MIDDLETOWN
LOGISTICS PARK

418,608 SF
Under Construction I Delivering 2Q24

900 Rosedale Ave, Middletown, PA

JLL

MARIA RATZLAFF
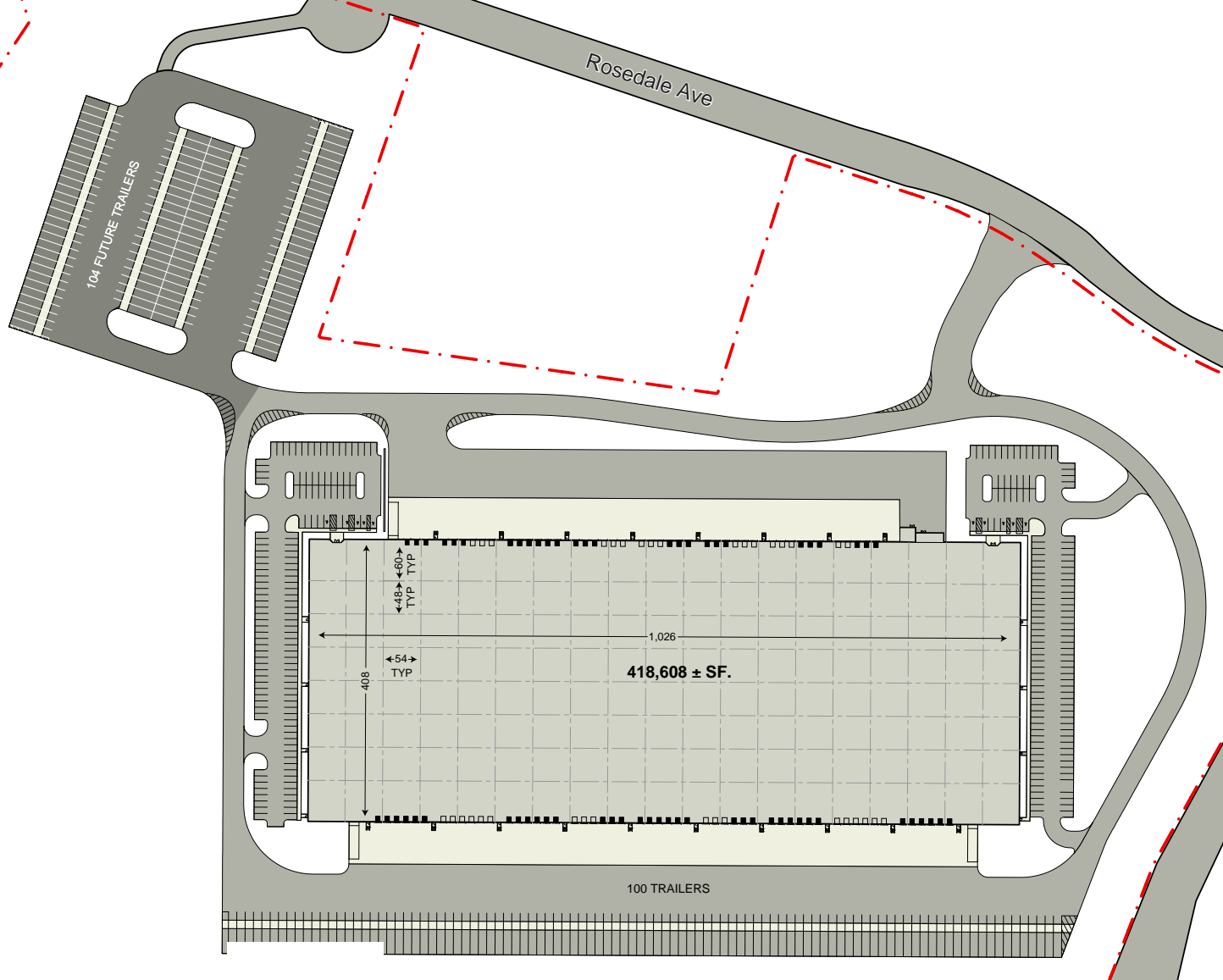+1 717 791 2210
maria.ratzlaff@jll.com

