



CORE5 LOGISTICS CENTER AT MIDDLETOWN

BUILDING 1 - 1,219,021 SF // BUILDING 2 - 305,870 SF
AVAILABLE FOR IMMEDIATE OCCUPANCY



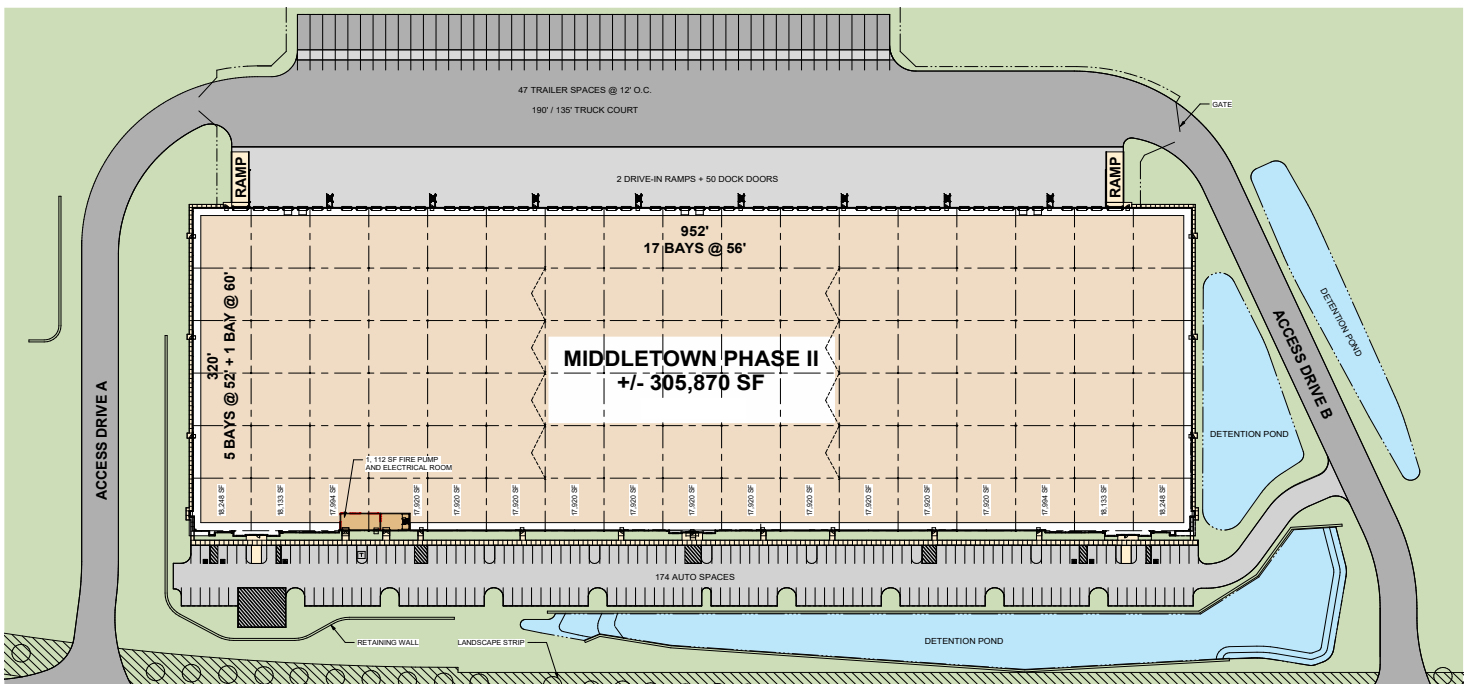
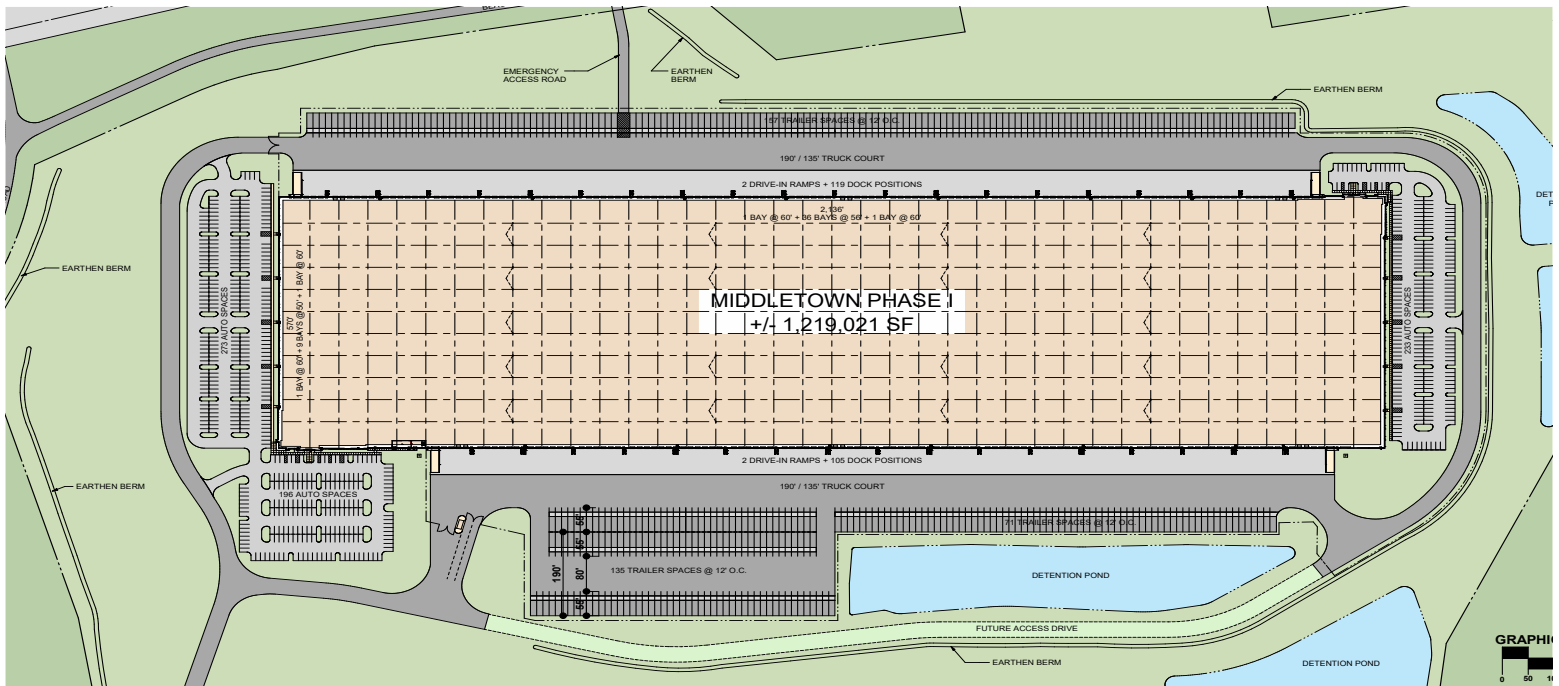
LEASING AGENT

