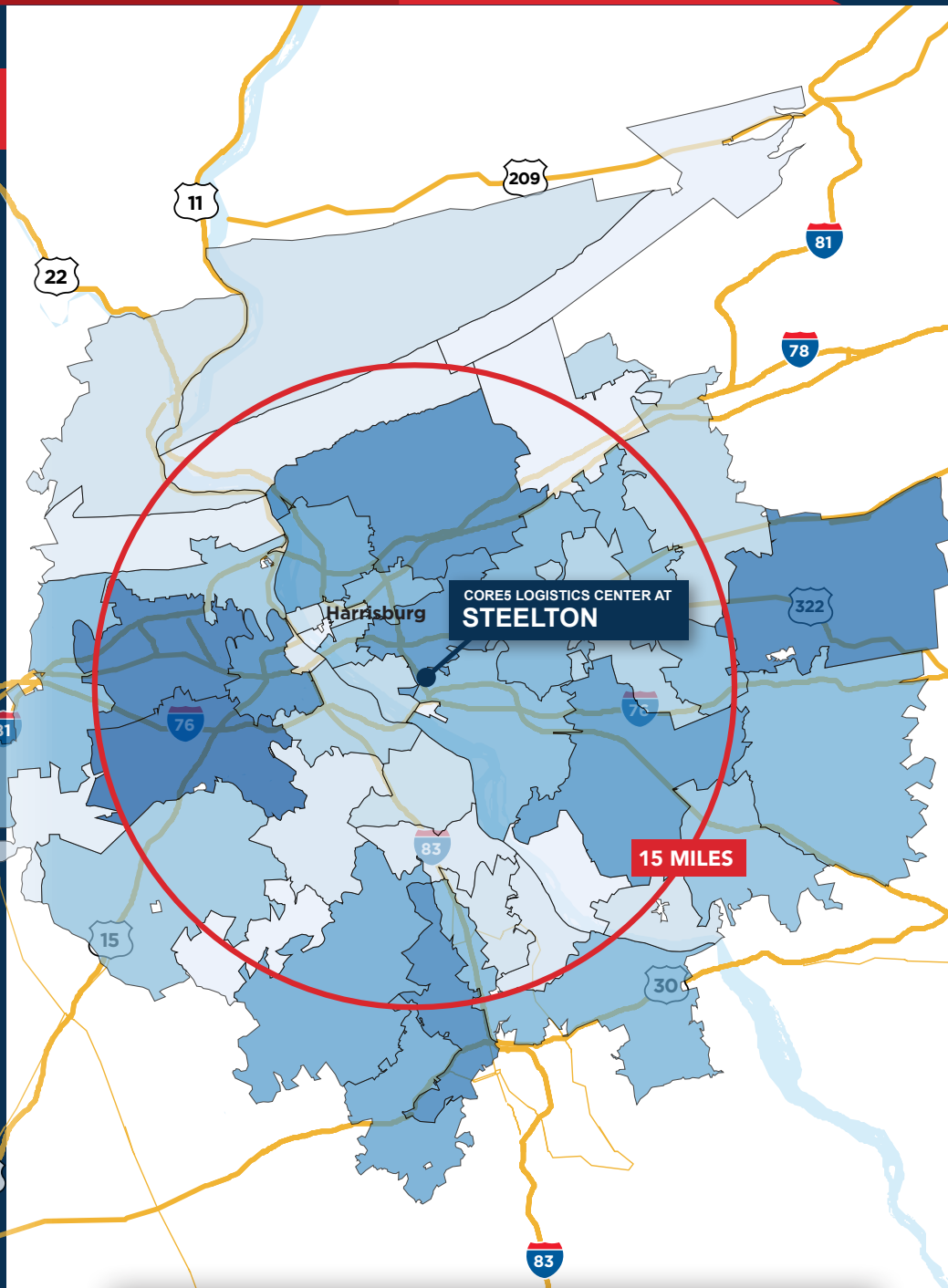
61.8M

CONSUMERS WITHIN
A 5-HOUR DRIVE



14.5M

CONSUMERS WITHIN
A 2-HOUR DRIVE



	5 Miles	10 Miles	15 Miles	Dauphin County	Central PA
Population					
Total Population	149,187	390,102	578,959	293,363	1,711,902
Population Density	2,067.1	1,326.5	854.8	558.9	498.1
Income					
Average Household Income	\$94,245	\$112,782	\$116,601	\$105,599	\$112,136
Employment					
White Collar	44,724	133,145	199,881	95,438	532,235
Blue Collar	16,161	36,360	54,564	28,489	199,128
Services	13,954	31,936	45,711	25,439	137,191

MAJOR CITIES

	MILES
HARRISBURG, PA	7
BALTIMORE, MD	82
ALLENTOWN, PA	86
WILMINGTON, DE	86
PHILADELPHIA, PA	101
WASHINGTON, DC	128
NEW YORK, NY	174

PARCEL/INTERMODAL

	MILES
FEDEX FREIGHT Middletown, PA	5
FEDEX GROUND Middletown, PA	5
NORFOLK SOUTHERN Rutherford, PA	6
UPS GROUND Middletown, PA	7

AIRPORTS

	MILES
HARRISBURG	4
LEHIGH VALLEY	89
BALTIMORE/WASHINGTON	93
PHILADELPHIA	107
NEWARK	163

SEA PORTS

	MILES
PORT OF BALTIMORE	81
PORT OF WILMINGTON	97
PHILAPORT	107
PORT OF NEWARK	166



Adam Campbell
Executive Vice Chair

O 717.231.7292

adam.campbell@cushwake.com

Michael Pietropola
Senior Director

O 717.231.7459

michael.pietropola@cushwake.com

Collin Potter
Senior Director

O 717.231.7460

collin.potter@cushwake.com