CORE5 LOGISTICS CENTER AT

LYTLE FARM

1495 E. Harrisburg Pike, Middletown, PA 17057

BUILDING 1: ±554,260 SF

BUILDING 2: ±201,600 SF

CBRE

LEASING AGENT

CORE5 INDUSTRIAL PARTNERS

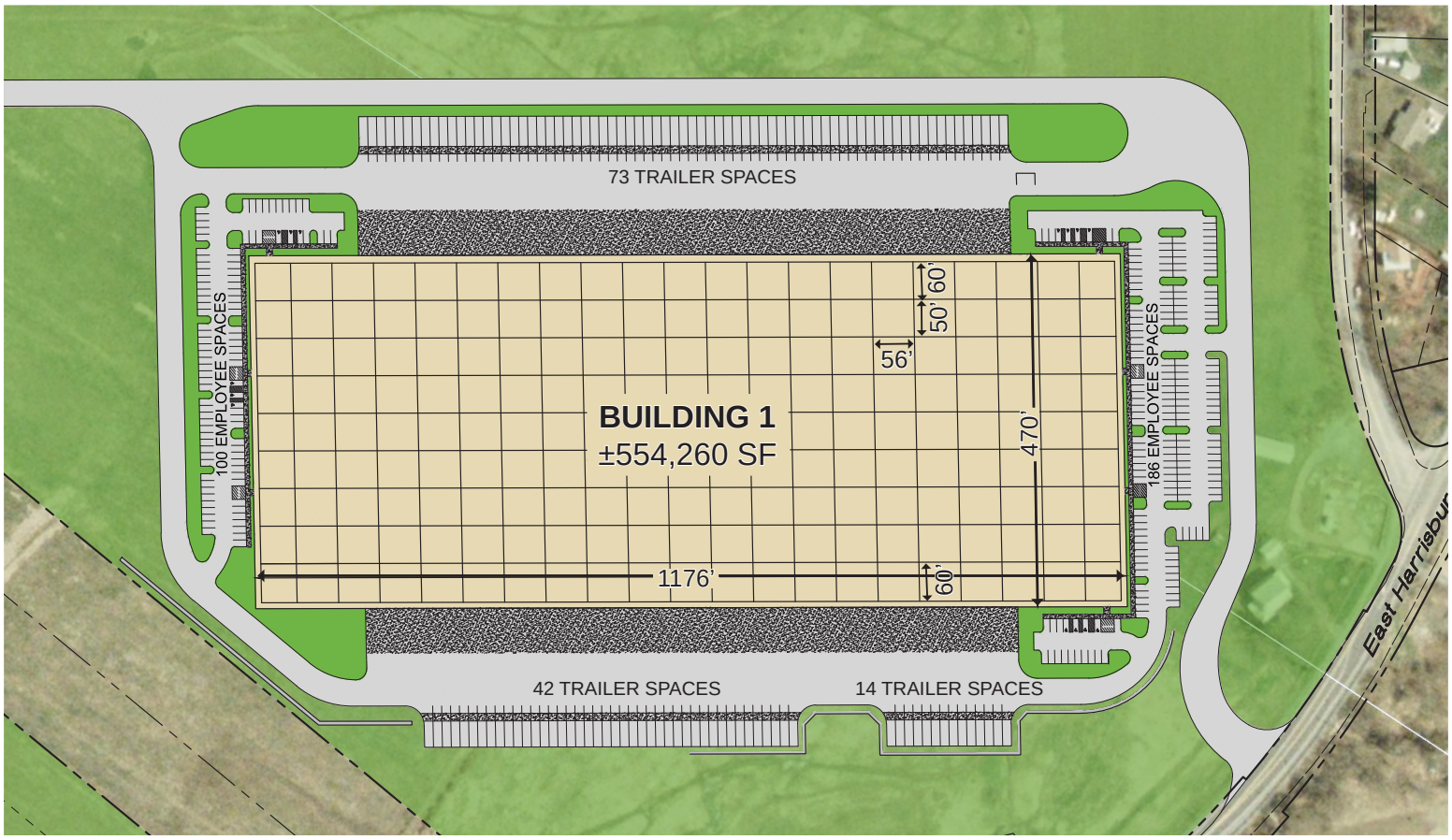
DEVELOPER

CORE5 LOGISTICS CENTER AT

LYTLE FARM

BUILDING 1

1495 E. Harrisburg Pike, Middletown, PA 17057



BUILDING A SPECIFICATIONS

Square Footage	±554,260 SF
Configuration	Cross dock
Column Spacing	60’ speedbays 56’ x 50’
Slab Thickness	8” conventional slab
Clear Height	40’ clear height
Dock High Doors	104 – 9’ x 10’ dock high doors
Drive-In Doors	4 – 14’ x 16’ drive-in doors
Truck Court Depth	130’ concrete truck apron
Auto Parking	±286 auto spaces
Trailer Parking	±129 trailer spaces
Sprinkler System	ESFR sprinkler system

CORE5 LOGISTICS CENTER AT

LYTLE FARM

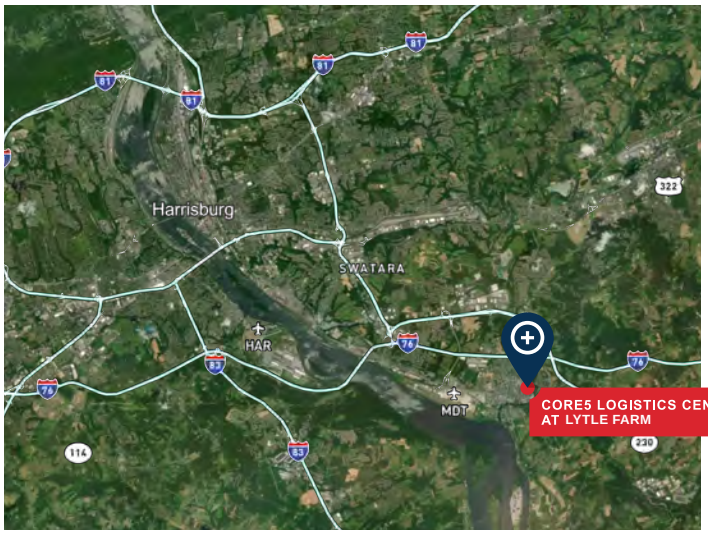
BUILDING 2

1495 E. Harrisburg Pike, Middletown, PA 17057

BUILDING SPECIFICATIONS

Square Footage	±201,600 SF
Configuration	Rear load
Column Spacing	60’ speedbay 56’ x 48’
Slab Thickness	7” conventional slab
Clear Height	36’ clear height
Dock High Doors	31 – 9’ x 10’ dock high doors
Drive-In Doors	2 – 14’ x 16’ drive-in doors
Truck Court Depth	130’ concrete truck apron
