

Core5 Logistics Center at Middletown - Building 1

3327 E Harrisburg Pike | Middletown, PA | US | Dauphin County
Available SF: 1,217,520



Available SF:	1,217,520
Total SF:	1,217,520
Ceiling Peak:	40' Ft.
Site Size:	196.27 acres Acres
Year Built:	2022
Within City Limits:	No
Floor Type:	Concrete
Last Updated:	Feb 16, 2022

Economic Development Contact

Joe Malda
FirstEnergy Corp
| jnmalda@firstenergycorp.com

Realtor/Owner Contact

Steve Cooper
JLL
610-331-2525 | steve.cooper@am.jll.com

Property and Area Description


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.

Population

	234,389 10 Mile Radius	1,024,094 20 Mile Radius	1,586,282 30 Mile Radius
---	----------------------------------	------------------------------------	------------------------------------

Source: ESRI®, 2024

Households

	92,891 10 Mile Radius	410,045 20 Mile Radius	628,151 30 Mile Radius
--	---------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: PA 283 (1 mi.)
Nearest Interstate: I-76 (PA Turnpike) (8 mi.)
Ingress/Egress Notes: The Park’s location provides immediate access to major US interstates including I-76 (PA Turnpike), I-83, and I-81.
Nearest Airport: Harrisburg International Airport (6 mi.)
Nearest Commercial Airport: Harrisburg International Airport (6 mi.)
Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Property Images

