



Goodman



+ Marks
The
Spot

Goodman Logistics Center Carlisle

SWC of I-81 and Lower Allen Drive, Carlisle, PA

1,946,696 s.f.

Goodman Logistics Center Carlisle

is a 1,946,696 s.f. two phase, Class A distribution facility with a premiere location in Central Pennsylvania adjacent to interstate 81. The project is uniquely located to provide a broad supply chain solution for both Northeast and Mid-Atlantic networks. Well positioned amongst surrounding communities, companies could quick start operations and benefit from a sustainable and experienced workforce.





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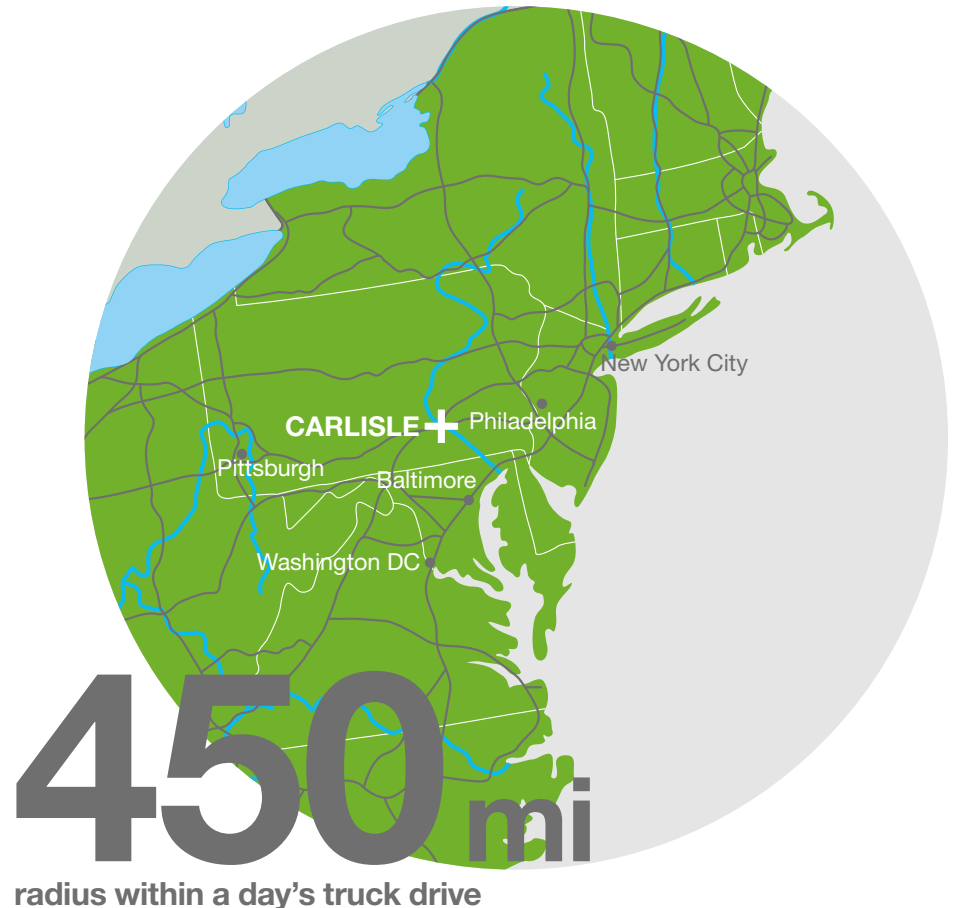
Scale+ Flexibility



Carlisle Pennsylvania

Central Pennsylvania is considered one of the premier “big box” markets in the US.

Central Pennsylvania offers affordable cost of living, large labor pool, competitive real estate pricing, access to 40% of the nation’s population and high consumption of goods within its own boundaries. Central PA is conveniently located to service the greater northeast market, with occupiers taking advantage of the affordable labor pool and excellent interstate infrastructure. New York City, Philadelphia, Washington D.C., Baltimore and Pittsburgh can be easily serviced within a 200 mile drive.





40%

of the nation's population can be
accessed from central Pennsylvania

Location+

Strategic+ access

Goodman Logistics Center Carlisle has direct access via Exit 44 to Interstate 81, the site benefits from outstanding ingress/egress and interstate access. Interstate 81 is one of the premiere transportation networks servicing the greater northeast.



