



# CORE5 LOGISTICS CENTER AT MIDDLETOWN

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

BUILDING 1 & 2 UNDER CONSTRUCTION. COMPLETION Q1 2022.



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LEASING AGENT

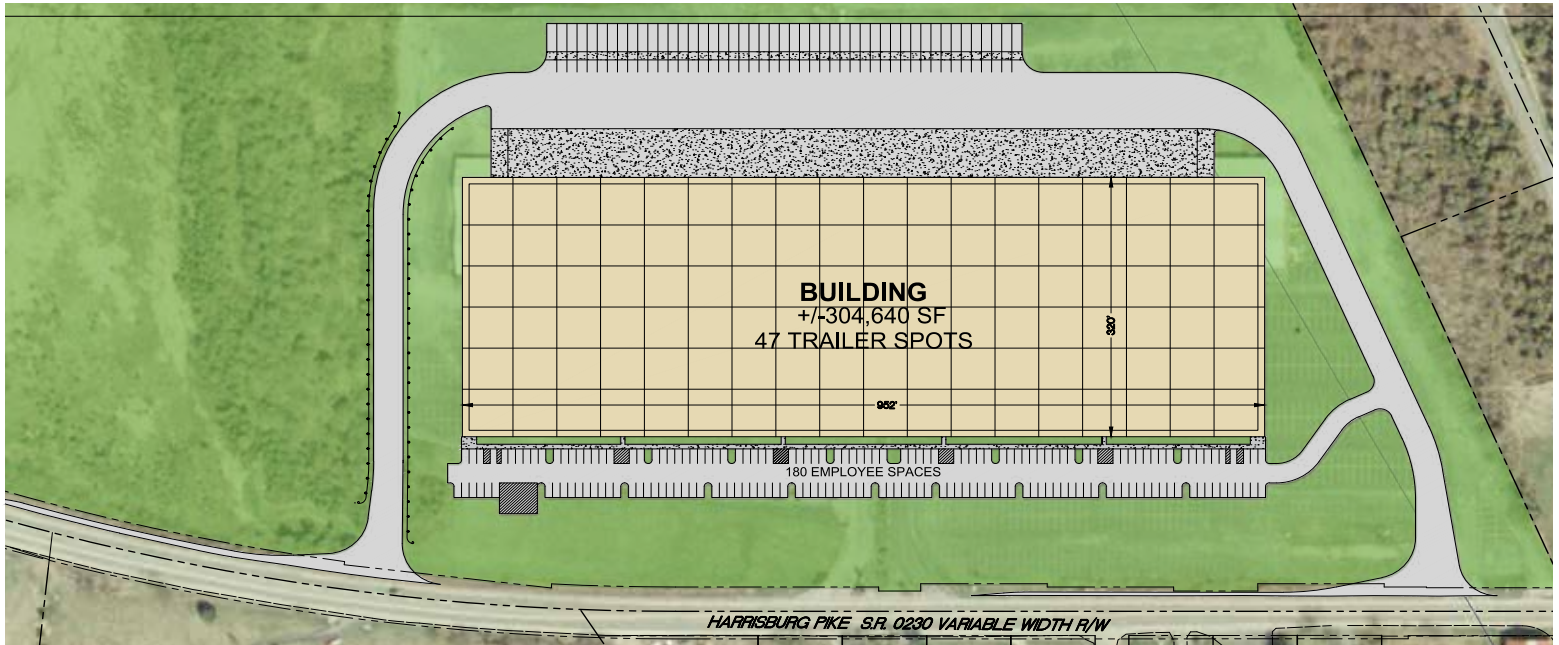
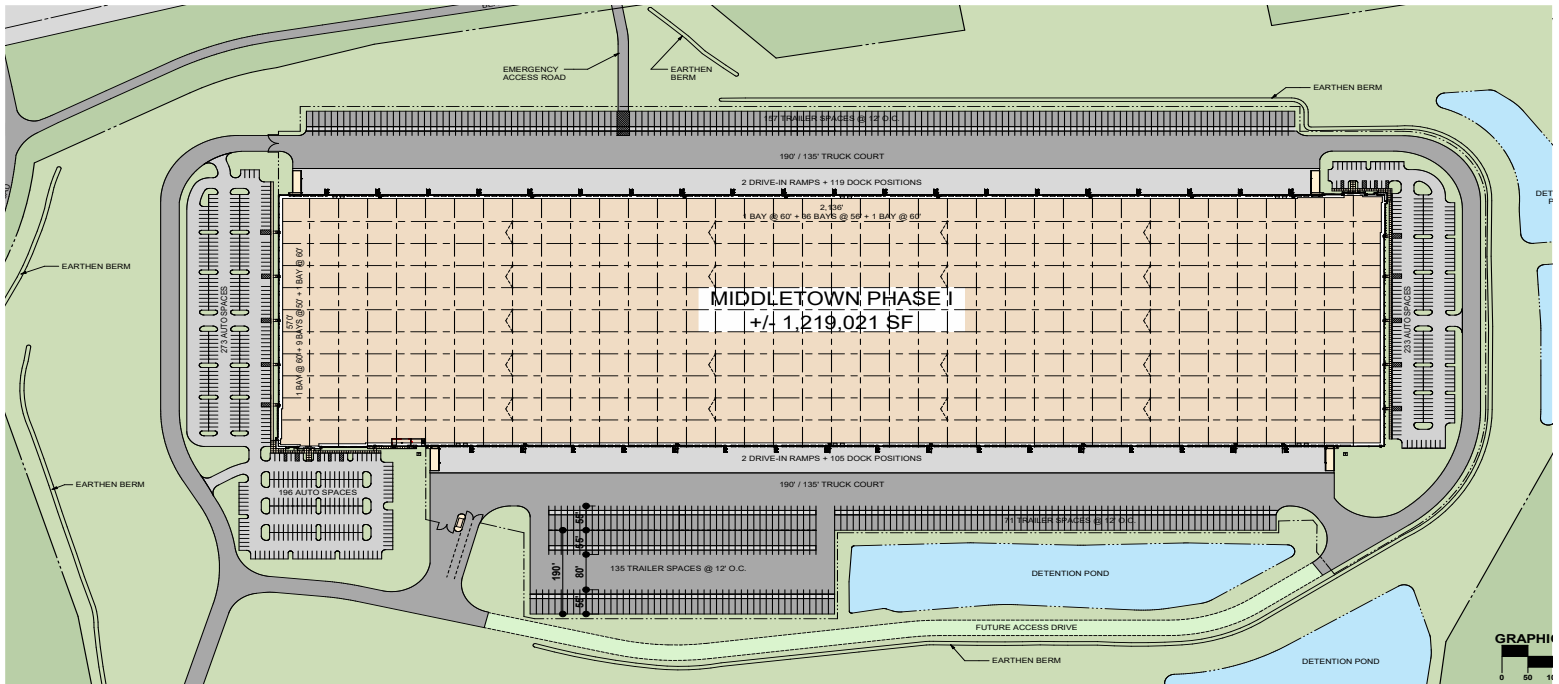