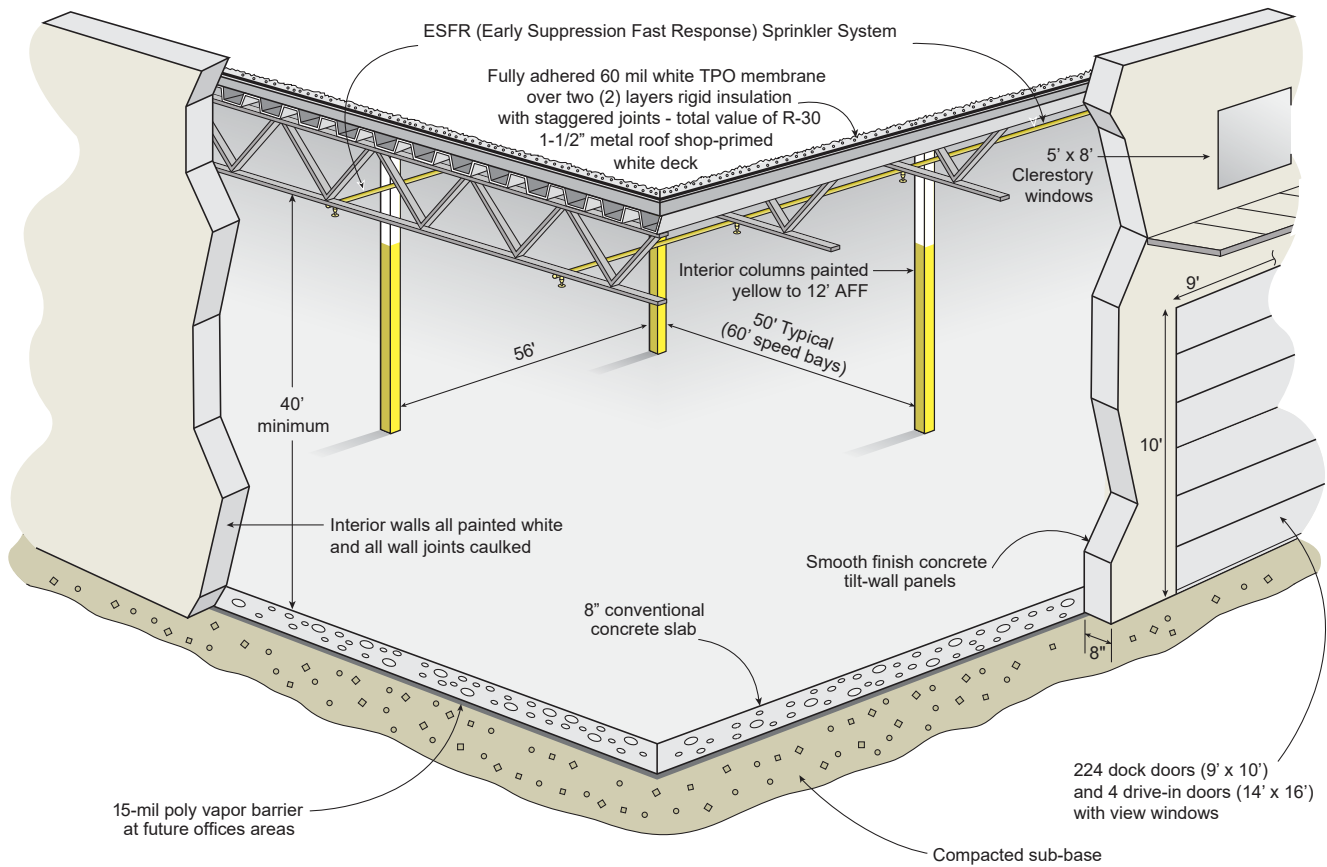


DEVELOPER

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 recently constructed a 775,000 square foot hub in Lower Swatara Township, PA. 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.



