

# PROLOGIS LINGLESTOWN

7600 LINGLESTOWN ROAD, HARRISBURG, PA



CORE CENTRAL PENNSYLVANIA LOCATION

±1,117,200 SF Total Available



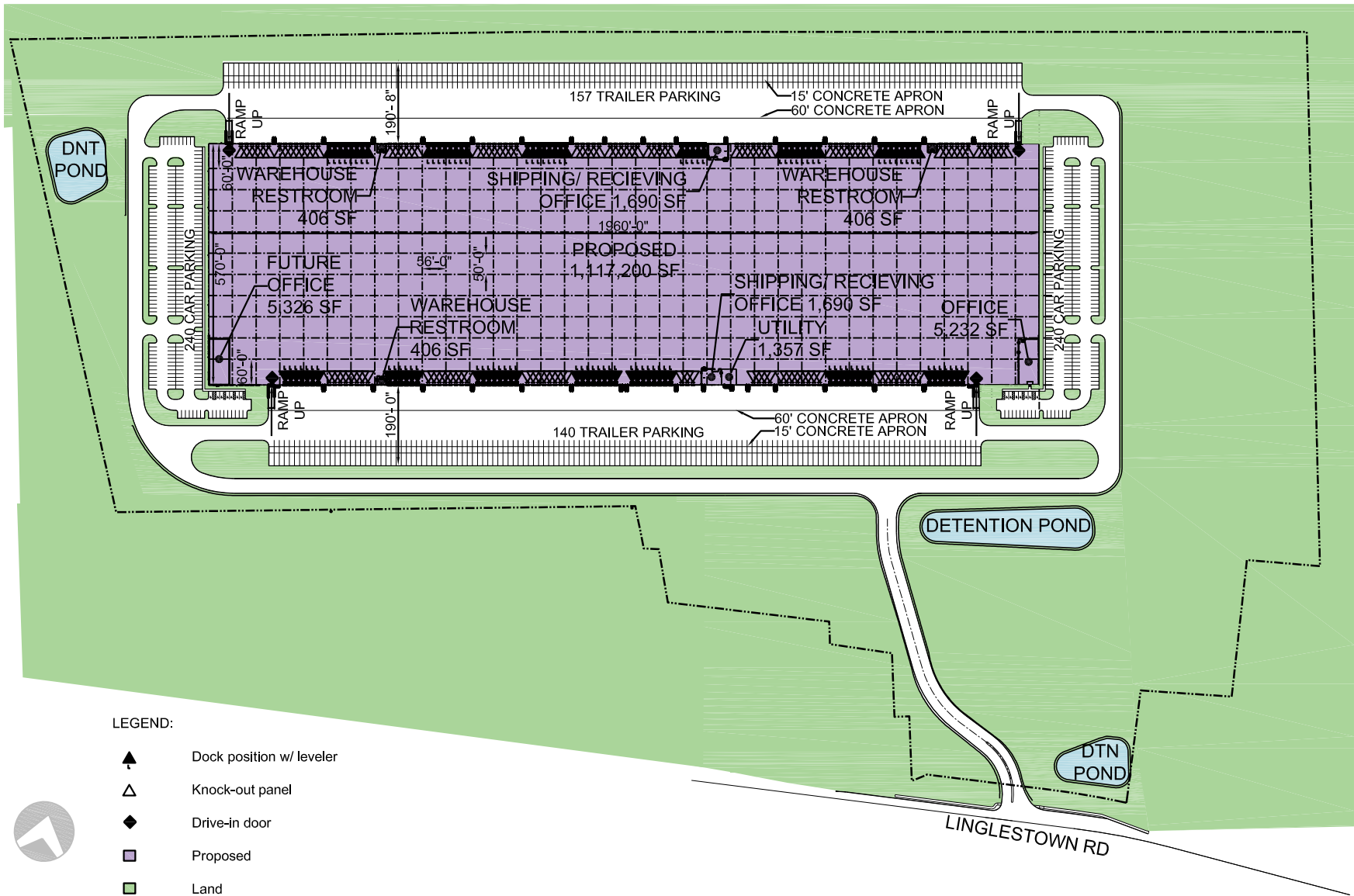


## PROPERTY ADVANTAGES

- Best in class building design
- Immediate access to I-81
- Located in the heart of a dense labor pool
- Unparalleled access to the US consumer base - 36% of the US population within a day drive
- Fully entitled - Available for immediate construction start







