

# FIRST LOGISTICS CENTER @ 283

## ±1.8M TOTAL SF

**Building A: Leased**  
**Building B: 349,638 SF Available**

### Available for Lease

Ready For Occupancy | Building A: Leased | Building B: 349,638 SF Available



40' clear height



Abundant trailer and  
car parking



Immediate proximity  
to UPS and FedEx  
Hubs



Strong Blue Collar  
Workforce



[www.FLC283.com](http://www.FLC283.com)

LISTING AGENT:



DEVELOPER/OWNER:



**EXCLUSIVE LISTING AGENT:**

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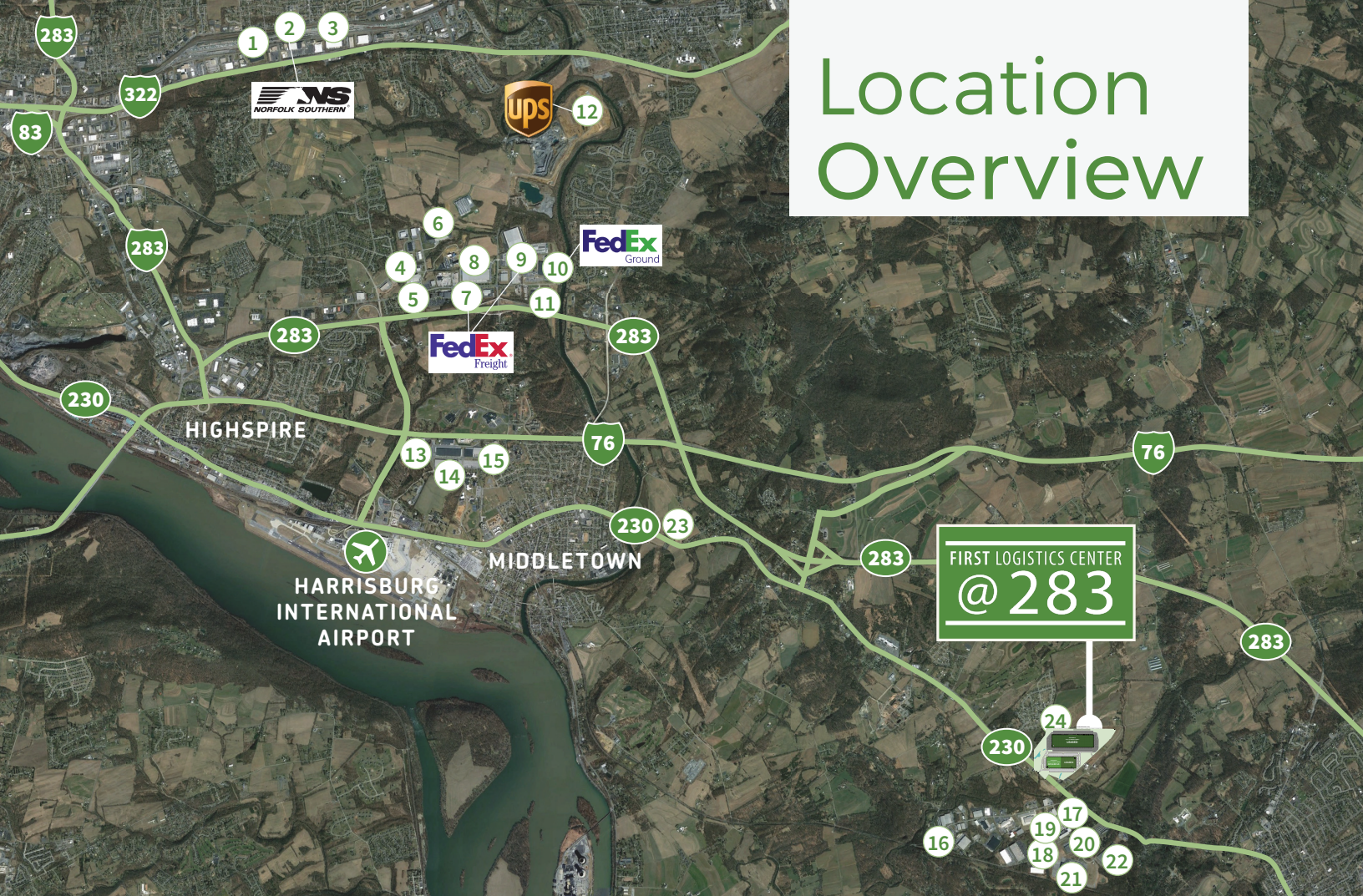
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# Location Overview



 **514,057**  
TOTAL  
POPULATION

 **279,129**  
TOTAL  
LABOR FORCE

 **22.5%**  
PERCENT BLUE  
COLLAR WORKERS

## Corporate Neighbors

<b>1</b>	XPO Logistics	<b>14</b>	Allen Distribution
<b>2</b>	Norfolk Southern	<b>15</b>	ESTES
<b>3</b>	Amazon	<b>15</b>	Brand Fox
<b>4</b>	PODS	<b>15</b>	Boxzooka
<b>5</b>	Iron Mountain	<b>16</b>	Amazon
<b>6</b>	Goodwill, Lennox International	<b>17</b>	Crowe Transportation
<b>7</b>	FedEx Freight	<b>18</b>	Bel Aqua Pool Supply
<b>8</b>	Schneider Electric	<b>19</b>	Packaging Corporation of America
<b>9</b>	FedEx Freight	<b>20</b>	TVH Parts
<b>10</b>	FedEx Ground	<b>21</b>	Nordstrom
<b>11</b>	Syncreon	<b>22</b>	Grove Collaborative
<b>12</b>	UPS Northeast Regional Hub	<b>23</b>	DHL Supply Chain
<b>13</b>	XPO Logistics	<b>24</b>	Boohoo

## Distances

Miles Mins

### HIGHWAYS

<b>I-283</b>	2.8 Miles	4 Mins
<b>I-76</b>	10.2 Miles	12 Mins
<b>I-81</b>	16.8 Miles	18 Mins
<b>I-83</b>	17.0 Miles	18 Mins

### HARRISBURG AIRPORT

<b>HIA</b>	6.5 Miles	10 Mins
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### INTERMODAL & PARCEL FACILITIES

<b>FedEx Ground (Middletown)</b>	7.8 Miles	11 Mins
<b>FedEx Freight (Middletown)</b>	8.0 Miles	12 Mins
<b>UPS Northeast Regional Hub</b>	8.5 Miles	14 Mins
<b>Norfolk Southern (Rutherford)</b>	13.5 Miles	15 Mins
<b>Norfolk Southern (Lucknow)</b>	17.0 Miles	20 Mins
<b>USPS (Harrisburg)</b>	20.7 Miles	24 Mins
<b>FedEx Ground (Lewisberry)</b>	21.2 Miles	25 Mins

# Site Plan & Specifications



## BUILDING B 2701 N. MARKET STREET

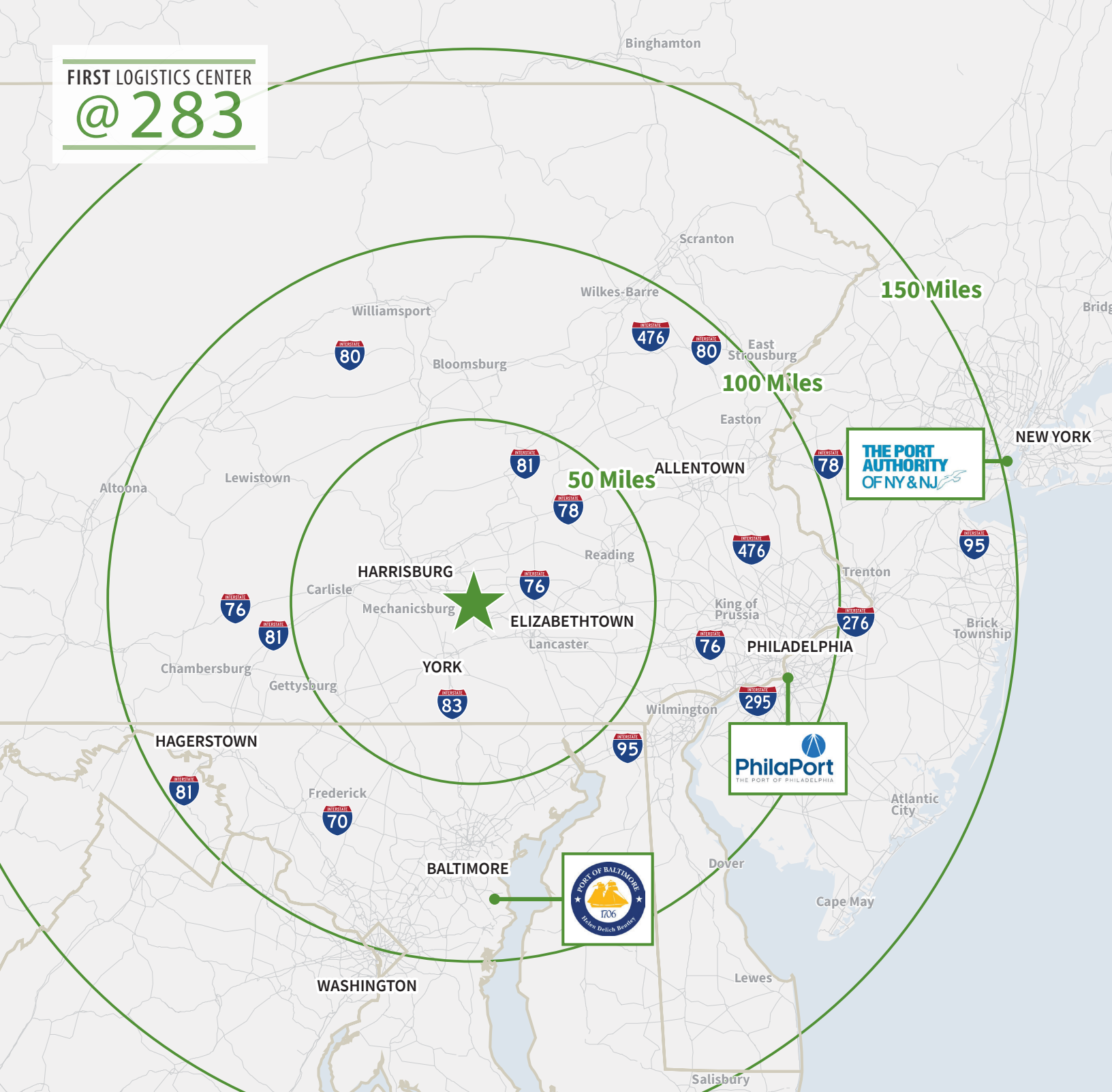
Available SF	349,638 SF
Availability Dimensions	520' deep x 672' wide
Office	±5,754 SF
Clear Height	40' clear
Column Spacing	56' x 47'6" w/ 70' speed bays
Loading	73 (9' x 10') doors (71 fully equipped)

Drive-Ins	Two (2) 12' x 14' drive ins
Trailer Parking	92 dedicated stalls (secured)
Car Parking	159 parking spaces
Sprinkler	ESFR system w/ K-25 heads
Slab	8" unreinforced concrete w/ 4,000 PSI
Lighting	LED light fixtures with motion sensors; 30 FC @ 36" AFF



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DEVELOPER/OWNER:



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