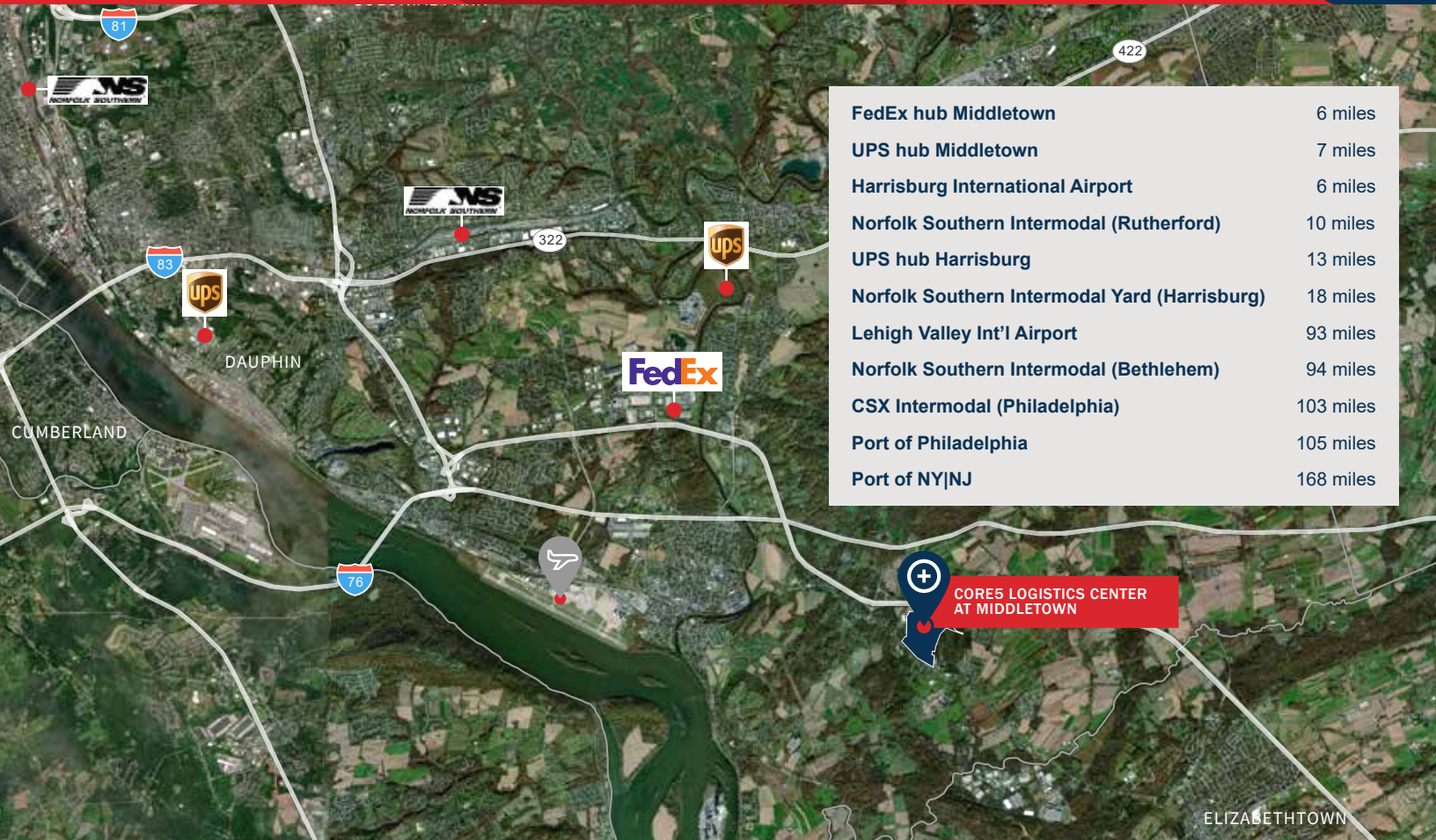


BUILDING 1 SPECIFICATIONS

Square Footage	1,219,021 SF
Building Dimensions	2136' wide x 570' deep; 60' speed bay
Site Area	196.27 acres
Office Area	2,619 SF
Column Spacing	56' x 50'
Clear Height	40' clear
Dock High Doors	224 doors
Drive-In Doors	4 doors
Truck Court Depth	190' deep; 60' concrete
Auto Parking	702 auto spaces
Trailer Storage	363 trailer storage
Floor	8" conventional, 4,000 PSI dowel baskets in loading bay
Lighting	LED
Sprinkler	ESFR

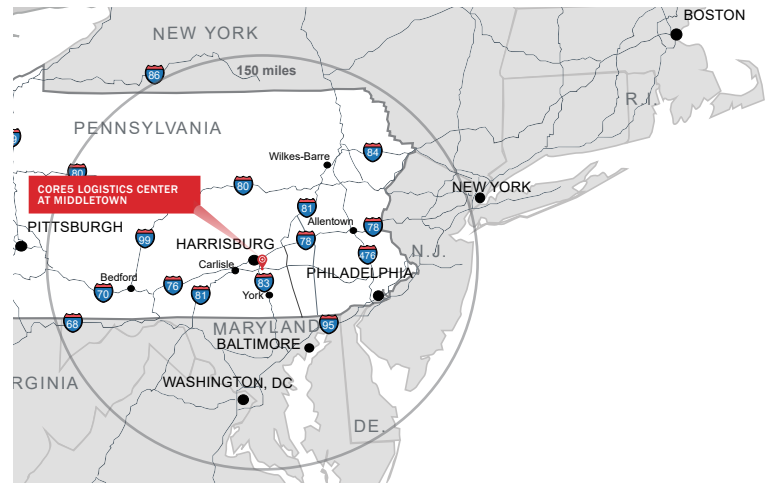
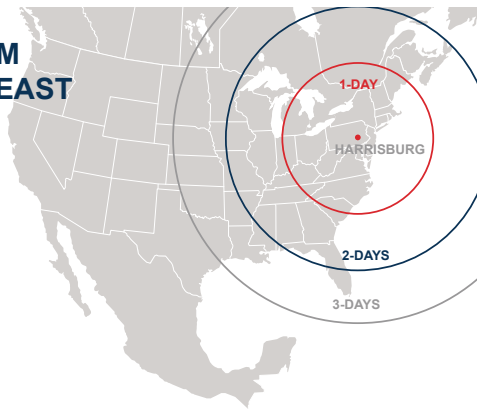
BUILDING 2 SPECIFICATIONS

Square Footage	305,870 SF
Building Dimensions	952' wide x 320' deep; 60' speed bay
Site Area	32.1 acres
Office Area	2,597 SF
Column Spacing	56' x 52'
Clear Height	36' clear
Dock High Doors	50 doors
Truck Court Depth	185' deep; 60' concrete
Auto Parking	174 auto spaces
Trailer Storage	47 trailer storage
Floor	7", 4,000 PSI dowel baskets in loading bay
Lighting	LED
Sprinkler	ESFR



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

**DAYS TRUCK
DRIVE TO/FROM
HARRISBURG EAST**



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