LEGEND:

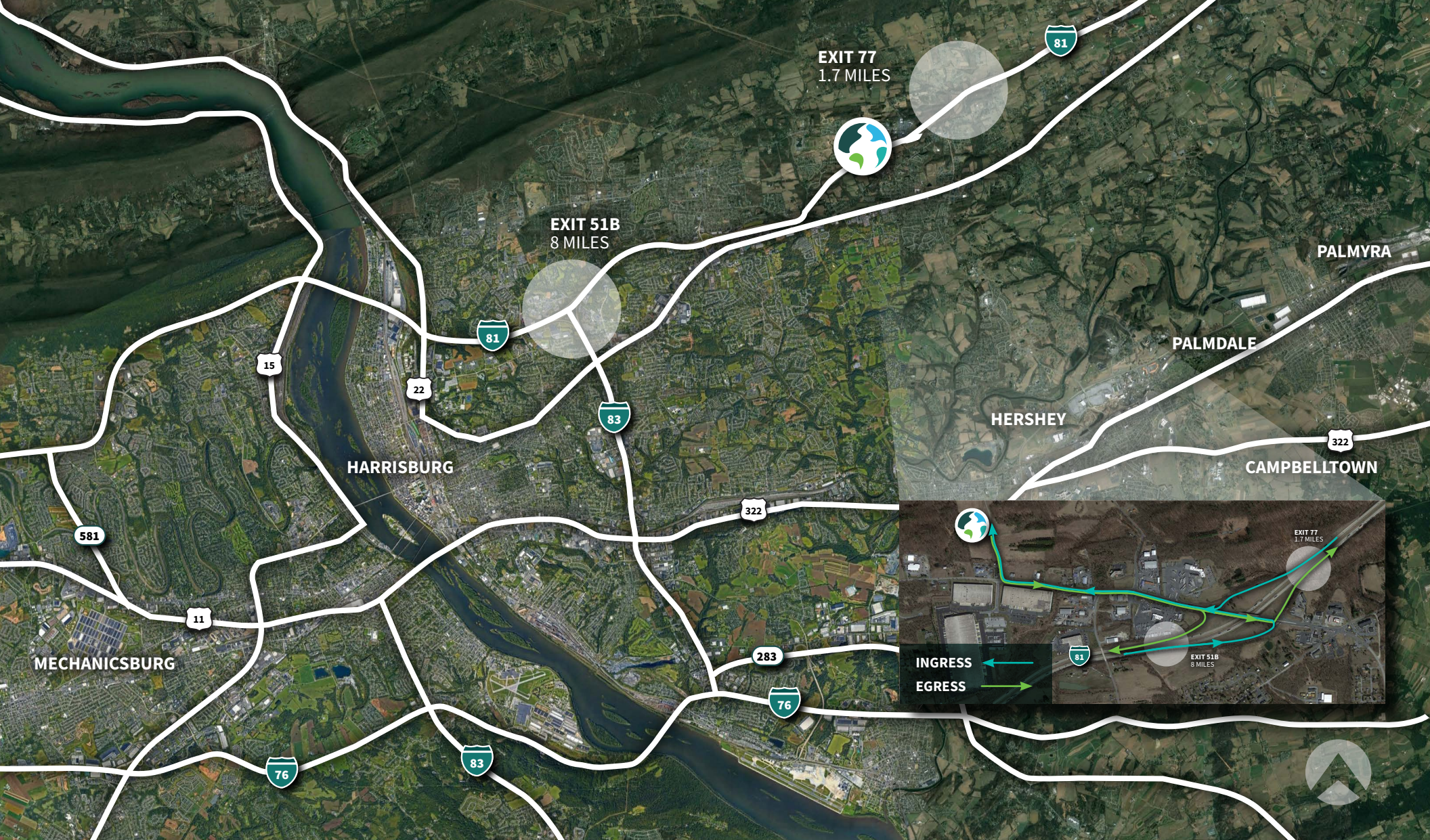
- ▲ Dock position w/ leveler
- △ Knock-out panel
- ◆ Drive-in door
- Proposed
- Land
- Water



