

# 465

## RAILROAD AVENUE

CAMP HILL, PENNSYLVANIA

FOR LEASE



# ±397,042 SF

AVAILABLE



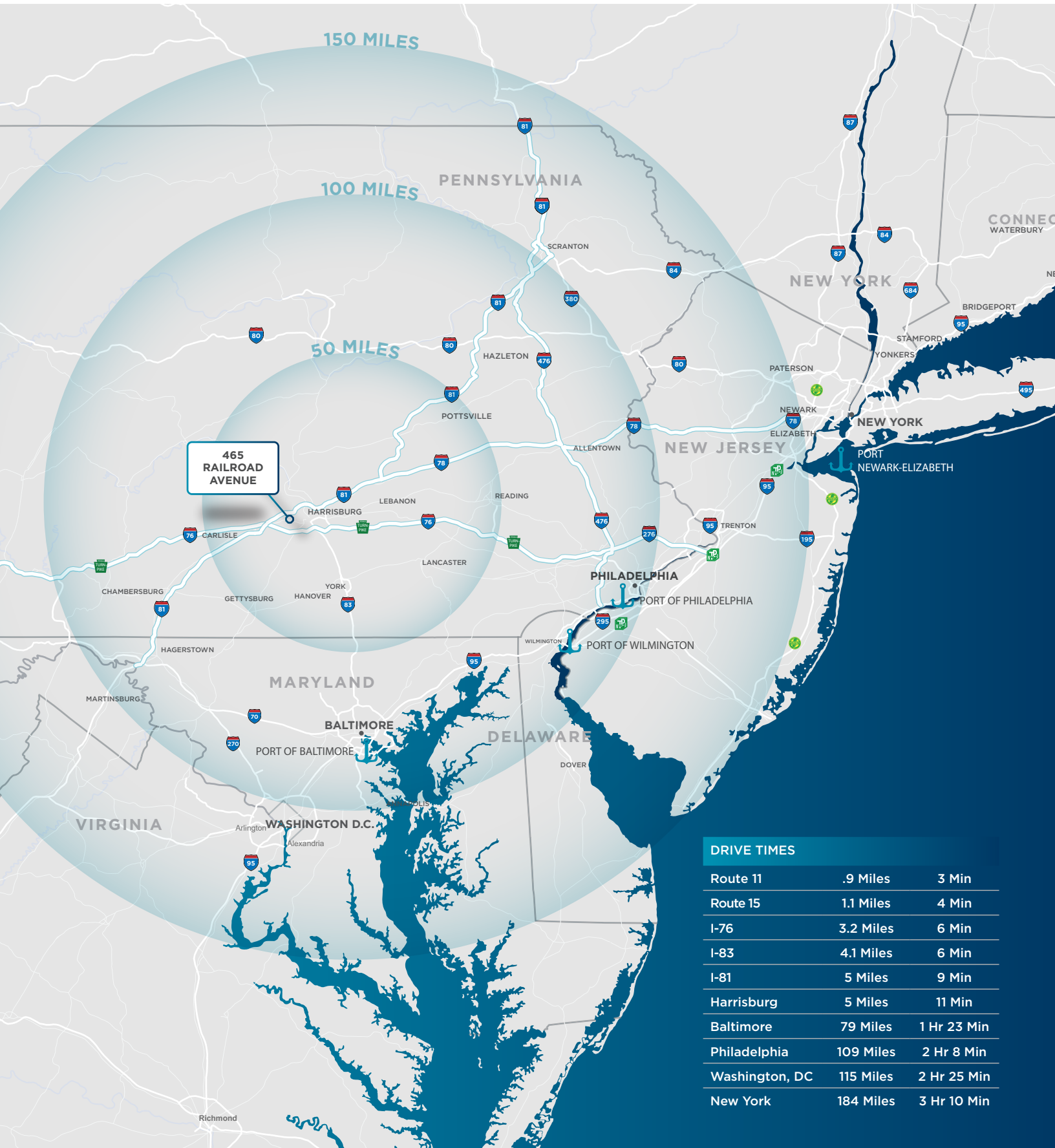
**Adam Campbell**  
Executive Vice Chair  
+1 717 231 7292  
adam.campbell@cushwake.com

**Gerry Blinebury**  
Executive Vice Chair  
+1 717 231 7291  
gerry.blinebury@cushwake.com

**Collin Potter**  
Director  
+1 717 231 7460  
collin.potter@cushwake.com

# REGIONAL MAP

## 465 RAILROAD AVENUE CAMP HILL, PENNSYLVANIA



**465 RAILROAD AVENUE**

### DRIVE TIMES

|                |           |             |
|----------------|-----------|-------------|
| Route 11       | .9 Miles  | 3 Min       |
| Route 15       | 1.1 Miles | 4 Min       |
| I-76           | 3.2 Miles | 6 Min       |
| I-83           | 4.1 Miles | 6 Min       |
| I-81           | 5 Miles   | 9 Min       |
| Harrisburg     | 5 Miles   | 11 Min      |
| Baltimore      | 79 Miles  | 1 Hr 23 Min |
| Philadelphia   | 109 Miles | 2 Hr 8 Min  |
| Washington, DC | 115 Miles | 2 Hr 25 Min |
| New York       | 184 Miles | 3 Hr 10 Min |

