# MECHANICSBURG
## T R A D E   C E N T E R

**±1,205,280 SF**

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PANATTONI®

CUSHMAN &
WAKEFIELD

## DRIVE TIMES

| | | |
|---|---|---|
| HARRISBURG | 24 MIN | 17 MILES |
| BALTIMORE | 1 HR 30 MIN | 85 MILES |
| PHILADELPHIA | 2 HR 15 MIN | 115 MILES |
| WASHINGTON D.C. | 2 HR 19 MIN | 111 MILES |
| NEW YORK CITY | 3 HR 15 MIN | 183 MILES |

## MECHANICSBURG
TRADE CENTER

PA

NEW YORK

EASTON

ALLENTOWN

READING

HARRISBURG

CARLISLE

LANCASTER

NJ

SHIPPENSBURG

PHILADELPHIA

CHAMBERSBURG

YORK

HAGERSTOWN

MD

WV

MARTINSBURG

FREDERICK

BALTIMORE

WINCHESTER
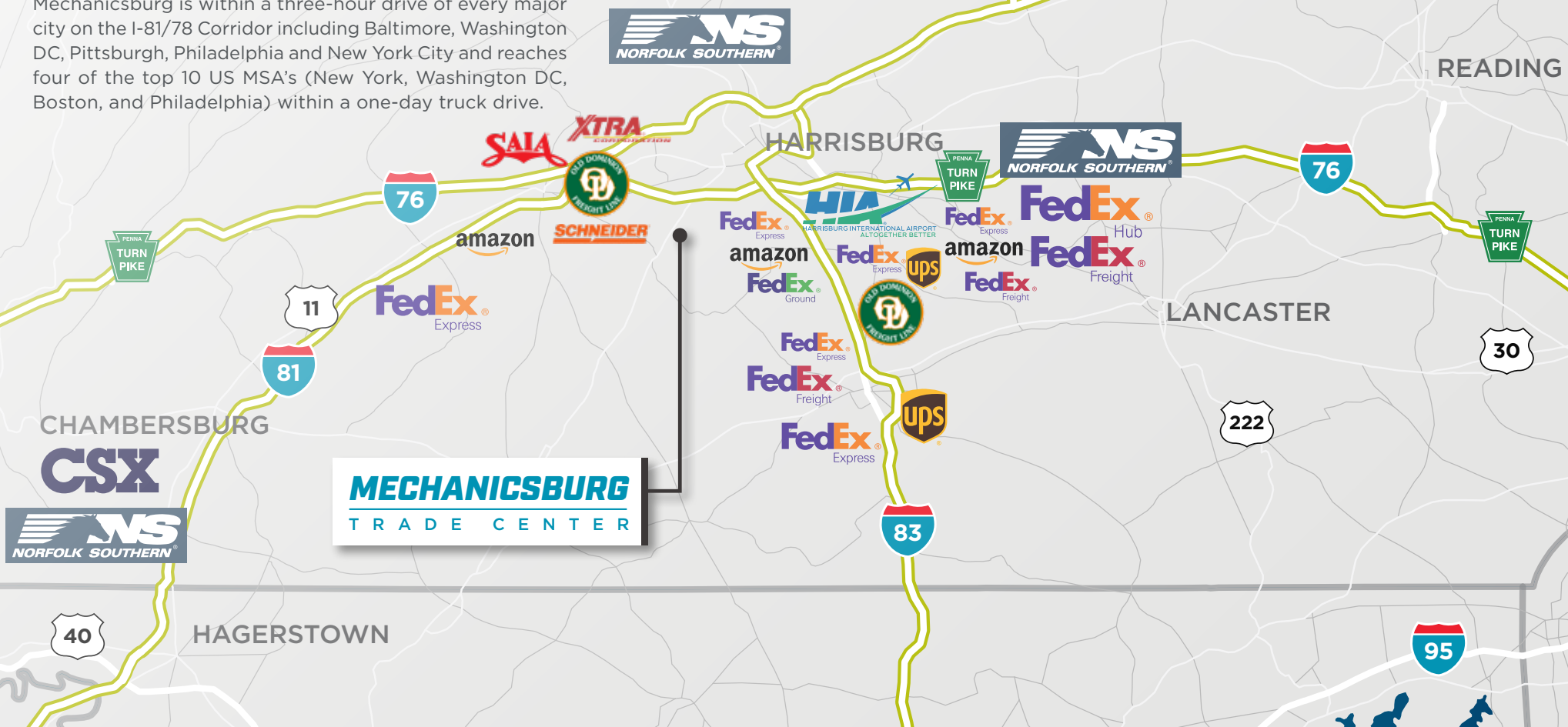
DE

WASHINGTON D.C.

VA

# MULTI-MODAL

## LOGISTICS HUB

Mechanicsburg Trade Center is situated near the confluence of four of the busiest regional highways in Pennsylvania, **Interstates 81, 78, 76 