

CORE DISTRIBUTION LOCATION FOR LEASE

80 S MIDDLESEX ROAD
CARLISLE, PA

500,000 SF

AVAILABLE
SEPTEMBER 2026

TWO (2) BUILDING DIESEL GENERATORS AVAILABLE



Location Highlights

- ± 1 Mile from Exit 52 of PA Interstate 81 and ± 2 miles from Exit 226 of PA Turnpike (I-76)
- The crossroads of I-81 and I-76 is recognized as a core distribution location
- Robust workforce availability
- Exceptional proximity to FedEx and UPS distribution centers.

Bart D. Anderson
+1 717 540 2706
bart.anderson@cbre.com

Michael Pietropola
+1 717 540 2713
michael.pietropola@cbre.com

Nicholas Sather
+1 717 540 2709
nicholas.sather@cbre.com

Michael Hess
+1 717 540 2705
michael.hess@cbre.com

Ownership Group:

LBALogistics 

Leasing Agent

CBRE

FOR LEASE



Building Specifications

BUILDING SIZE	500,000 SF	DOCK DOORS	48 (9' x 10')
LAND AREA	36.15 Acres	DRIVE-IN DOOR	3 (10' x 12')
BUILDING DIMENSIONS	400'd x 1250'w	TRAILER PARKING	Rear Lot can be converted to accommodate trailer parking
YEAR BUILT	2001	CAR PARKING	±407
OFFICE SPACE	16,541 SF	FIRE PROTECTION	ESFR
BUILDING CONFIGURATION	Rear-Loading	LIGHTING	T5 and LED
CLEAR HEIGHT	30'	POWER	3000 AMP, 480/277 volt, 3 phase, 4-wire (upon tenant verification)

FOR LEASE



LBA Logistics
80 SOUTH MIDDLESEX ROAD

**DIRECT CONNECTIONS TO THE
CORRIDOR'S MOST INTEGRAL
CONFLUENCE OF REGIONAL HIGHWAYS**

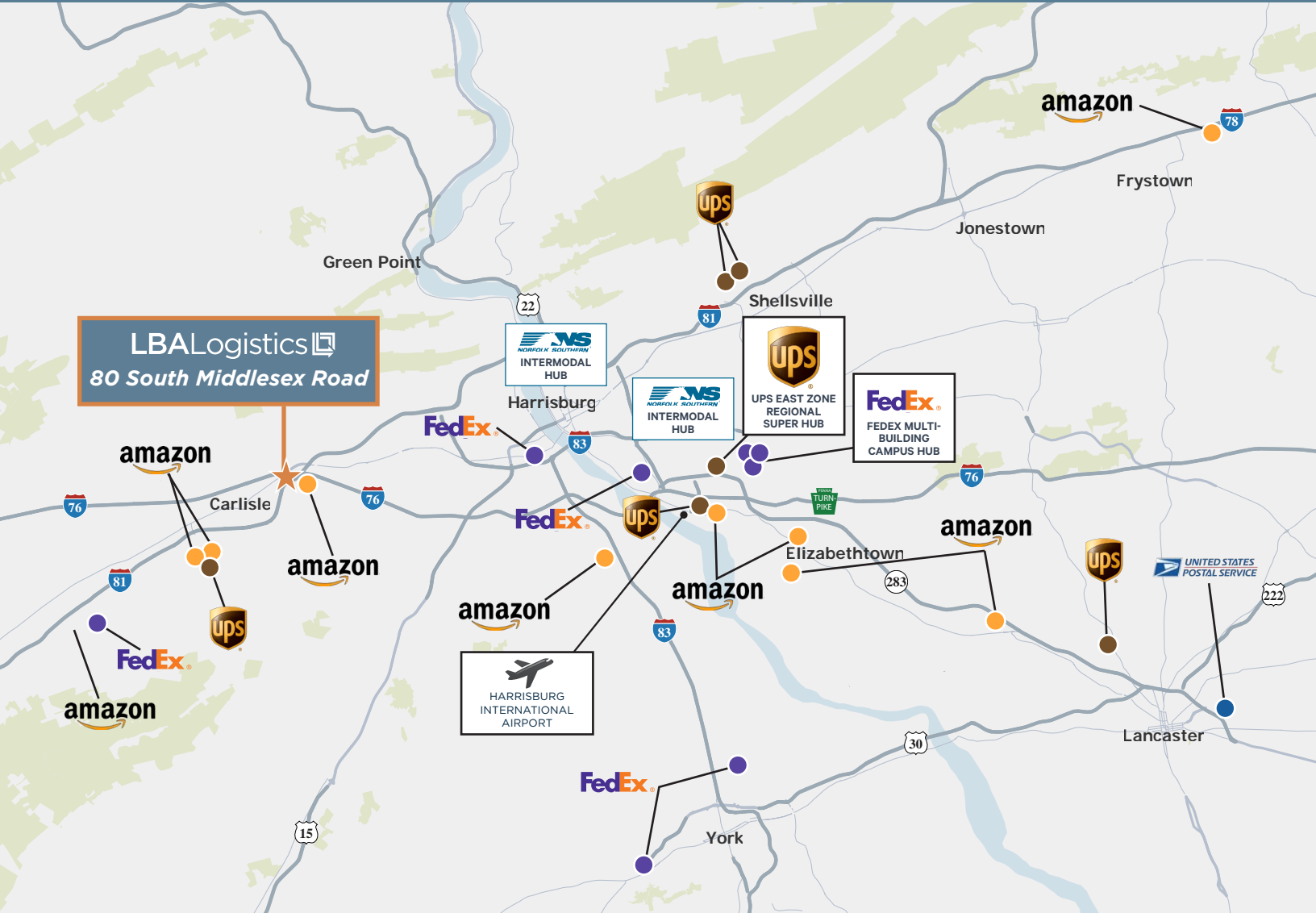
± 1 Mile to + Points North & South	± 2 Miles to + Points East & West
-------------------------------------	------------------------------------