Auto Parking	±157 auto spaces
Trailer Parking	±22 trailer spaces
Sprinkler System	ESFR sprinkler system

Route 283	2.0 miles
FedEx Hub - Middletown	4.0 miles
I-76	6.5 miles
UPS Northeast Regional Hub	7.3 miles
Norfolk Southern Rutherford	8.2 miles
I-83	12.5 miles
I-81	12.6 miles
Port of Baltimore	84.8 miles
NY/NJ Port	168 miles



CORE5 INDUSTRIAL PARTNERS

CBRE

Paul Pontius
Vice President Investments
O 717.230.1839
C 267.997.6851
ppontius@c5ip.com

Michael Hess
Executive Vice President
O 717.540.2705
C 717.649.5209
michael.hess@cbre.com

Patrick Lafferty
Senior Vice President
O 717.540.2704
C 717.940.2131
patrick.lafferty@cbre.com

Bart D. Anderson
Executive Vice President
O 717.540.2706
C 717.756.2651
bart.anderson@cbre.com

© Copyright 2022 Core5 Industrial Partners, LLC. All rights reserved.
CORE5, CORE5 INDUSTRIAL PARTNERS, and the stylized "C" CORE5 INDUSTRIAL PARTNERS design / logo are service marks of Core5 Industrial Partners, LLC for its real estate services, namely, acquisition, rental, brokerage, development, leasing, and management of industrial real estate property. These marks may not be used without express permission of Core5 Industrial Partners, LLC.