

189,600 SF FOR LEASE

525 INDUSTRIAL DRIVE

LEWISBERRY, PA

AVAILABLE FOR
IMMEDIATE
OCCUPANCY



**ADJACENT
FEDEX
GROUND**
LEWISBERRY PA
FACILITY

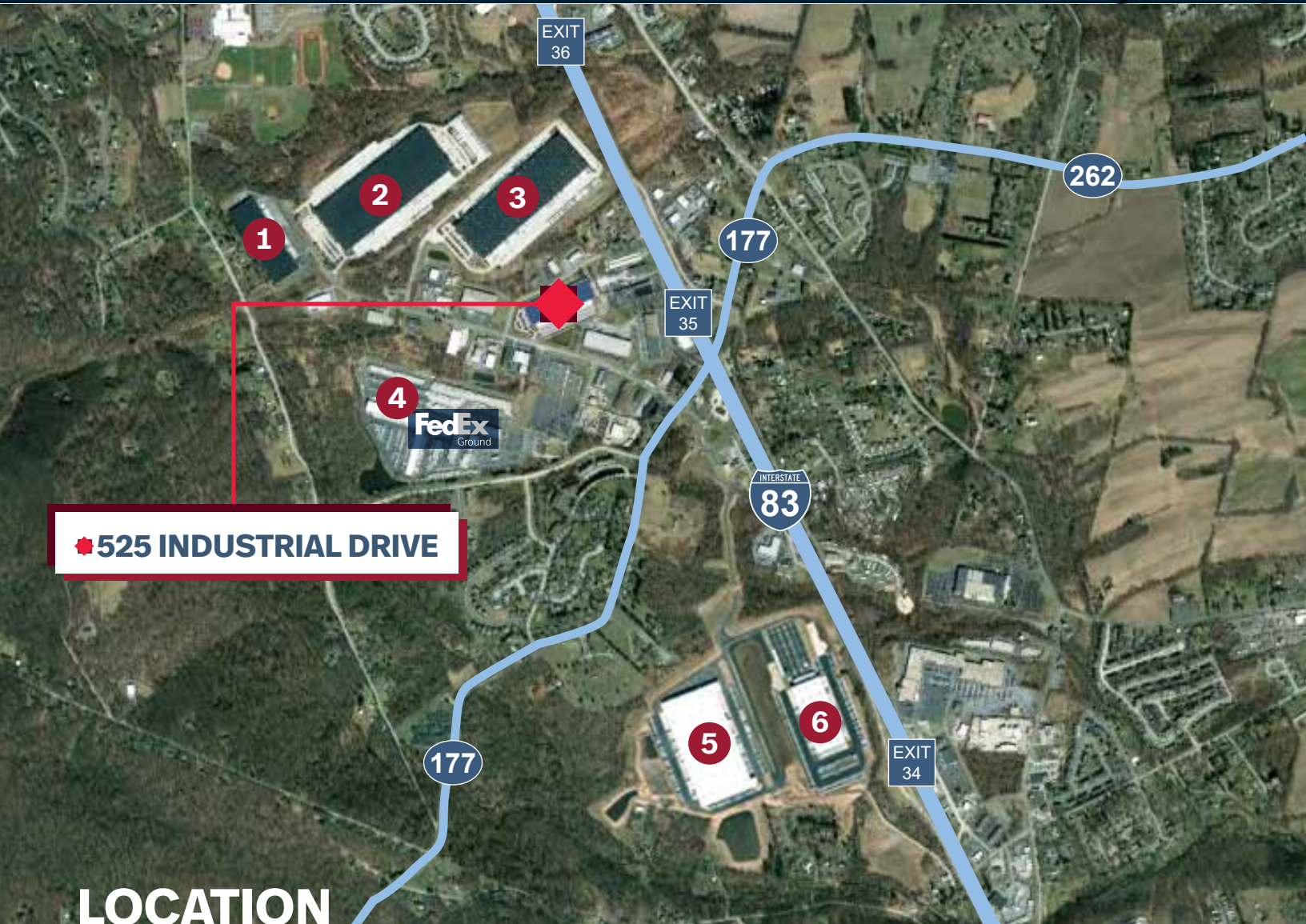


TA REALTY

JLL

525 INDUSTRIAL DRIVE

LEWISBERRY, PA



LOCATION

1. Spears Manufacturing
2. Broder Brothers & Georgia Pacific
3. Amazon.com
4. FedEx Ground
5. Chewy.com
6. Amazon.com

LOCAL TENANTS:

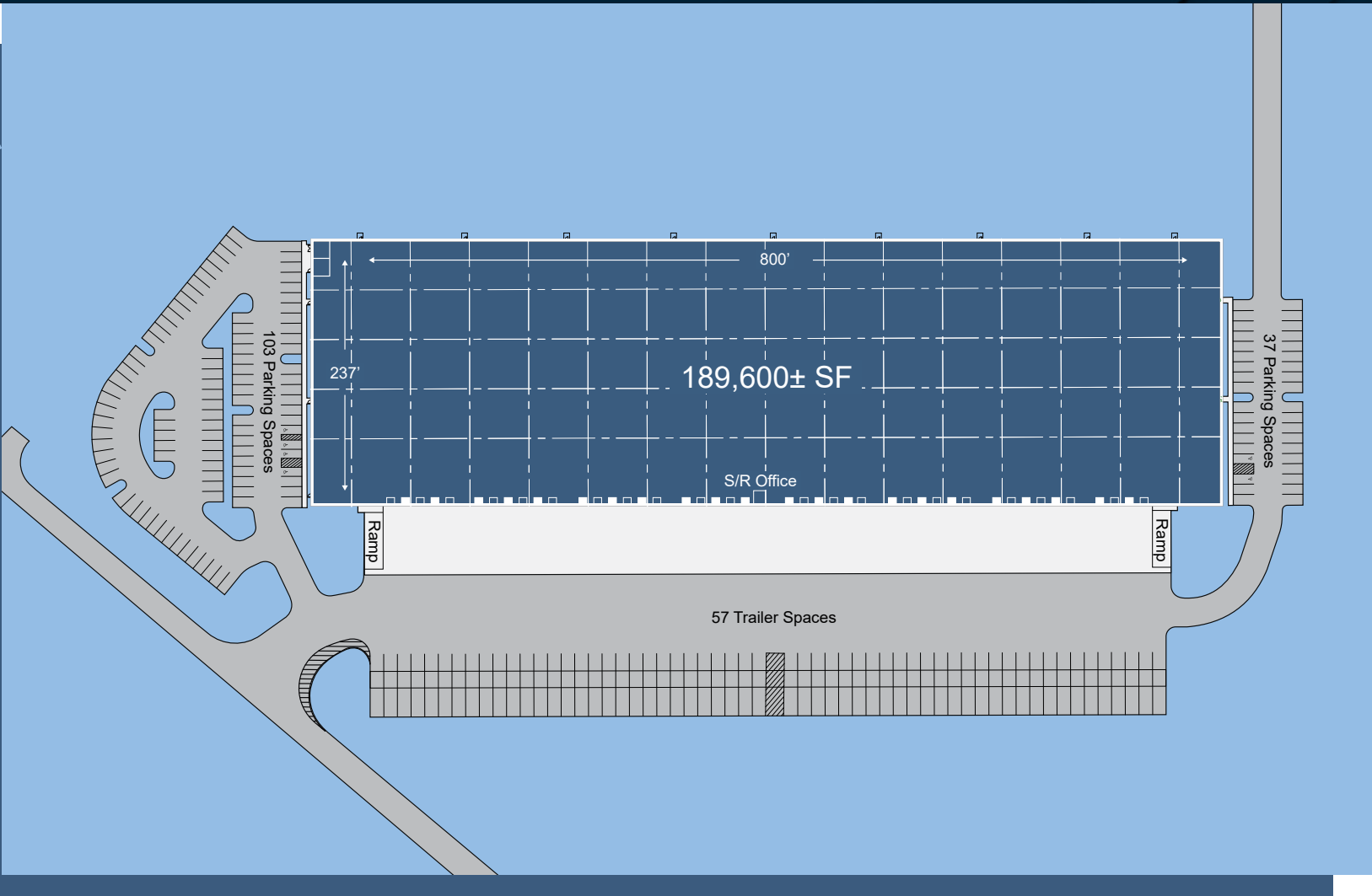
UNFI	Schindler Elevator
Starbucks	Bayer
Graham Packaging	Harley Davidson

INTERMODAL & PARCEL FACILITIES:

FedEx (Lewisberry Hub):	.5 MILES
UPS (Harrisburg):	11 MILES
USPS (Harrisburg):	13 MILES
Norfolk Southern (Harrisburg):	13 MILES
FedEx Freight:	14 MILES
Norfolk Southern (Rutherford):	14 MILES
UPA East Zone Regional Hub:	16 MILES
FedEx (Northampton Hub):	96 MILES

