

CORE DISTRIBUTION LOCATION FOR LEASE

80 S MIDDLESEX ROAD
CARLISLE, PA

500,960 SF

AVAILABLE
JANUARY 2027

TWO 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.

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Ownership Group:

LBALogistics 

Leasing Agent

CBRE

FOR LEASE



Building Specifications

BUILDING SIZE	500,960 SF
LAND AREA	36.15 Acres
BUILDING DIMENSIONS	400'd x 1250'w
YEAR BUILT	2001
OFFICE SPACE	16,541 SF
BUILDING CONFIGURATION	Rear-Loading
CLEAR HEIGHT	30'
COLUMN SPACING	50' x 50'

DOCK DOORS	48 (9' x 10')
DRIVE-IN DOOR	3 (10' x 12')
TRAILER PARKING	Rear Lot can be converted to accommodate trailer parking
CAR PARKING	±407
FIRE PROTECTION	ESFR
LIGHTING	T5 and LED
POWER	3000 AMP, 480/277 volt, 3 phase, 4-wire (upon tenant verification)

80 SOUTH MIDDLESEX ROAD, CARLISLE, PA

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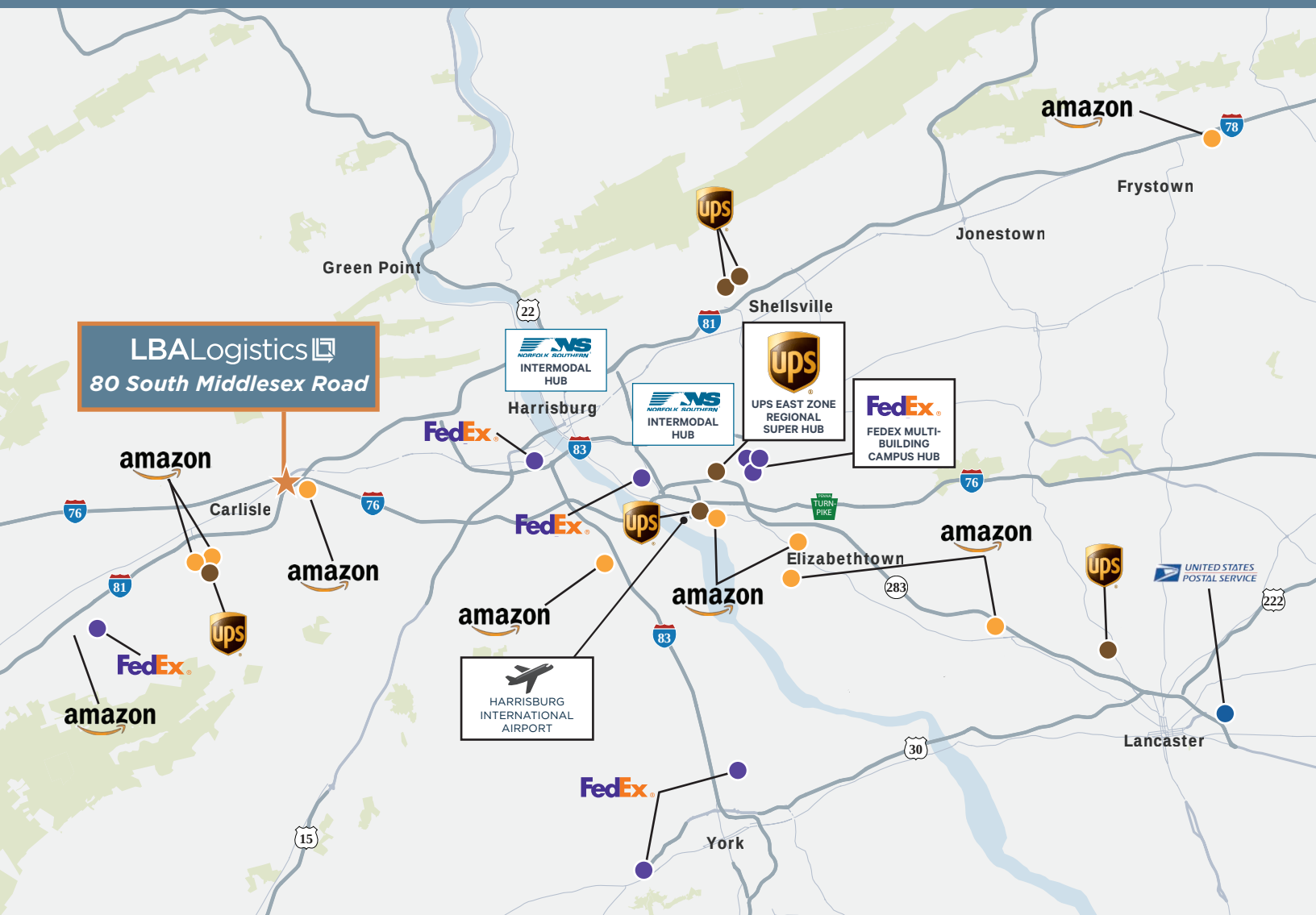
FOR LEASE