8mi

to PA Turnpike/I-76



28mi

to Harrisburg &
Rutherford Intermodal



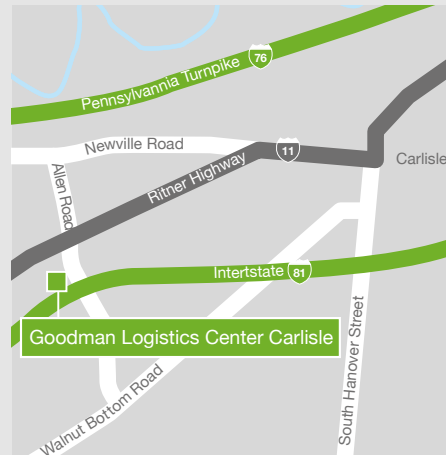
33mi

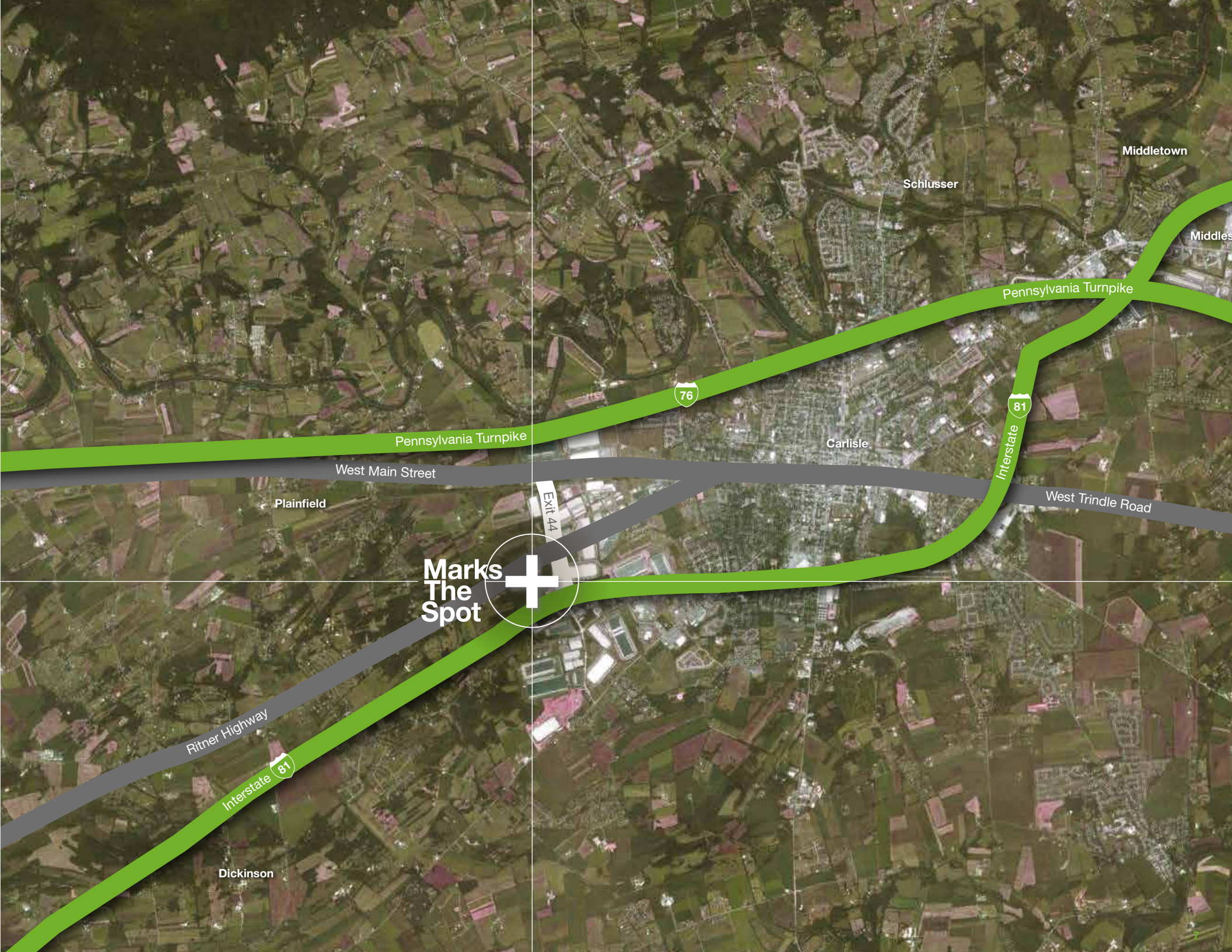
to FedEx and
UPS Hubs



191mi

to New York





Middletown

Schlusser

Middlesboro

Pennsylvania Turnpike

76

81

Pennsylvania Turnpike

West Main Street

Plainfield

Exit 44

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West Trindle Road

Ritner Highway

Interstate 81

Dickinson

Carlisle



Zoning:
Industrial



60 mil
TPO roof



Ample trailer
and car parking



ESFR sprinkler
system



Direct access
to Interstate 81



Fully secure
premises with
underground conduit
for guard shack



425 car
parking



364 trailer parking spots



194 dock doors



36' clear height



Base energy efficient motion sensor lighting



50' x 48' typical column spacing



Available for occupancy: now



Concrete truck court

Features+



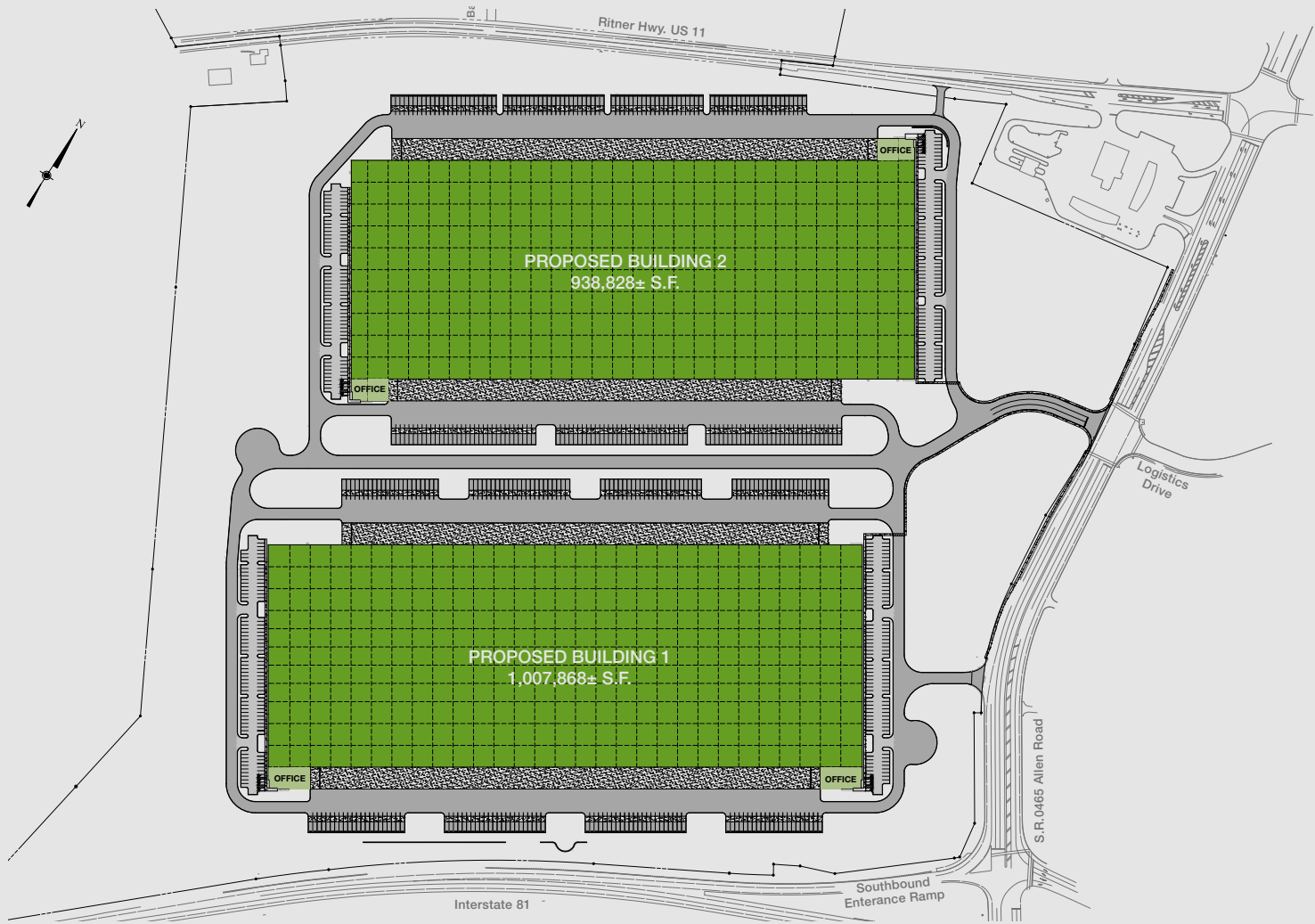
Goodman Logistics Center Carlisle will feature 36' minimum ceiling clearance, 194 loading positions in a cross dock configuration, abundant truck and trailer storage, expandable car parking and an allowance for above-standard office build out for customers.

The building is designed to accommodate large distribution companies with heavy container volume in a highly desirable, central location. Goodman Logistics Center Carlisle provides a unique opportunity to partner with an institutionally owned global developer, to create an efficient and operational solution for many migrating and/or expanding businesses in the central Pennsylvania region.

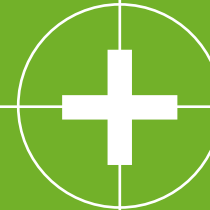
Overview+



MASTERPLAN+



Development details			
Building 1	1,007,868 s.f.	Building 2	938,828 s.f.
Clear height	36'	Clear height	36'
Trailer parking	180 spaces	Trailer parking	184 spaces
Dock doors	100	Dock doors	94



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