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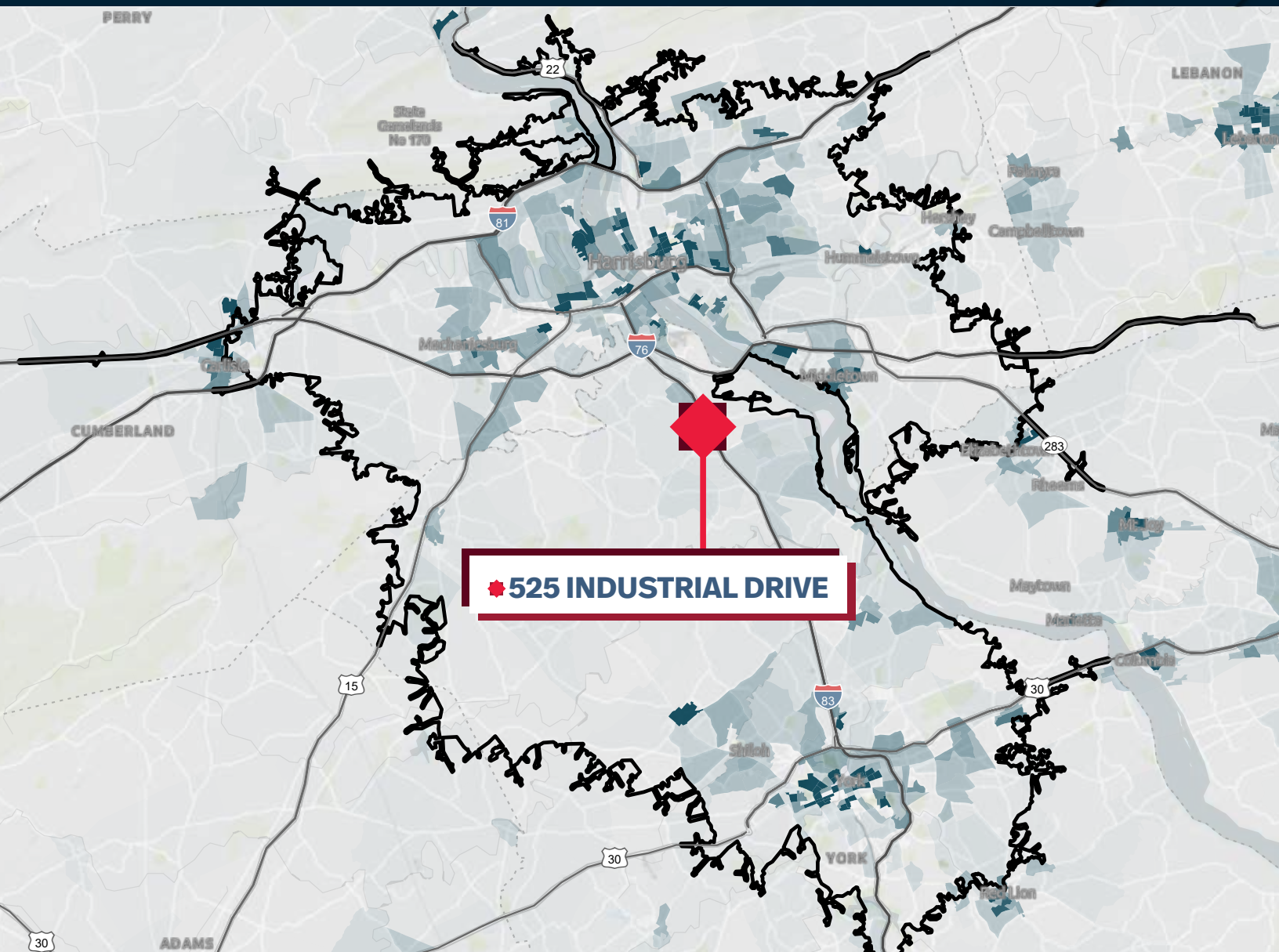


SITE PLAN & SPECS

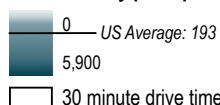
Building Size	189,600 SF	Truck Court	185'
Construction	Tilt-up masonry with pin-tuck insulation	Car Parking	140 spaces
Clear Height	32' clear	Trailer Parking	57 spaces - off wall
Column Spacing	43'9" x 52' typical with 60' speed aisle	Roof	Fully-adhered 60-mil EPDM roof with LTTR-30
Sprinkler	ESFR	UTILITIES	
Lighting	LED-MS Lighting, 30 FC @ 36° AFF on 15' whips	Water	2" domestic service
Drive-in Doors	2 (12' x 14')	Sewer	6" domestic service
Loading Doors	45 (9' x 10') doors; 22 equipped with 35,000 lb. mechanical pit levelers, bumpers, and seals	Gas	UGI
		Electric	Met-Ed

♦ 525 INDUSTRIAL DRIVE

LEWISBERRY, PA



Labor Density per sq. mi.



692,327
Total population



365,720
Total labor force



22%
Total blue collar



W. JASON WEBB
+1 717 329 0881
jason.webb@jll.com

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

JLL | JONES LANG LASALLE
4999 Louise Drive, Ste 202
Mechanicsburg, PA 17055
+1 717 791 2200

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