JEFF LOCKARD
+1 215 990 1889
jeff.lockard@ll.com

RYAN BARROS
+1 610 249 2264
ryan.barros@jll.com
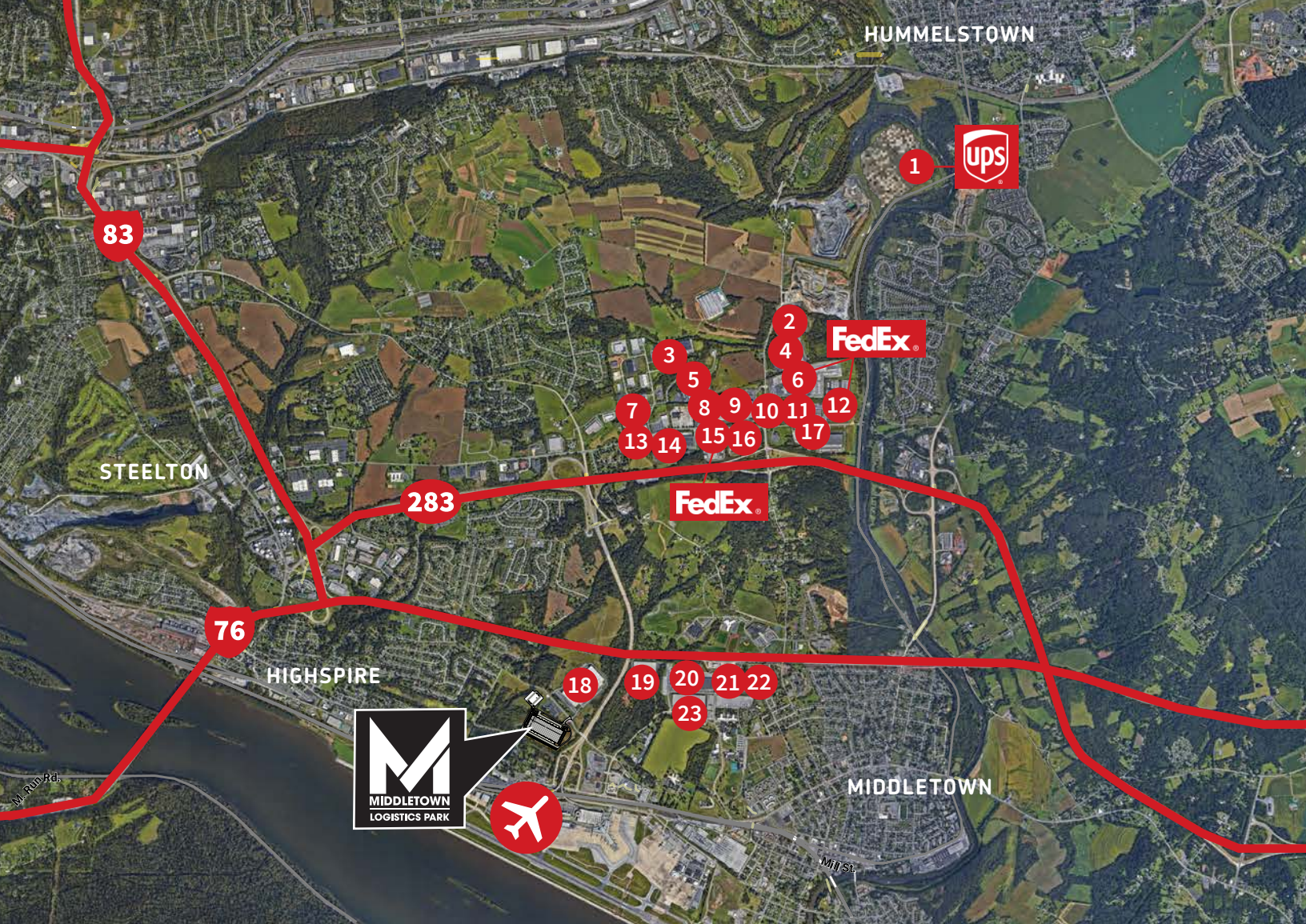
KEVIN LAMMERS
+1 610 249 2255
kevin.lammers@jll.com