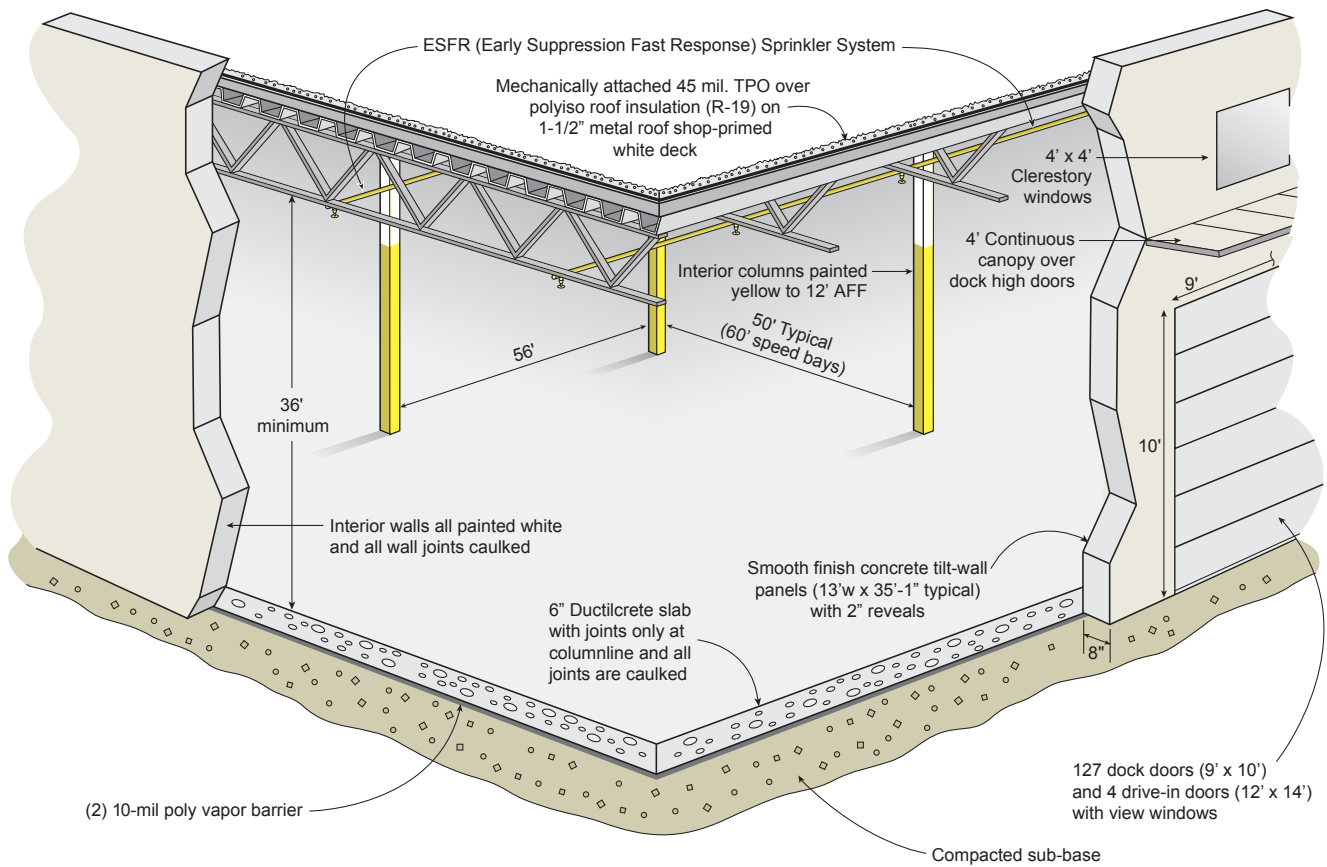
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DEVELOPER

