

Key Distribution Center

Carlisle, Pennsylvania



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State-of-the-Art
602,500 SF
Distribution Facility
For Lease

Excellent Location Along
I-81 Corridor

For more information contact:

Steve Bonge
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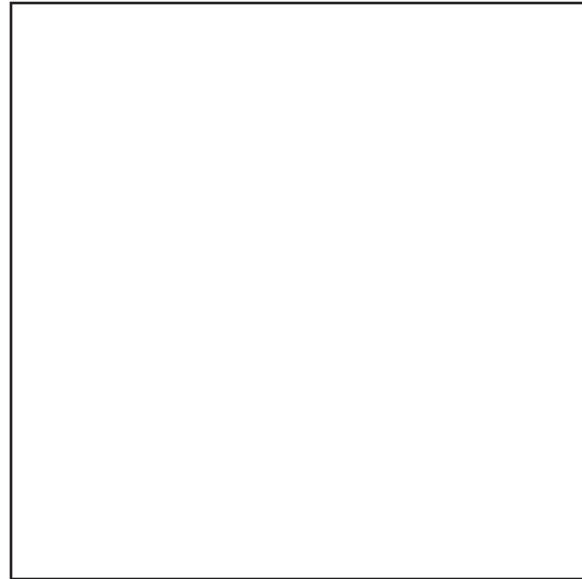
Grubb & Ellis Company
455 South Gulph Road
Suite 405
King of Prussia, PA 19406

www.keydistributioncenter.com



Location Maps

*Less Than One Mile
of Exit 44 of Interstate 81*



Distances

I-81 (Exit 143)	3 miles
I-81/I-80 Interchange	10 miles
Philadelphia	125 miles
New York City	190 miles
Port of Baltimore	95 miles
Port Elizabeth	175 miles



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1700 Ritner Highway

Highlights

- ▶ Warehouse/Distribution Center on 46.276 Acres
- ▶ Within One Mile of Exit 44 of Interstate 81
- ▶ Immediate Highway Access to the Northeastern United States
- ▶ Ample On-Site Trailer Parking

Neighbors Include:

- ▶ Unilever (H&PC)
- ▶ SC Johnson Wax
- ▶ Ames Tru-Temper
- ▶ Borders
- ▶ Giant Foods (Royal Ahold)
- ▶ Exel Logistics
- ▶ Allen Distribution
- ▶ Whirlpool
- ▶ Crown Bolt (Home Depot)
- ▶ Ross Stores





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Specifications	
Utilities	Public
Electrical	3,000 amp 277/480v three-phase service
HVAC	Warehouse: Horizontal gas fired Cambridge units Office: Roof mounted HVAC units
Sprinkler	ESFR sprinkler system
Lighting	Metal Hallide to spec
Construction	Structural steel framing and tilt-up concrete panels
Roof	Metal roof deck with EPDM fully adhered system (10-year manufacturers system warranty)
Floor	7" thick, 4000 PSI non-reinforced concrete floor slab
Ventilation	Roof mounted exhaust fans and motorized wall louvers Ventilation to include one (1) air change
Alarm System	Zoned fire alarm to meet applicable codes

About the Developer...

Higgins Development Partners develops office, industrial, land and governmental, institutional and laboratory projects ranging from award winning multi-story urban office towers to large-scale master-planned suburban business parks, managing all aspects of the development process with its staff of experienced, local real-estate professionals teamed with industry-leading financial partners, consultants, and contractors.



For more information visit www.higginsdevelopment.com or contact Jason W. Farrell | 973.889.8511
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