



FOR SUBLEASE
INDUSTRIAL FACILITY



BINSWANGER
Established 1931

221 Allen Road, Carlisle, PA

PROPERTY DETAILS

BUILDING SIZE:

- 1,029,600 SF (425,000 SF Available)

LOT SIZE:

- 104.05 AC

BUILDING CLASS:

- A

CEILING HEIGHT:

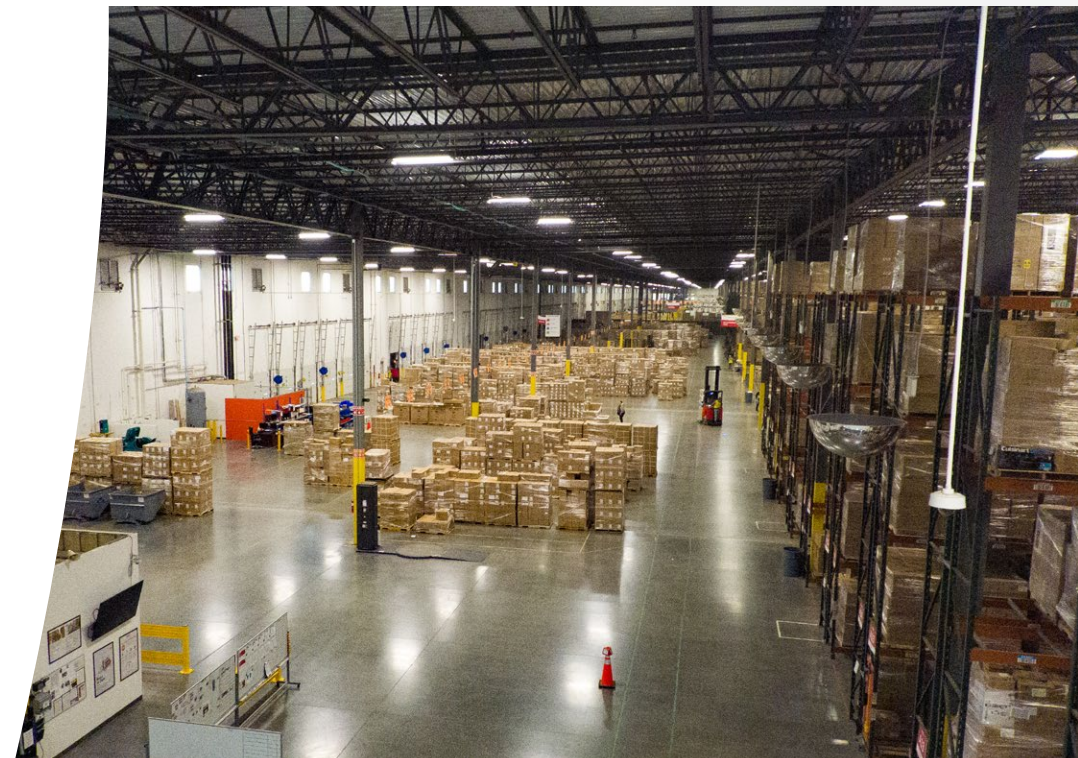
- 36'

TRUCK LOADING:

- Cross-Docks Layout
- 54 Loading-Docks with Levelers
- 2 Drive-Ins (12'w x 14'h)
- 130' Truck Court
- 60' Speed Bay

PARKING:

- 89 Trailer Parking Spaces



PROPERTY DETAILS

CONSTRUCTION:

- 57'w x 50'd Column Spacing
- 7" Reinforced Concrete Floor
- Office Space - Built in 2015

ELECTRIC:

- 4000 Amps 480/270V 3-Phase Electric
- PPL Electric (Seperately Metered)

FIRE PROTECTION:

- ESFR Sprinklers

NATURAL GAS:

- UGI (Prorated)

LIGHTING:

