

6111
GRAYSON ROAD
HARRISBURG, PENNSYLVANIA

FOR SUBLEASE

±201,600 SF

AVAILABLE

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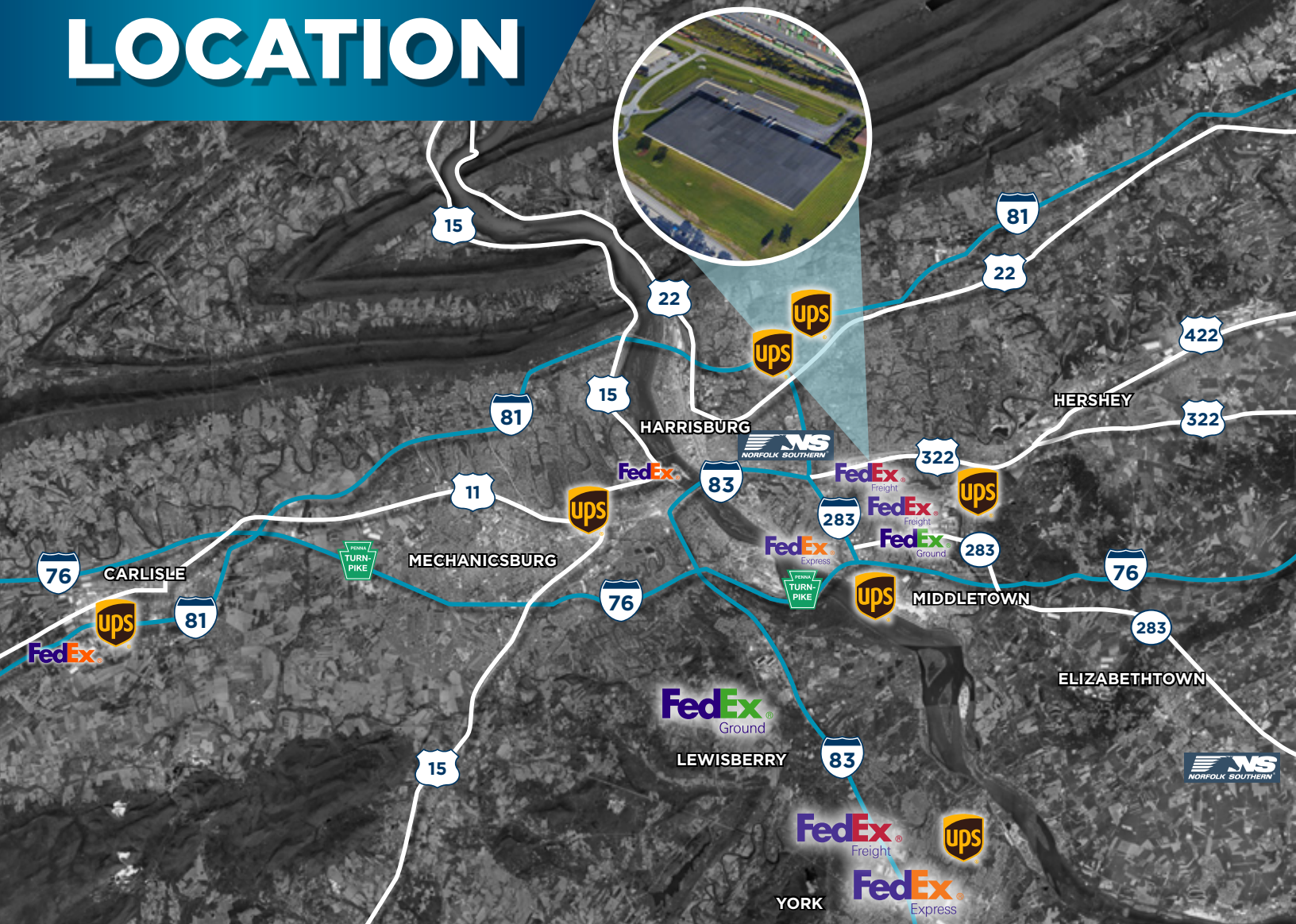
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LOCATION