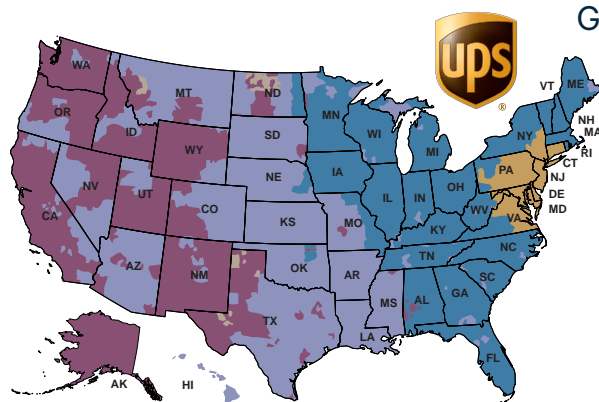
Central Pennsylvania's Premier Industrial Location

- The Carlisle industrial corridor is a premier logistics and distribution hub at the coveted influence of Interstate 81 and the Pennsylvania Turnpike (I-76).
- This strategic location offers unparalleled access to major East Coast markets, including Washington D.C., Baltimore, New York City, Philadelphia, and Pittsburgh, all within a three hour drive time which positions businesses a one-day truck drive of approximately 40% of the U.S. population. Furthermore, it provides access to five major ports: Philadelphia, Newark, Baltimore, New York, and Newport.
- This area has demonstrated history of attracting major corporate tenants, including industry leaders such as Amazon, Office Depot, Proctor & Gamble, Ross Stores, At Home, NFI, and Syncreon among others.