# REGIONAL MAP

465 RAILROAD AVENUE  
CAMP HILL, PENNSYLVANIA



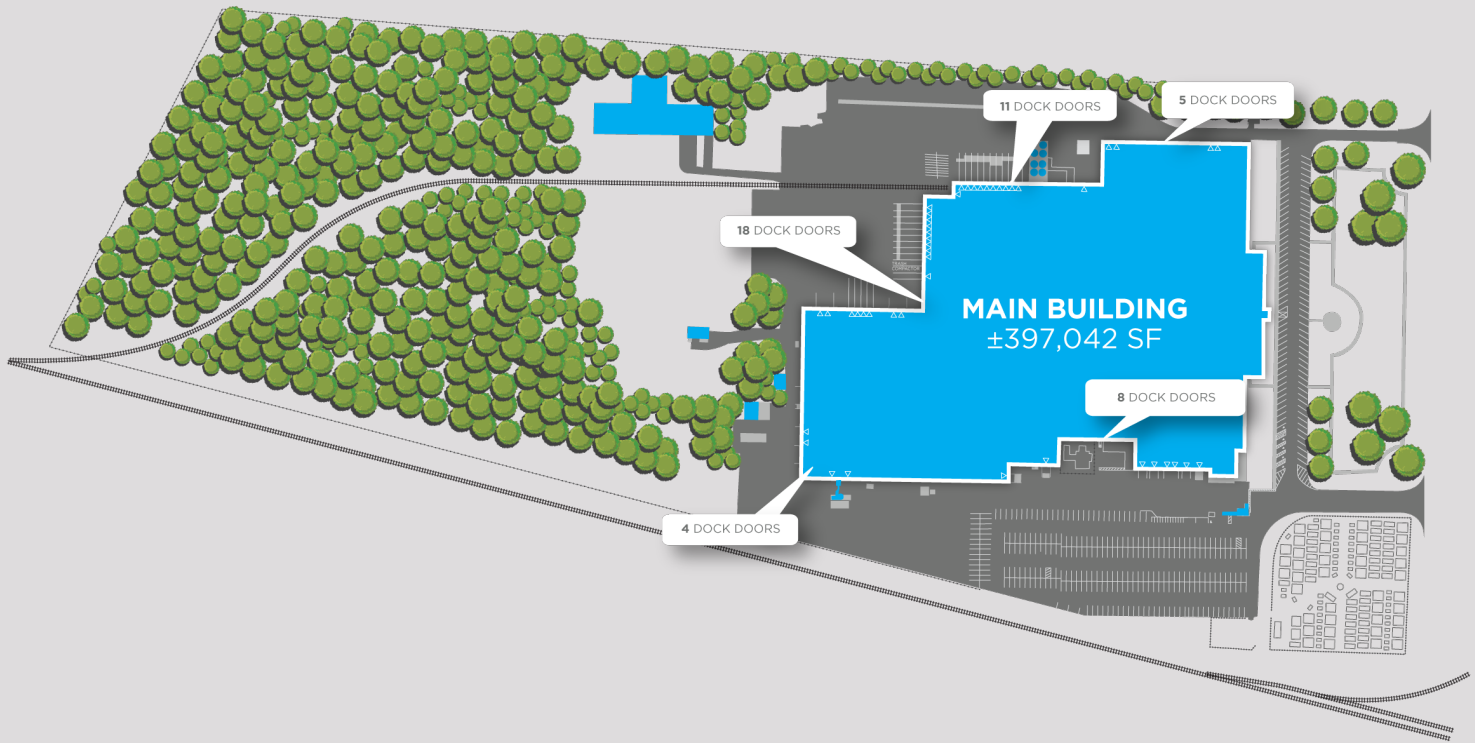
**RAIL ACCESS**



**PRIME ACCESS** to Routes 11 & 15 and minutes from Interstates 81, 76 and 83.



**CONVENIENTLY LOCATED** within a 3-hour truck drive to major cities including New York, Philadelphia, Baltimore and Washington, D.C.



**±397,042** SQUARE FEET

**±46** DOCK DOORS

**28'** CLEAR HEIGHT

**±390** AUTO SPACES

|                       |             |                        |                         |
|-----------------------|-------------|------------------------|-------------------------|
| <b>AVAILABLE AREA</b> | ±397,042 SF | <b>DOCK DOORS</b>      | 46 DOCK DOORS           |
| <b>MANUFACTURING</b>  | 340,502 SF  | <b>AUTO PARKING</b>    | ±390                    |
| <b>OFFICE</b>         | 56,540 SF   | <b>FIRE PROTECTION</b> | WET                     |
| <b>YEAR BUILT</b>     | 1953        | <b>ELECTRIC</b>        | 16,000 AMP 227/480 VOLT |
| <b>ACREAGE</b>        | 44.16 ACRES | <b>EMERGENCY POWER</b> | CUMMINS 70 KW GENERATOR |
| <b>CLEAR HEIGHT</b>   | 28'         |                        |                         |

For More Information, Please Contact:

**Adam Campbell**  
Executive Vice Chair  
+1 717 231 7292  
adam.campbell@cushwake.com

**Gerry Blinebury**  
Executive Vice Chair  
+1 717 231 7291  
gerry.blinebury@cushwake.com

**Collin Potter**  
Director  
+1 717 231 7460  
collin.potter@cushwake.com

Cushman & Wakefield of Pennsylvania, LLC is the Owner's exclusive agent for the property.

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.