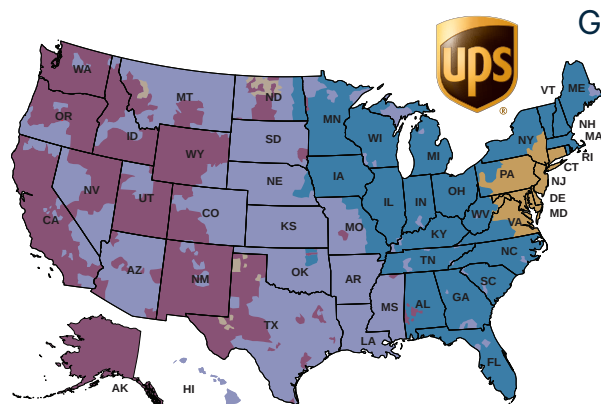
Central Pennsylvania's Premier Industrial Location

- 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

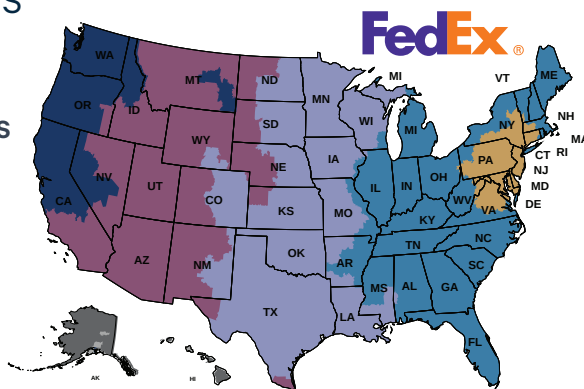


CONNECTED TO A MASSIVE REGIONAL UPS & FEDEX FOOTPRINT



GROUND MAPS