FOR LEASE

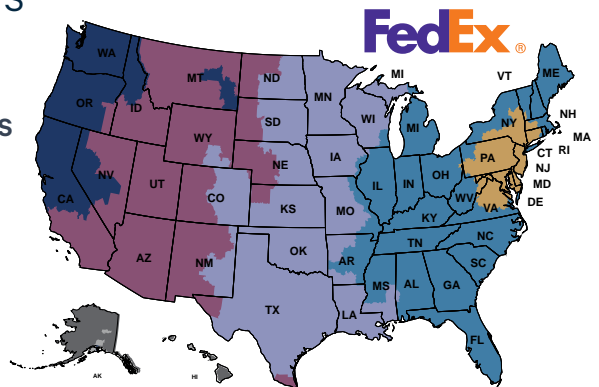


CONNECTED TO A MASSIVE REGIONAL UPS & FEDEX FOOTPRINT



GROUND MAPS

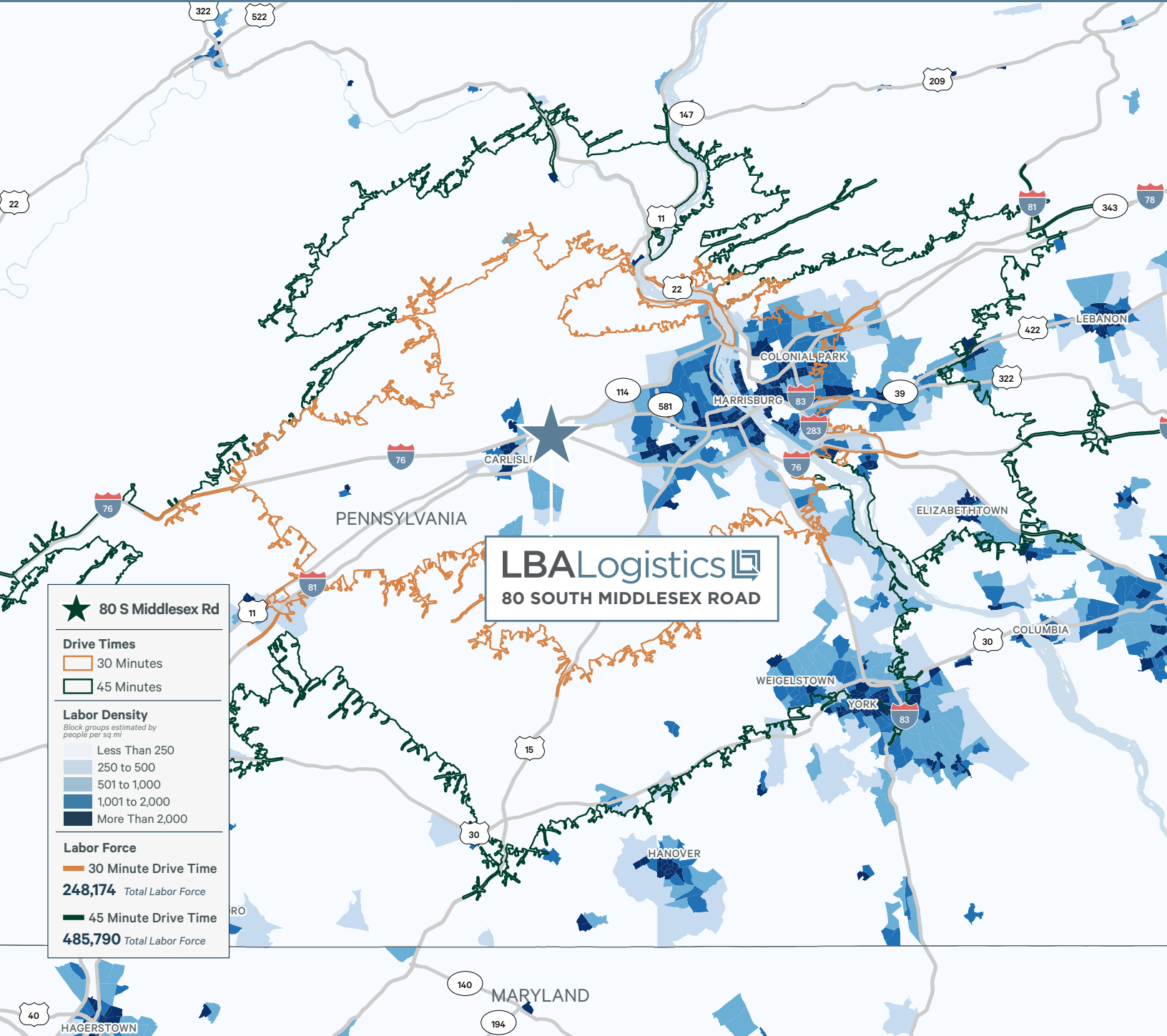
TRANSIT DAYS



80 SOUTH MIDDLESEX ROAD, CARLISLE, PA

CBRE

FOR LEASE



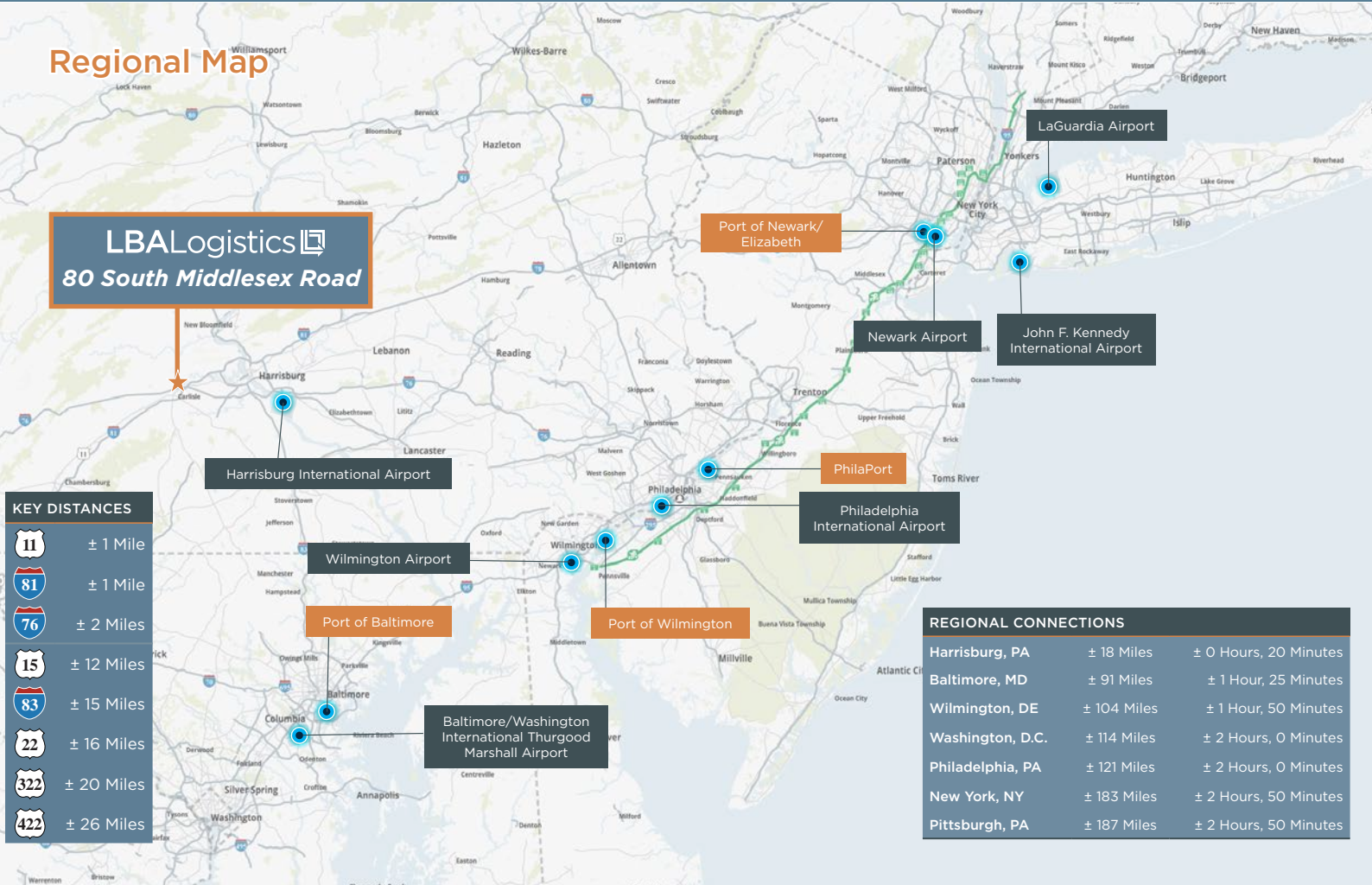
Labor Force

- The broader I-78/I-81 Corridor, including Carlisle, benefits from a resilient industrial market. The area benefits from a sustainable and experienced workforce, with the warehouse industry being one of the highest employing sectors in Cumberland County.

80 S MIDDLESEX ROAD CARLISLE, PA



Regional Map



LBA Logistics
80 South Middlesex Road

KEY DISTANCES	
	± 1 Mile
	± 1 Mile
	± 2 Miles
	± 12 Miles
	± 15 Miles
	± 16 Miles
	± 20 Miles
	± 26 Miles

REGIONAL CONNECTIONS		
Harrisburg, PA	± 18 Miles	± 0 Hours, 20 Minutes
Baltimore, MD	± 91 Miles	± 1 Hour, 25 Minutes
Wilmington, DE	± 104 Miles	± 1 Hour, 50 Minutes
Washington, D.C.	± 114 Miles	± 2 Hours, 0 Minutes
Philadelphia, PA	± 121 Miles	± 2 Hours, 0 Minutes
New York, NY	± 183 Miles	± 2 Hours, 50 Minutes
Pittsburgh, PA	± 187 Miles	± 2 Hours, 50 Minutes

Bart D. Anderson
+1 717 540 2706
bart.anderson@cbre.com

Nicholas Sather
+1 717 540 2709
nicholas.sather@cbre.com

Michael Pietropola
+1 717 540 2713
michael.pietropola@cbre.com

Michael Hess
+1 717 540 2705
michael.hess@cbre.com



Ownership Group:

Leasing Agent

LBA Logistics

CBRE