and 83**. It's proximity to major east coast markets, regional seaports, and access to multiple air, rail and highway systems accelerates connections between businesses, suppliers, and customers.

Mechanicsburg is within a three-hour drive of every major city on the I-81/78 Corridor including Baltimore, Washington DC, Pittsburgh, Philadelphia and New York City and reaches four of the top 10 US MSA's (New York, Washington DC, Boston, and Philadelphia) within a one-day truck drive.
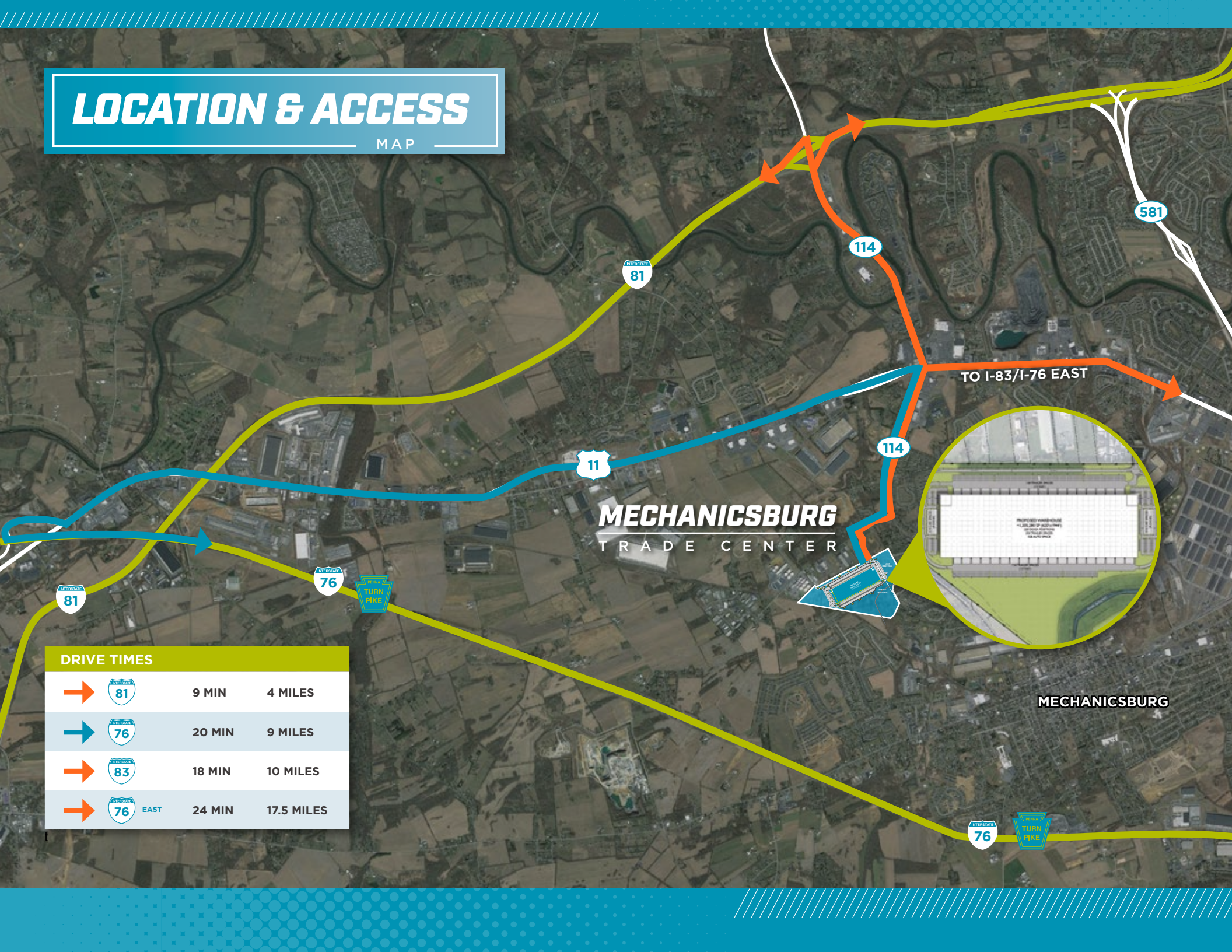
| DRIVE TIMES | | |
|---|---|---|
| UPS FREIGHT (MECHANICSBURG) | 11 MIN | 4 MILES |
| UPS (HARRISBURG) | 26 MIN | 13 MILES |
| FEDEX GROUND (LEWISBERRY) | 26 MIN | 16 MILES |
| HARRISBURG AIRPORT | 30 MIN | 20 MILES |
| FEDEX FREIGHT & GROUND (MIDDLETOWN) | 30 MIN | 21 MILES |
| UPS REGIONAL HUB (MIDDLETOWN) | 34 MIN | 22 MILES |