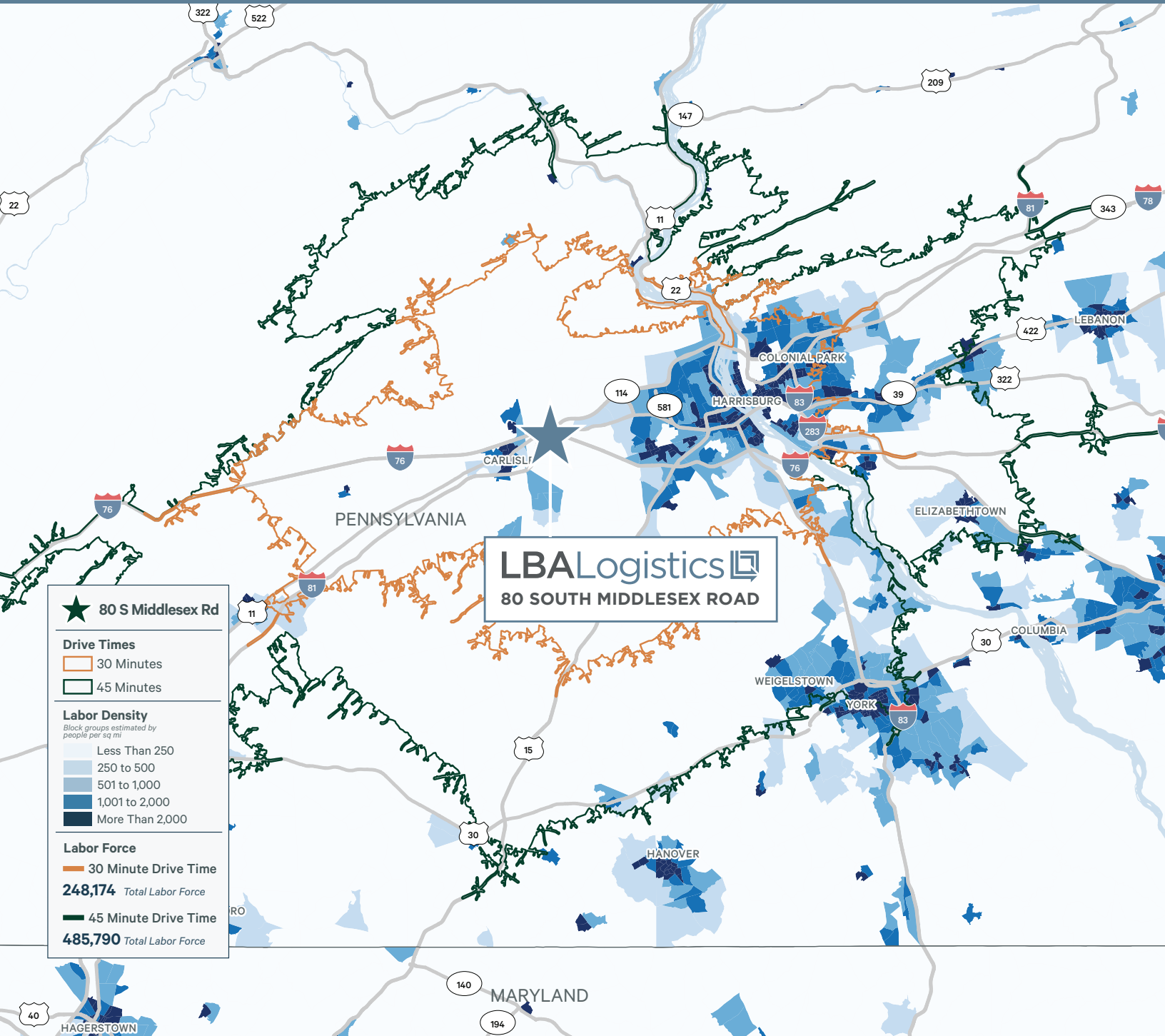
TRANSIT DAYS



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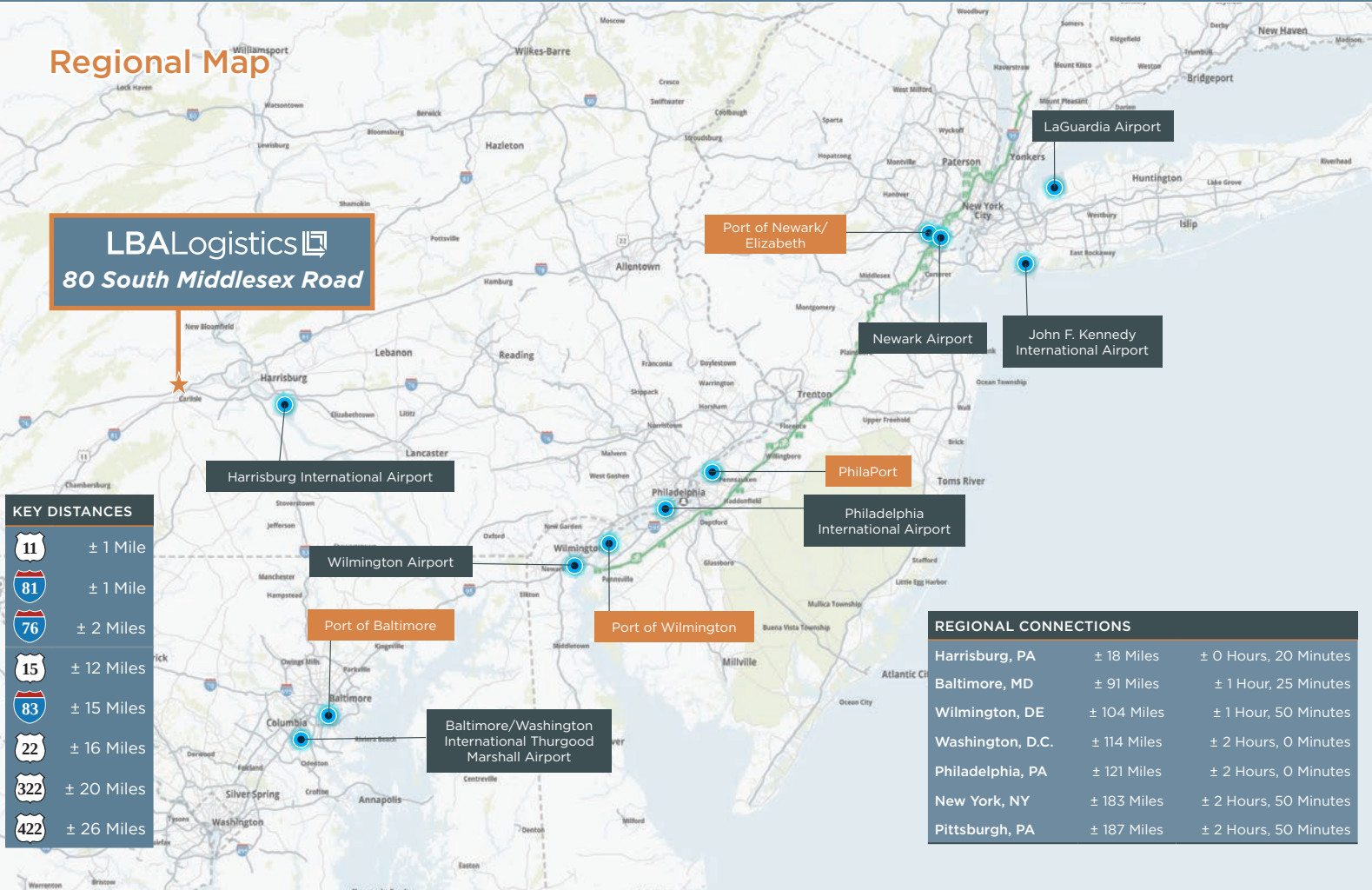
Labor Force

- 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



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