## Property Specifications

- ± 1,117,200 SF Modern Warehouse
- Clear Height: 40'
- 480 car parking spaces
- 297 Trailer Spaces
- 190' truck court
- Full Circulation on Site
- 97 dock high doors
- 118 knock-out panels
- Typical Bay: 56'x50'
- 60' Speed Bays
- 4 Drive in Doors





EXIT 77  
1.7 MILES

EXIT 51B  
8 MILES

HARRISBURG

HERSHEY

PALMDALE

PALMYRA

CAMPBELLTOWN

MECHANICSBURG

INGRESS  
EGRESS

EXIT 51B  
8 MILES

EXIT 77  
1.7 MILES

IMMEDIATE ACCESS  
TO INTERSTATES

1.5 MILES » I-81

8 MILES » I-78

13 MILES » I-83

15.6 MILE » I-76





### WAREHOUSE WORKERS

\$15.80 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
1,914	12,831	29,171
2022 RESIDENT WORKERS		
24%	19%	15%
PAST 5-YEAR GROWTH		
593	3,378	5,035
NET COMMUTERS		



### FORKLIFT DRIVERS

\$19.19 Avg Hourly Earnings

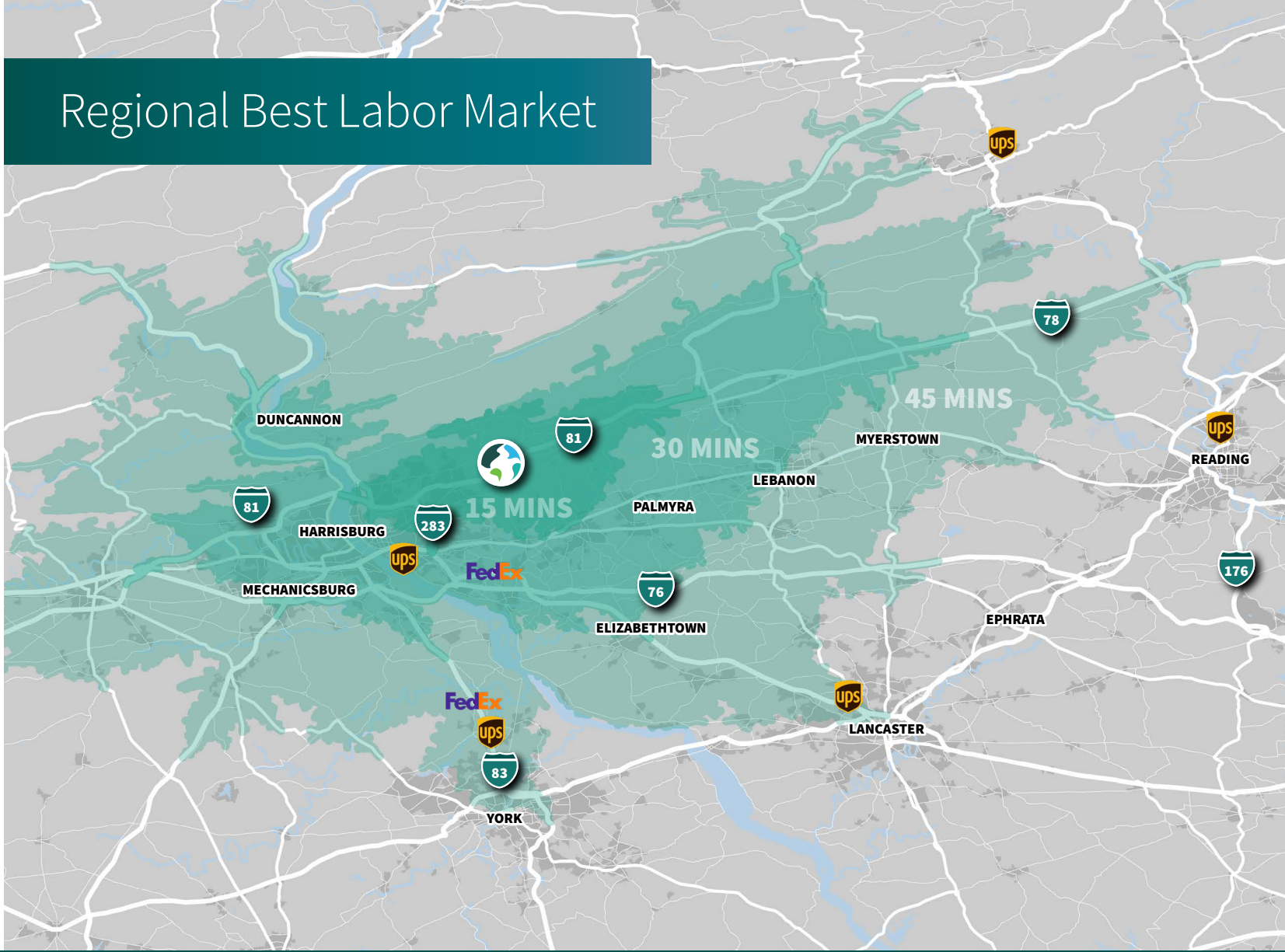
15 MIN	30 MIN	45 MIN
325	2,149	4,848
2022 RESIDENT WORKERS		
36%	31%	29%
PAST 5-YEAR GROWTH		
49	275	943
NET COMMUTERS		



### MANUFACTURES & ASSEMBLERS

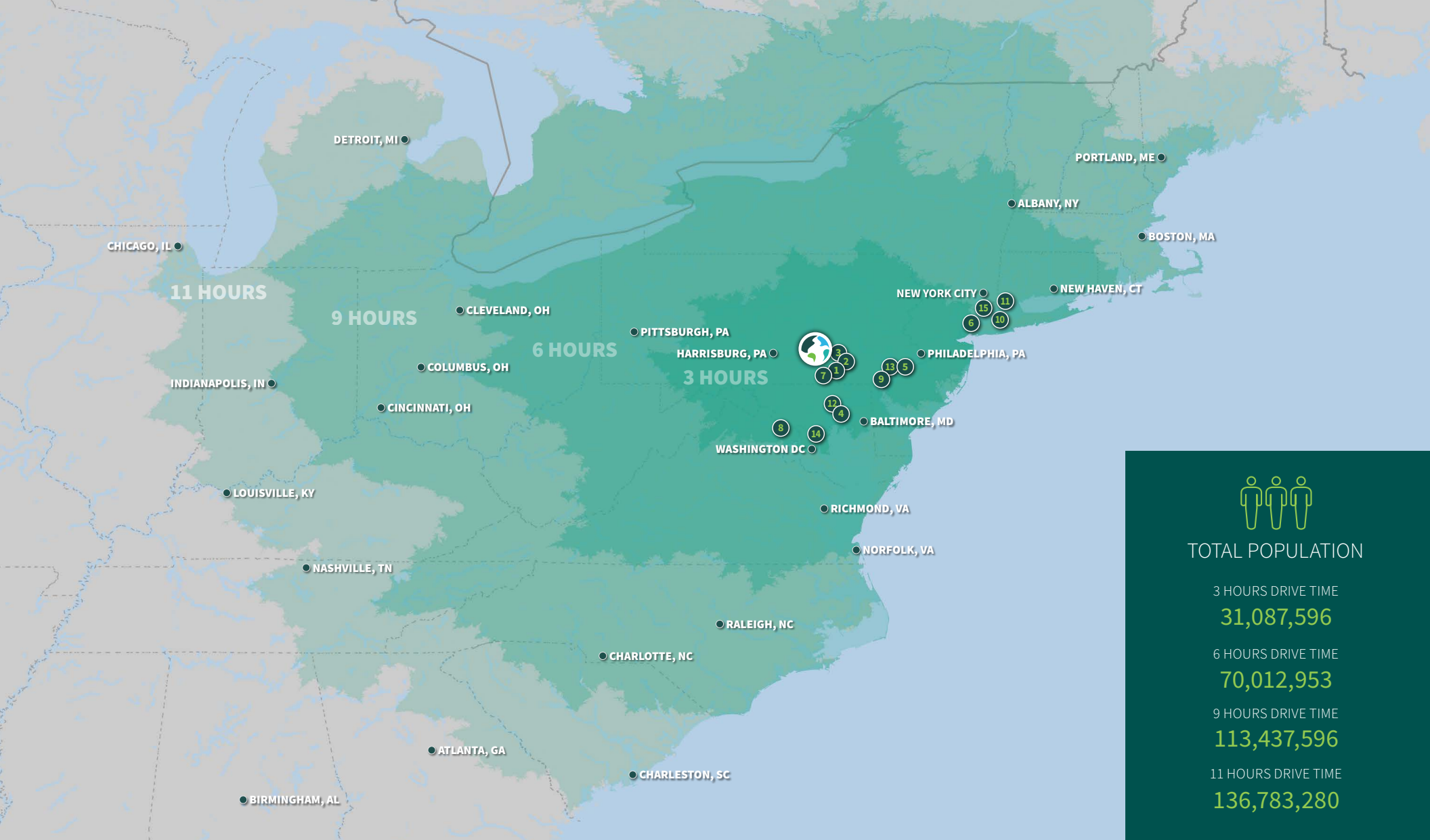
\$19.19 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
185	1,287	3,481
2022 RESIDENT WORKERS		
73%	63%	35%
PAST 5-YEAR GROWTH		
149	549	258
NET COMMUTERS		



## LABOR PROFILE

	2023 Total Population	2023-2028 Population Growth Rate	2023 Total Households	2023 Median Household Income	2023 Labor Force	2023 Occupation: Transportation/ Material Moving Workers	2023 Transportation/Material Moving Workers as a % of the Labor Force
<b>15 Min »</b>	75,922	1.08%	31,141	\$85,631.00	43,293	3,428	8.09%
<b>30 Min »</b>	467,054	1.25%	189,971	\$76,380.00	257,218	23,993	9.59%
<b>45 Min »</b>	908,117	1.38%	364,655	\$77,708.00	495,134	50,123	10.39%