READING

HARRISBURG

LANCASTER

CHAMBERSBURG

MECHANICSBURG
TRADE CENTER

HAGERSTOWN

# LOCATION & ACCESS
## MAP

581

INTERSTATE
81

114

114

TO I-83/I-76 EAST

11

INTERSTATE
81

INTERSTATE
76

PENNA
TURN
PIKE

## MECHANICSBURG
### T R A D E   C E N T E R

MECHANICSBURG

INTERSTATE
76

PENNA
TURN
PIKE

### DRIVE TIMES

| | | | |
|---|---|---|---|
| → | INTERSTATE 81 | 9 MIN | 4 MILES |
| → | INTERSTATE 76 | 20 MIN | 9 MILES |
| → | INTERSTATE 83 | 18 MIN | 10 MILES |
| → | INTERSTATE 76 EAST | 24 MIN | 17.5 MILES |

PROPOSED WAREHOUSE
+1,205,280 SF (620'x1944')
220 DOCK POSITIONS
254 TRAILER SPACES
528 AUTO SPACE

138 TRAILER SPACES
(12'X60')

116 TRAILER SPACES
(12'X60')

214 CAR SPACES
(9.5'X18')

314 CAR SPACES
(9.5'X18')

Storm Water Pond

Storm Water Pond

| | | | | |
|---|---|---|---|---|
| **AVAILABLE SF** | ±1,205,280 SF | **DOCK DOORS** | ±220 LOADING DOCKS (±121 FULLY PACKAGED) | |
| **OFFICE SF** | TO-SUIT | **DRIVE-IN DOORS** | 4 | |
| **COLUMN SPACING** | 50' X 54' (60' X 54' AT SPEED BAY) | **CAR PARKING** | ±528 AUTO SPACES | |
| **CLEAR HEIGHT** | 40' | **TRAILER PARKING** | ±254 TRAILER SPACES | |

| | |
|---|---|
| **LIGHTING** | LED LIGHTING |
| **SPRINKLERS** | ESFR |
| **ZONING** | GENERAL & LIGHT INDUSTRIAL |
| **UTILITIES** | PUBLIC WATER, SEWER & GAS |

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