# CORE5 LOGISTICS CENTER AT MIDDLETOWN

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

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

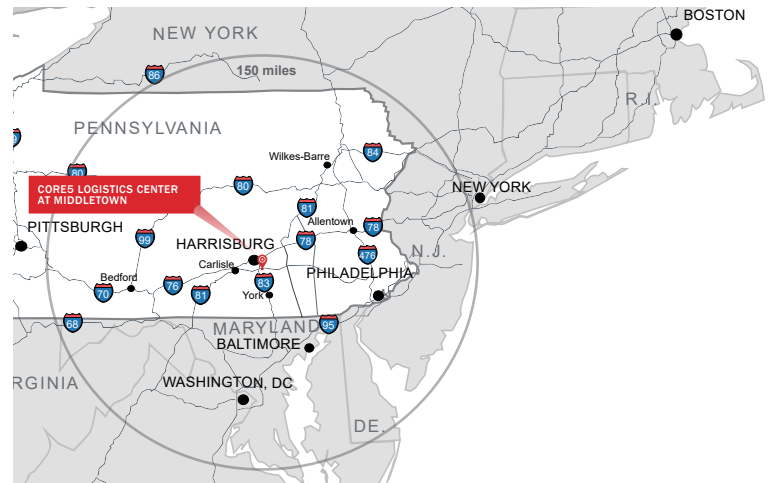
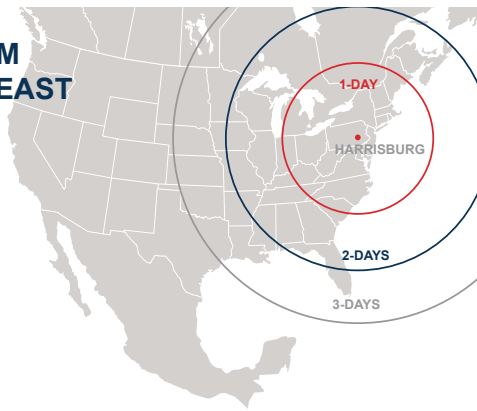
## BUILDING 2 SPECIFICATIONS

<b>Square Footage</b>	304,640 SF
<b>Building Dimensions</b>	952' wide x 320' deep; 70' speed bay
<b>Site Area</b>	32.1 acres
<b>Column Spacing</b>	50 x 50
<b>Clear Height</b>	36' clear
<b>Dock High Doors</b>	54 doors
<b>Truck Court Depth</b>	185' deep; 60' concrete
<b>Auto Parking</b>	180 auto spaces
<b>Trailer Storage</b>	47 trailer storage
<b>Floor</b>	7", 4,000 PSI dowel baskets in loading bay
<b>Lighting</b>	LED
<b>Sprinkler</b>	ESFR





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