## SAME-DAY DISTRIBUTION REACH

### LOGISTICS

- 1 UPS MEGA HUB 12 MILES
- 2 FEDEX FREIGHT 12 MILES
- 3 FEDEX GROUND 12 MILES

### SHIPPING AND PORTS

- 4 PORT OF BALTIMORE 93 MILES
- 5 PHILAPORT 118 MILES
- 6 PORT NEWARK ELIZABETH 151 MILES

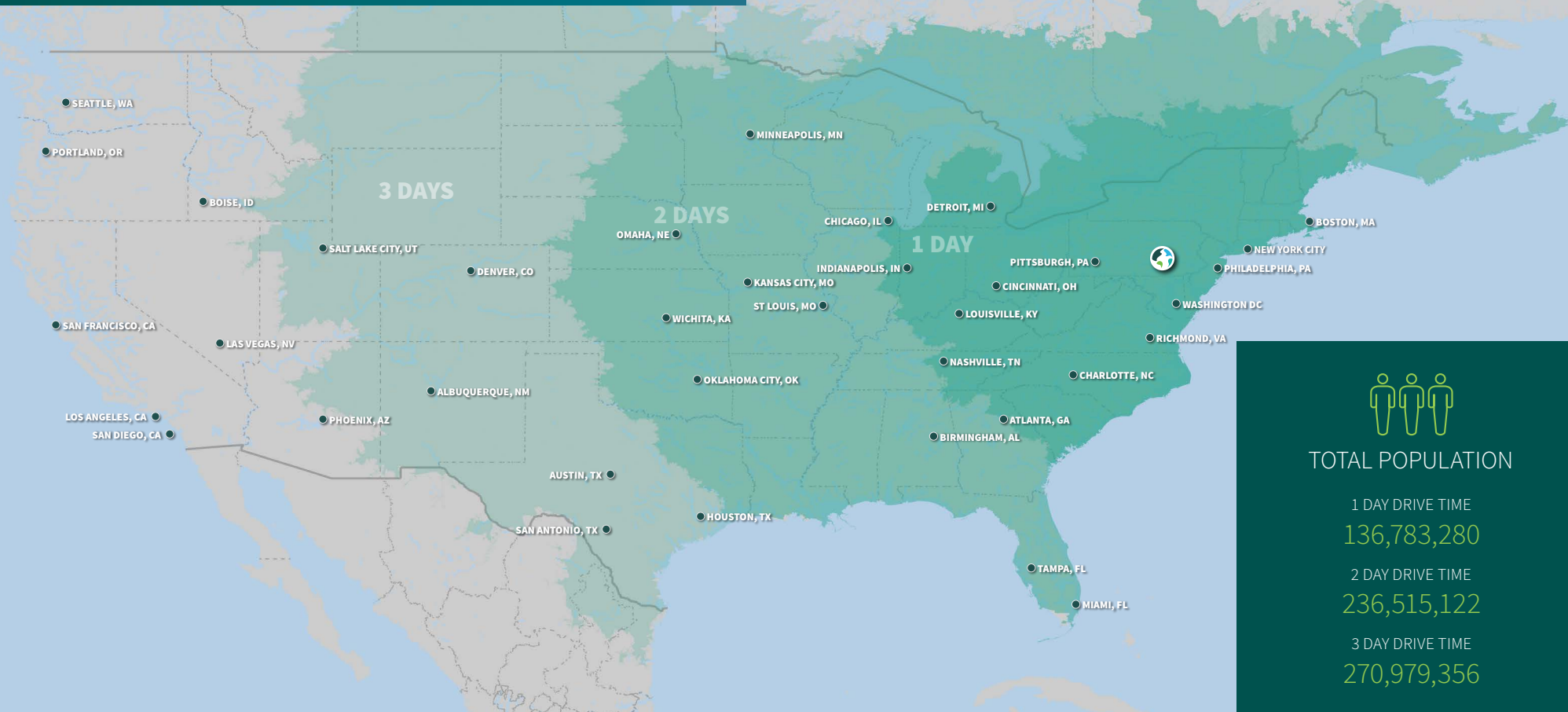
### AIRPORTS

- 7 HARRISBURG AIRPORT 16 MILES
- 8 DULLES INT AIRPORT 127 MILES
- 9 PHILADELPHIA INT AIRPORT 120 MILES
- 10 JFK INT AIRPORT 183 MILES
- 11 LAGUARDIA INT AIRPORT 178 MILES

### CITIES

- 12 BALTIMORE 93 MILES
- 13 PHILADELPHIA 114 MILES
- 14 WASHINGTON DC 128 MILES
- 15 NEW YORK 173 MILES

# Unmatched Reach to Population



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