Jones Lang LaSalle | 4999 Louise Dr. Suite #202, Mechanicsburg, PA 17055 | +1 717 791 2210

Rosedale Ave

104 FUTURE TRAILERS

60 TYP
48 TYP

54 TYP

408

1,026

418,608 ± SF.

100 TRAILERS

Building Address	900 Rosedale Avenue, Middletown, PA 17057
Building SF	418,608 SF
Building Dimensions	1026' width x 408' depth
Acres	75.62
Construction Type	Concrete Tilt Up
Column Spacing	54' width x 48' depth with 60' speed bays
Loading Configuration	Cross dock format
Truck Court Depth	130' On the front of the building; 190' on the rear
Floor	7" concrete slab at 4,000 psi

Clear Height	36' at first column line
Dock Doors	98 (9 x 10') manually operated loading doors
Dock Equipment	63 docks are equipped with 40,000 lbs mechanical levelers, seals and bumpers
Drive-In Doors	3 (12'x14') electrically operated drive-in doors
Auto Parking	264 Spaces (expandable)
Trailer Parking	100 Stalls (expandable by 104 additional trailer spaces)
Fire Protection	ESFR Sprinkler
Power	Up to 3,000 amps
Roof Type	TPO, 20-year warranty
HVAC	Warehouse heating via 4 Cambridge Make Up Air units

Corporate Neighbors

1	UPS Northeast Regional Hub	**9**	Schneider Electric	**17**	Syncreon (DELL)
2	IPEX	**10**	Swanson Health	**18**	D&H Distributing
3	Lennox	**11**	Pratt & Whitney Wesco	**19**	Corteva
4	Moran Logistics	**12**	FedEx Ground	**20**	XPO Logistics
5	Hersheys	**13**	Iron Mountain	**21**	Boxzooka
6	Moran Logistics	**14**	Phoenix Contact	**22**	Brand Fox
7	PODS	**15**	FedEx Freight	**23**	Allen Distribution
8	Legrand	**16**	Lowes		

Demographics (30 minute drive time)