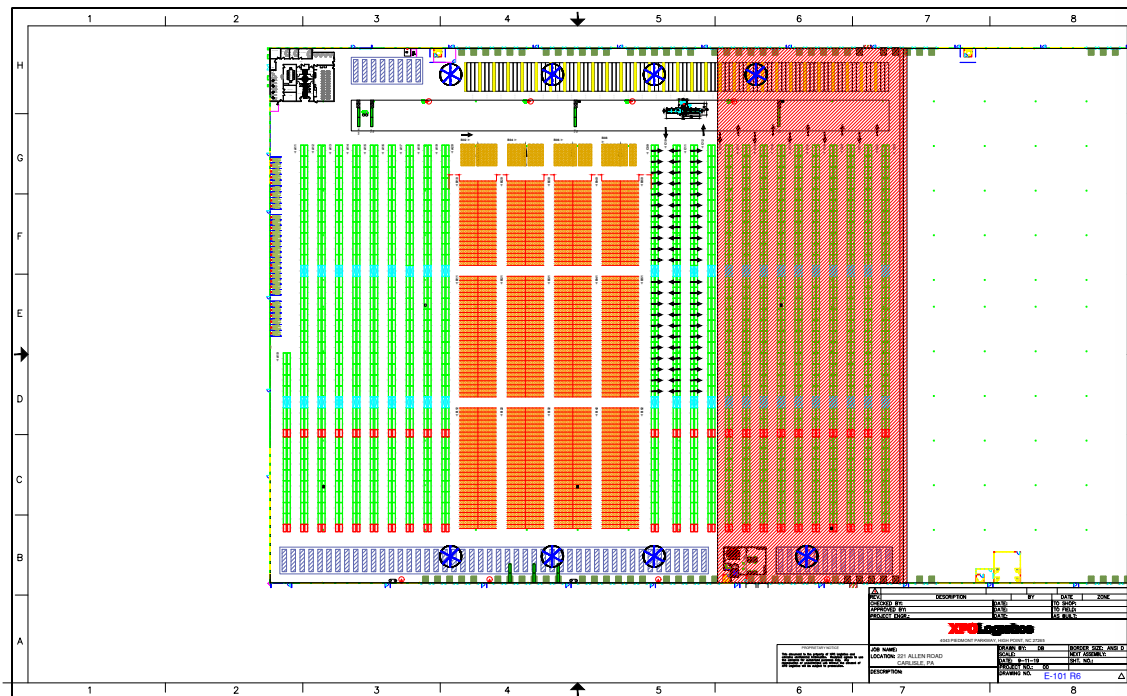
- Florescent

PUBLIC WATER/SEWER:

- Carlisle Municipal Authority (Seperately Metered)

ZONING:

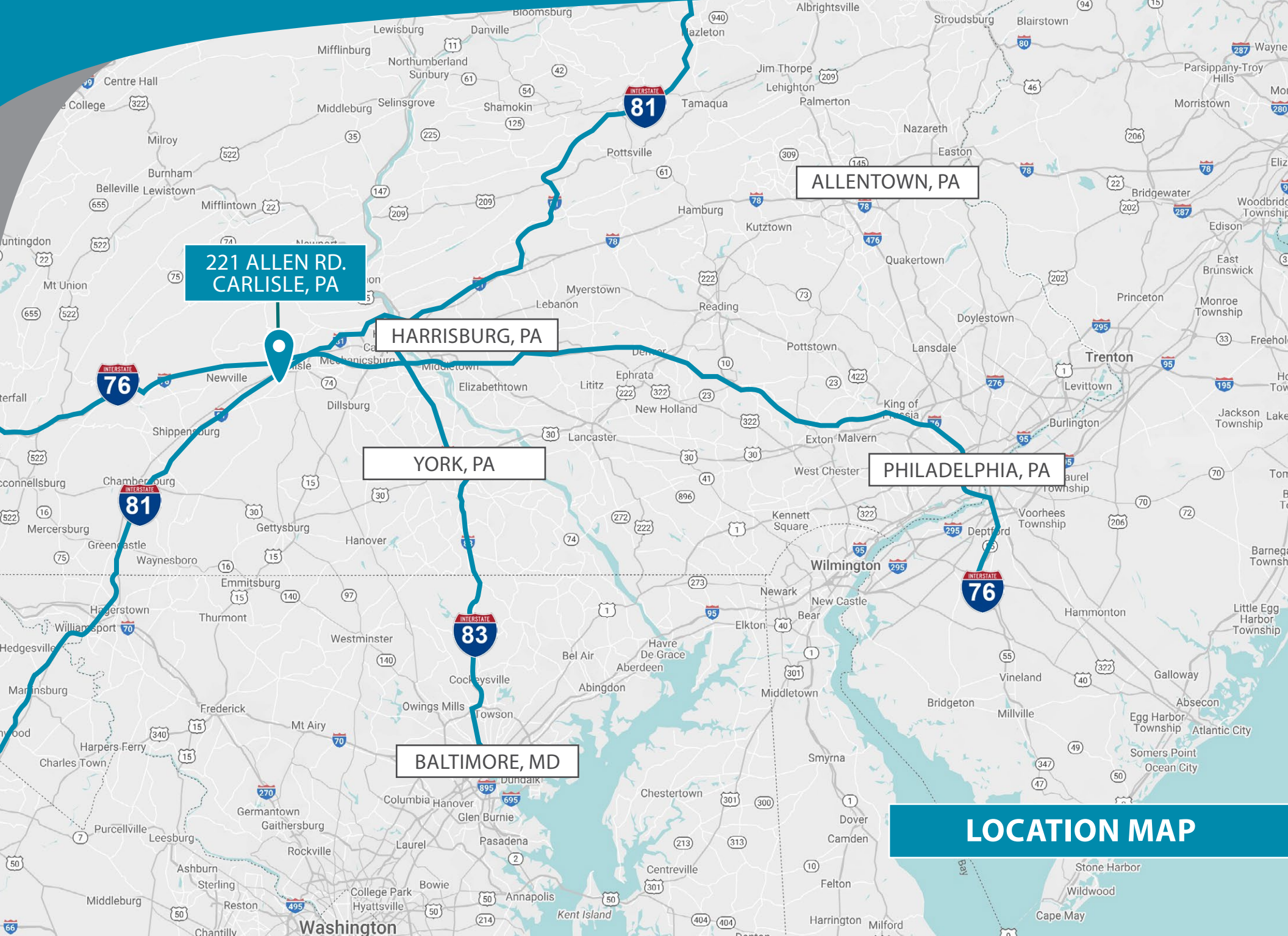
- Zoned I – Industrial (West Pennsboro Township)





