

CORE5 LOGISTICS CENTER AT

BUILDING 1 - 1,219,021 SF // BUILDING 2 - 304,640 SF

BUILDING 1 & 2 UNDER CONSTRUCTION. COMPLETION Q1 2022.



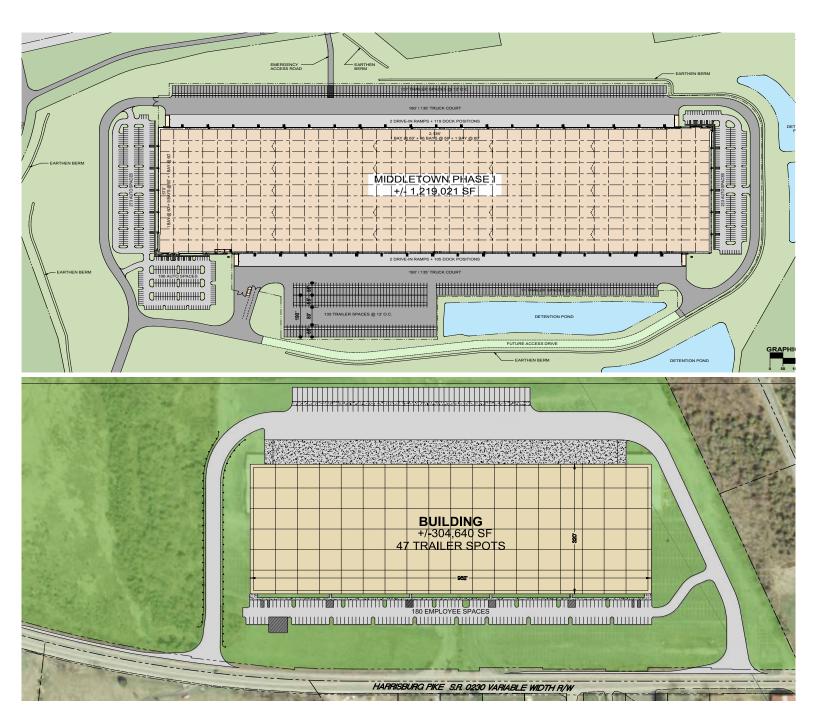


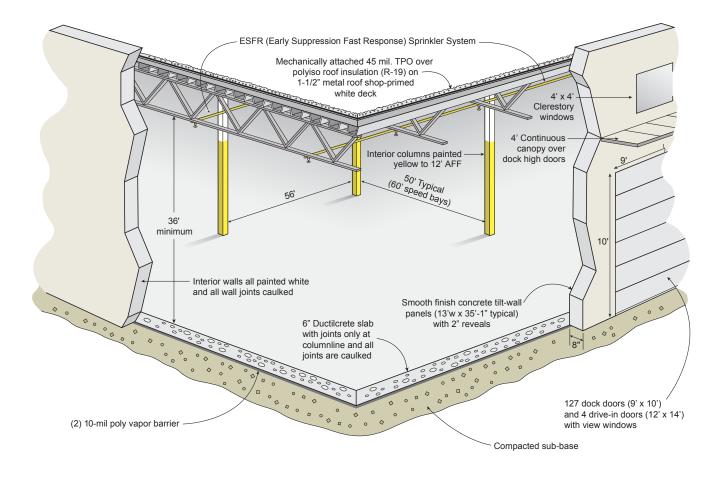
LEASING AGENT

DEVELOPER

CORE5 LOGISTICS CENTER AT

Core5 Logistics Center at Middletown (the "Park") is located off of PA Route 283 (a four lane divided highway) that connects Harrisburg, PA to Lancaster, PA in Londonderry Township, PA. The Park's location on the East Shore of Harrisburg, PA provides immediate access to major US interstates including I-76 (PA Turnpike), I-83, and I-81. FedEx, UPS, and USPS have large-scale operations within a 30-minute drive of the Park. UPS is currently constructing a 775,000 square foot hub in Lower Swatara Township, PA that will open in 2021. Norfolk Southern also operates two intermodal yards (Harrisburg & Rutherford) within 30 minutes of the property. Further, Core5 Logistics Center at Middletown provides access to a deep, blue-collar workforce. The total population within a 30-minute drivetime of the Park is 670,413 and the workforce population is 367,045.





BUILDING 1 SPECIFICATIONS

Square Footage	1,219,021 SF	Square Footage	304,640 SF
Building Dimensions	2136' wide x 570' deep; 70' speed bay	Building Dimensions	952' wide x 320' deep; 70' speed bay
Site Area	196.27 acres	Site Area	32.1 acres
Column Spacing	54 x 50	Column Spacing	50 x 50
Clear Height	40' clear	Clear Height	36' clear
Dock High Doors	236 doors	Dock High Doors	54 doors
Drive-In Doors	4 doors	Truck Court Depth	185' deep; 60' concrete
Truck Court Depth	190' deep; 60' concrete	Auto Parking	180 auto spaces
Auto Parking	710 auto spaces	Trailer Storage	47 trailer storage
Trailer Storage	351 (expandable to 500) trailer storage	Floor	7", 4,000 PSI dowel baskets in loading bay
Floor	7", 4,000 PSI dowel baskets	Lighting	LED
	in loading bay	Sprinkler	ESFR
Lighting	LED		
Sprinkler	ESFR		

BUILDING 2 SPECIFICATIONS

FedEx hub Middletown	6 miles
UPS hub Middletown	7 miles
Harrisburg International Airport	6 miles
Norfolk Southern Intermodal (Rutherford)	10 miles
UPS hub Harrisburg	13 miles
Norfolk Southern Intermodal Yard (Harrisburg)	18 miles
Lehigh Valley Int'l Airport	93 miles
Norfolk Southern Intermodal (Bethlehem)	94 miles
CSX Intermodal (Philadelphia)	103 miles
Port of Philadelphia	105 miles
Port of NY NJ	168 miles

CORE5 LOGISTICS CENTER

DAYS TRUCK DRIVE TO/FROM HARRISBURG EAST

CUMBERLAND

DAUPHIN



ec





Paul Pontius Vice President Investments O 717.230.1839 C 267.997.6851

ppontius@c5ip.com



Steve Cooper c 610.331.2525

steve.cooper@am.jll.com

Jeff Lockard C 215.990.1889

jeff.lockard@am.jll.com

Paul Torosian C 609.410.8755 paul.torosian@am.jll.com

ELIZABETHTOWN

Jones Lang LaSalle |1235 Westlakes Drive, Suite 210 |Berwyn, PA 19312 610.249.2255 | jll.com

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