576,995
Total Population

319,289
Total Labor Force

20%
Blue Collar

KINSLEY
PROPERTIES
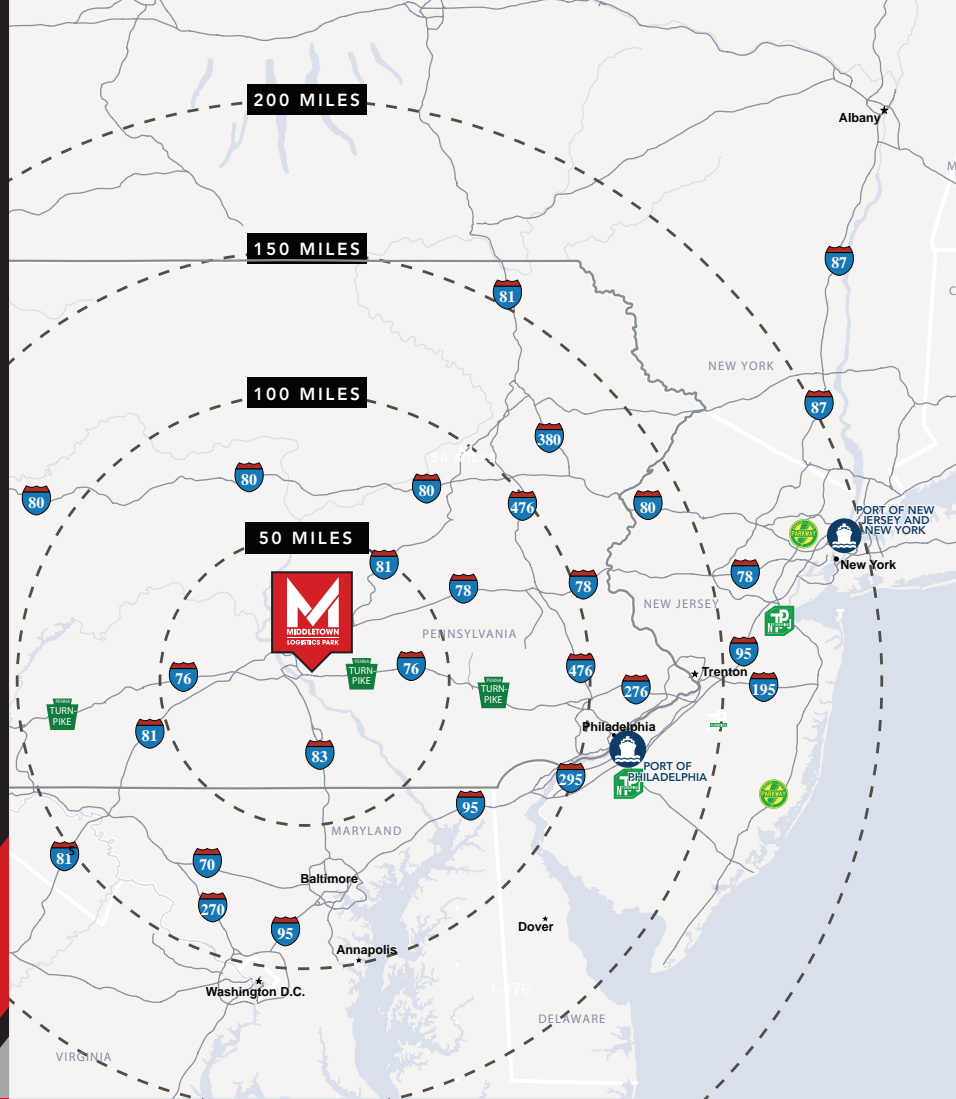
Kinsley Properties is a privately held real estate development and management company. The company develops new projects and acquires existing properties to hold long term in a real estate investment portfolio. The company develops and acquires real estate in partnership with others or to be wholly owned. The company is organized and staffed to complete the entire processes of development, acquisition, construction, leasing and asset management of the properties held in our portfolio. The company has 50 years of experience developing and managing a diverse portfolio of property types including planned office and business parks, industrial projects, residential subdivisions and individual properties in multiple markets within the Mid-Atlantic region. Our purpose is to maximize the long-term investment returns to our partners and owners.

Drive Times

Major Cities

Baltimore	83 Miles
Philadelphia	102 Miles
Washington D.C.	123 Miles
New York City	186 Miles
Boston	416 Miles

Airports

Harrisburg Intl Airport	1 Mile
Lehigh Valley Intl Airport	92 Miles
Philadelphia Intl Airport	108 Miles
Newark Liberty Intl Airport	174 Miles

Ports

PhilaPort	107 Miles
Port of Newark-Elizabeth	167 Miles

Parcel & Intermodal

FedEx Ground (Middletown)	4 Miles
FedEx Freight (Middletown)	4 Miles
UPS East Zone Regional Hub	5 Miles
Norfolk Southern (Rutherford)	6 Miles
UPS (Harrisburg)	7 Miles
USPS (Harrisburg)	7 Miles
FedEx Ground (Lewisberry Hub)	14 Miles
Norfolk Southern (Harrisburg)	16 Miles

JLL