

FOR SALE/LEASE

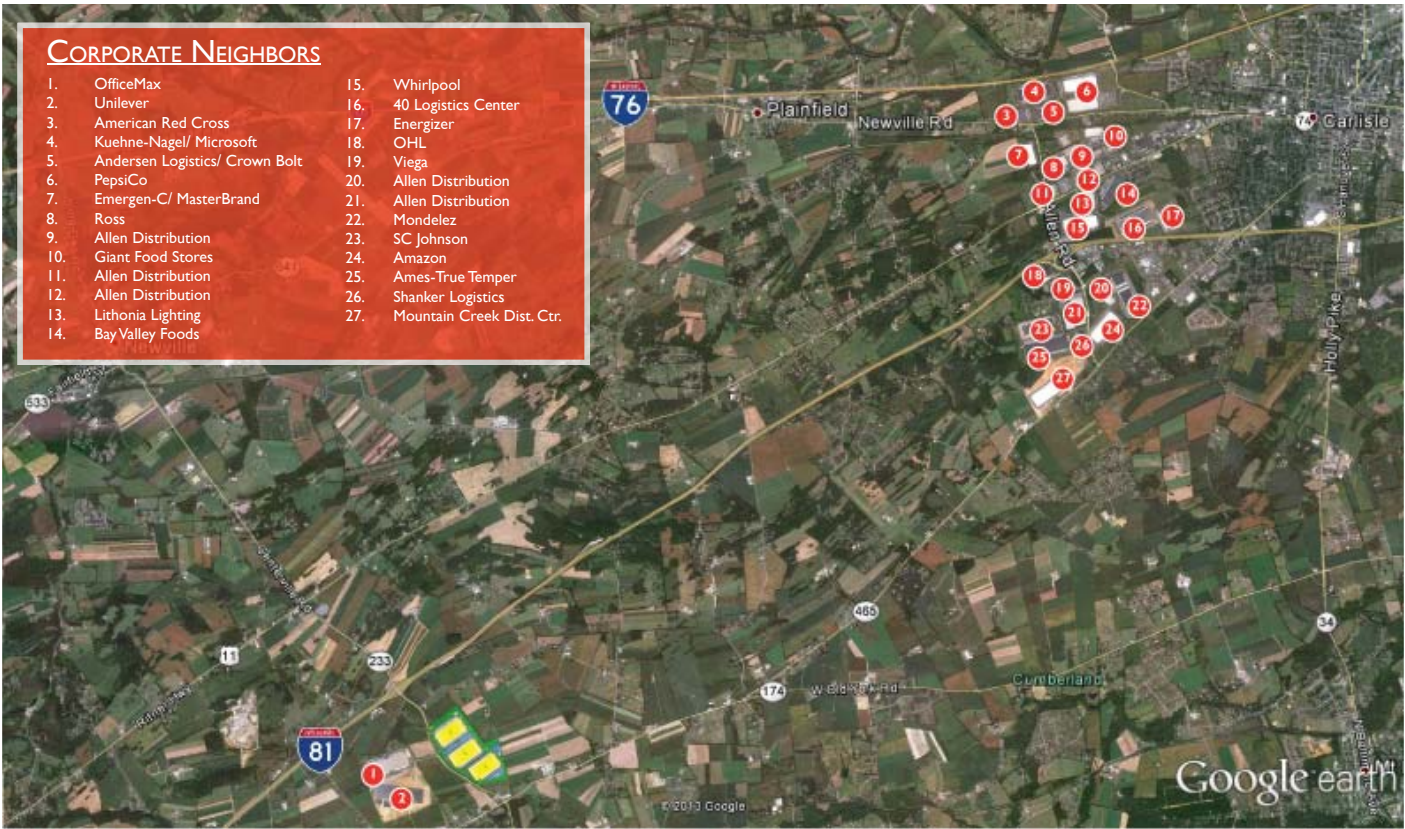
PENN COMMERCE CENTER
CARLISLE SOUTH
NEWVILLE, PENNSYLVANIA



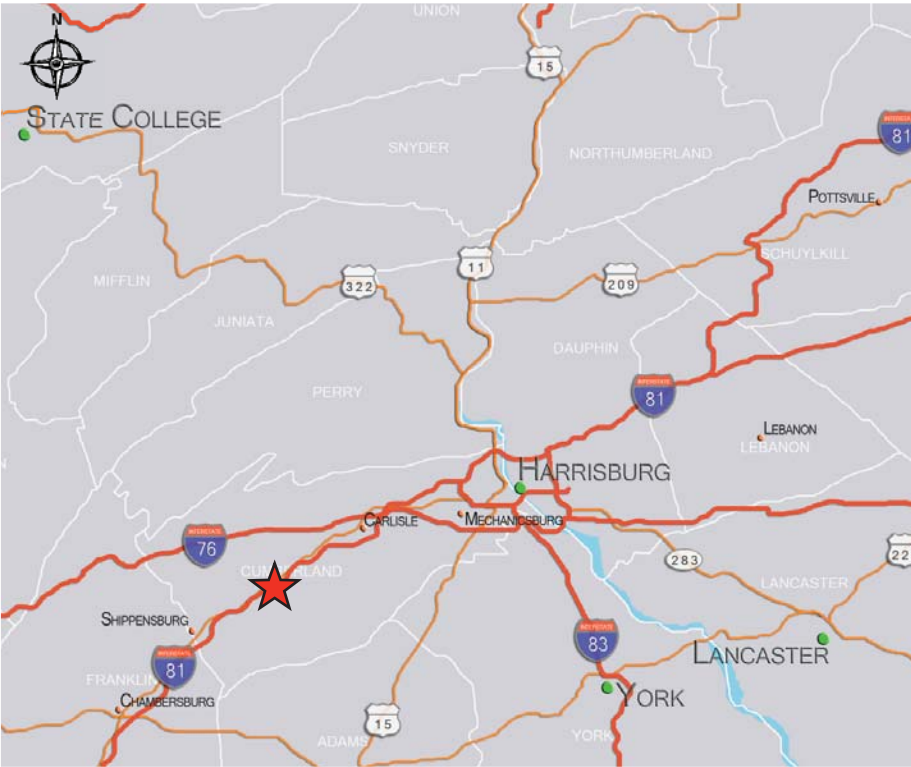
2,456,000 SF AVAILABLE
Proposed Warehouse/Distribution Facility

FOR SALE/LEASE

OTHER SIGNIFICANT DISTRIBUTION CENTERS



COUNTY MAP



FOR MORE INFORMATION,
PLEASE CONTACT:

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Owner/Developer:



PENN COMMERCE CENTER – CARLISLE SOUTH | NEWVILLE, PENNSYLVANIA

LOCATION OVERVIEW

Penn Commerce Center is warehouse/distribution facility under development in Newville, Pennsylvania, seven miles South of the Carlisle Interchange. The property is conveniently located just off of Exit 37 of Pennsylvania I-81 within a 160-acre industrial zoned site. This approved land development plan is located within the heart of the PA I-81/78 Industrial Corridor, the premier distribution location within the Pennsylvania Market, allowing access to over 35% of the United States population and 50% of Canadian consumers within a one-day truck drive.