DRIVE TIMES



LOCAL TENANTS



SITE ADVANTAGES



PRIME LOCATION off Exit 56B of I-83 in Harrisburg, PA



PROXIMITY to FedEx, UPS and intermodal terminals

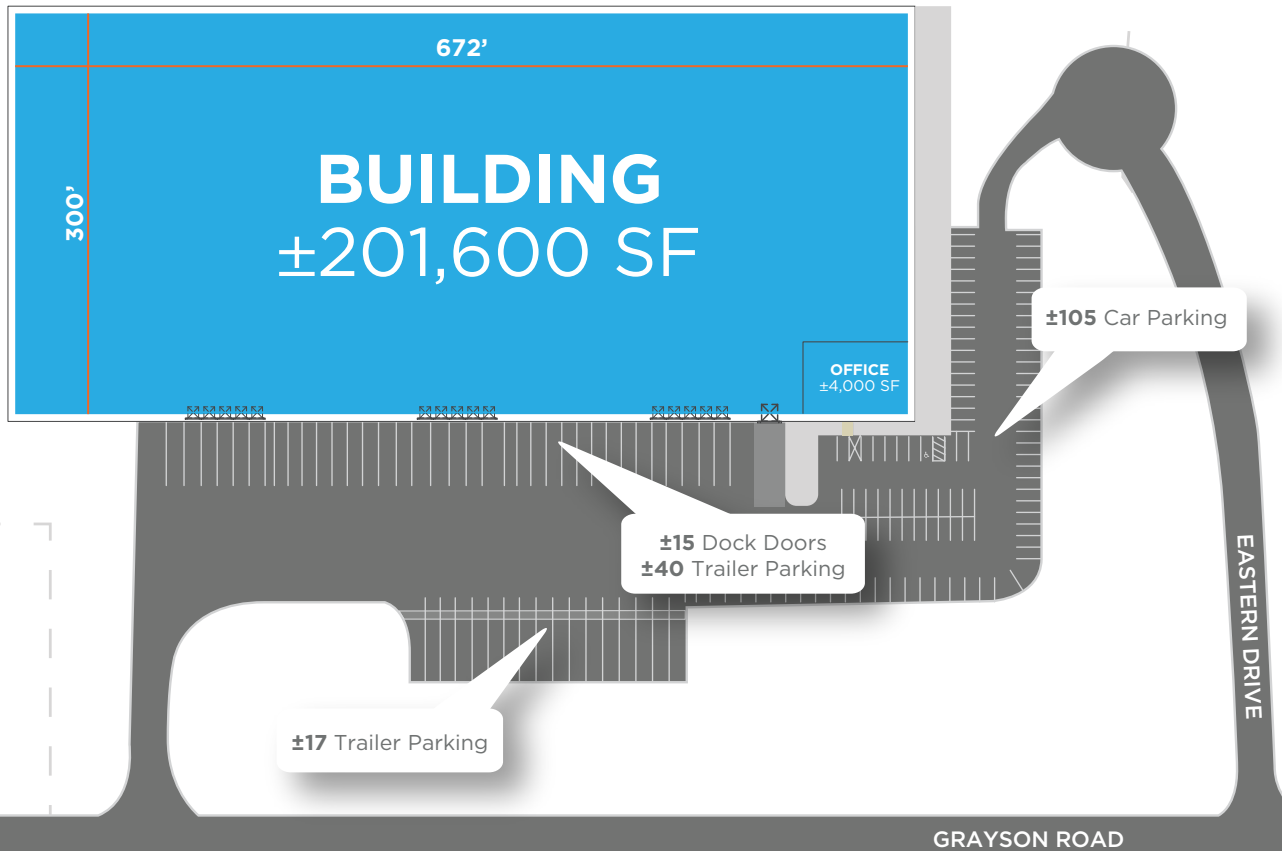


NEWLY IMPROVED Class B space that includes LED lighting, office refresh and ESFR sprinkler system



SIZABLE LABOR MARKET characterized by a skilled and diverse workforce. The region's strategic location and excellent transportation infrastructure make it a prime choice for industrial operations, ensuring a steady supply of qualified employees.

BUILDING SPECS



±201,600 SQUARE FEET

27'-30' CLEAR HEIGHT

±105 AUTO SPACES

±40 TRAILER SPACES

AVAILABLE SF	±201,600 SF	TRAILER PARKING	±40 Spaces
DIMENSIONS	300' x 672'	AUTO PARKING	±105 Spaces
OFFICE AREA	±4,000 SF	DOCK DOORS	14 (8' x 10'), 1 (10' x 10') EQUIPPED WITH BUMPERS, SEALS, LEVELERS, BOLLARDS, AND SWING ARM DOCK LIGHTS
COLUMN SPACING	48' x 50'	DRIVE-IN DOORS	±1 Drive-In (10' x 10')
CLEAR HEIGHT	27'-30' 28' AT THE FIRST BAY	POWER	1400 A 480/277V 3P 4W
FLOORS	6" reinforced concrete	LIGHTING	LED
ROOF	Rubber Membrane, installed 2002	SPRINKLER	ESFR

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