LOCATION DESCRIPTION:

This property is strategically located in Carlisle, Pennsylvania providing immediate access to I-81 (0.8-miles) and I-76 (6-miles).



ALLENTOWN, PA

221 ALLEN RD.
CARLISLE, PA

HARRISBURG, PA

YORK, PA

PHILADELPHIA, PA

BALTIMORE, MD

LOCATION MAP

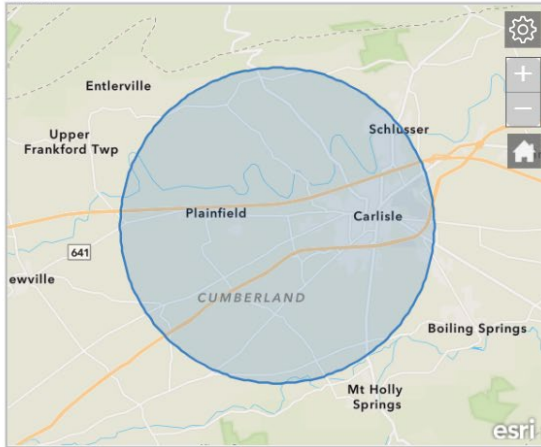
DEMOGRAPHICS

5 MILE RADIUS

Market Insights for Real Estate

221 Allen Rd, Carlisle, Pennsylvania, 17013

5 Miles



45,235
Total Population
(Current year)



0.37%
Population Growth
(Projected 5-yr)



\$75,784
Household Income
(Median)



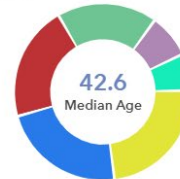
\$256,794
Home Value
(Median)



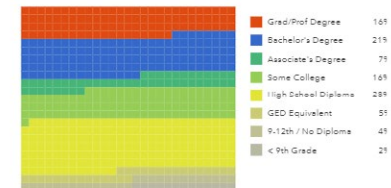
\$60,415
Disposable Income
(Median)

Generational Predominance

- Baby Boomer (Ages 58 - 76)
- GenZ (Ages 6 - 23)
- Millennial (Ages 24 - 41)
- Gen X (Ages 42 - 57)
- Silent / Greatest Gen (77+)
- Gen Alpha (Ages <6)



Educational Attainment



4,923
Residents
Who Commute
30+ Minutes

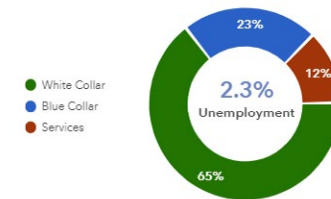


46
Schools

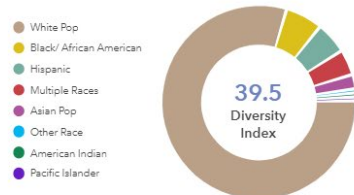


1,830
Businesses

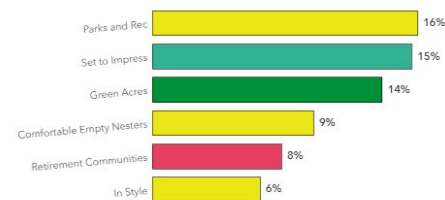
Employment Type (Residents)



Race and Ethnicity



Top Lifestyle Segments

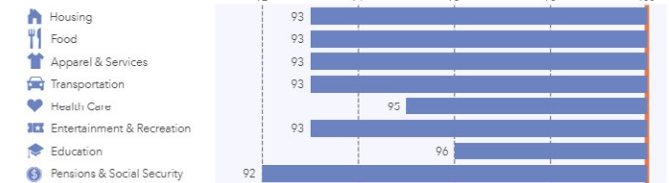


18,518
Households
(Total)



2.3
Household Size
(Average)

Household Expenditures



This index compares the average household expenditures for this market compared to the US. The US average is 100. An index of 120 is 20 percent higher than the US average and an index of 80 is 20 percent lower.

PRIMARY CONTACT



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