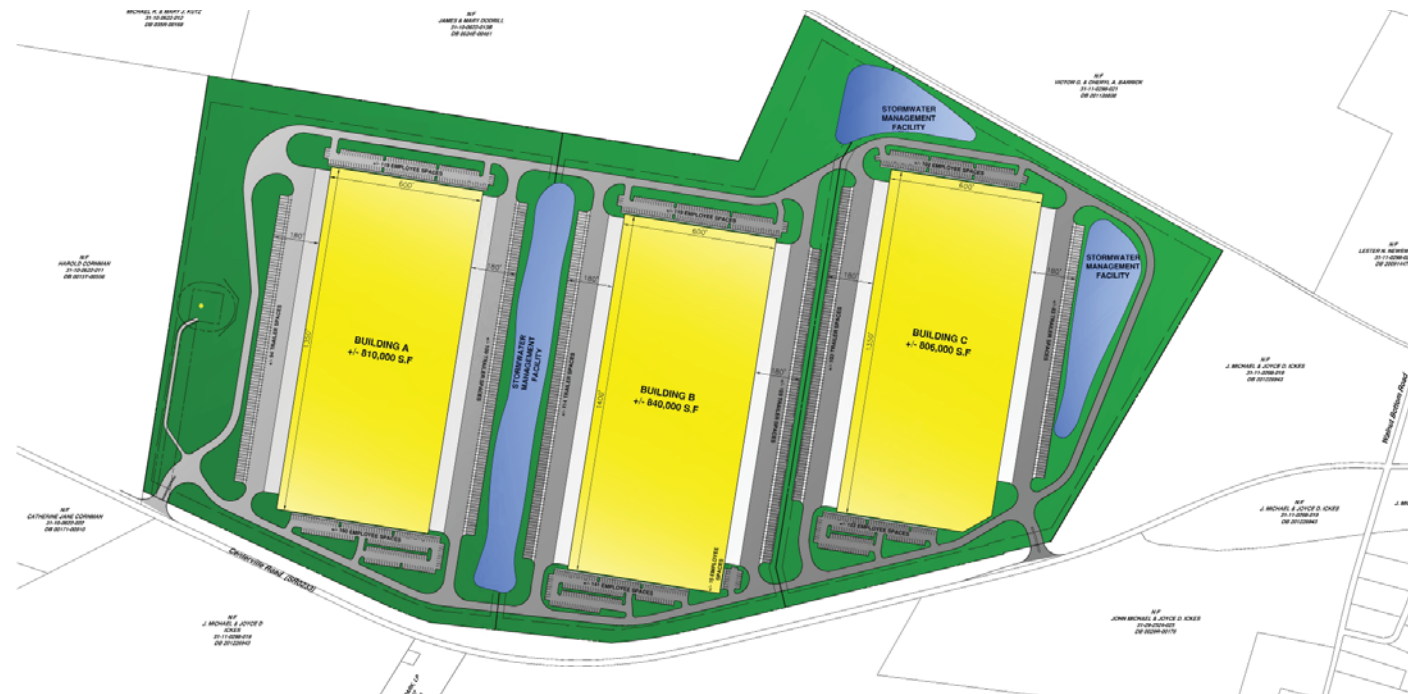
Other significant distribution centers in the area include:

- Pepsi – 1,586,000 SF
- Unilever – 1,370,000 SF
- Ames TruTemper – 1,200,000 SF
- Ross Stores – 1,150,000 SF
- Mondelez – 1,059,000 SF
- Amazon – 830,000 SF
- Whirlpool – 800,000 SF
- Microsoft – 600,000 SF

OWNERSHIP

Penn Commerce Center is owned by Industrial Developments International, Inc. (IDI). IDI is perennially ranked in the top five industrial developers in the United States. IDI has developed over 120 million SF (msf) of space over the last 10 years. In particular they have specialized in bulk industrial buildings for a wide range of clients, including numerous throughout the Mid-Atlantic.

SITE PLAN



AERIAL MAP



PROPERTY OVERVIEW

- 160 acre industrial zoned site
- Approved land development plan
- BTS lease or sale
- 2,456,000 SF of total build-out; multiple configurations
- **Building A:** 810,000 SF (600' x 1,350')
 - 260 car parking
 - 160 tailgate doors
 - 203 trailer parking stalls (expandable)
- **Building B:** 840,000 SF (600' x 1,400')
 - 260 car parking
 - 166 tailgate doors
 - 217 trailer parking stalls (expandable)
- **Building C:** 806,000 SF (600' x 1,350')
 - 224 car parking
 - 155 tailgate doors
 - 186 trailer parking stalls (expandable)

UTILITIES

- **Electric:** PP&L
- **Sewer:** Newville Township Municipal Authority
- **Water:** Newville Township Municipal Authority
- **Gas:** Propane
- Located at Exit 37 of PA I-81

Owner/Developer:

