



1,215,240 SF AVAILABLE

CARLISLE DISTRIBUTION CENTER SOUTH

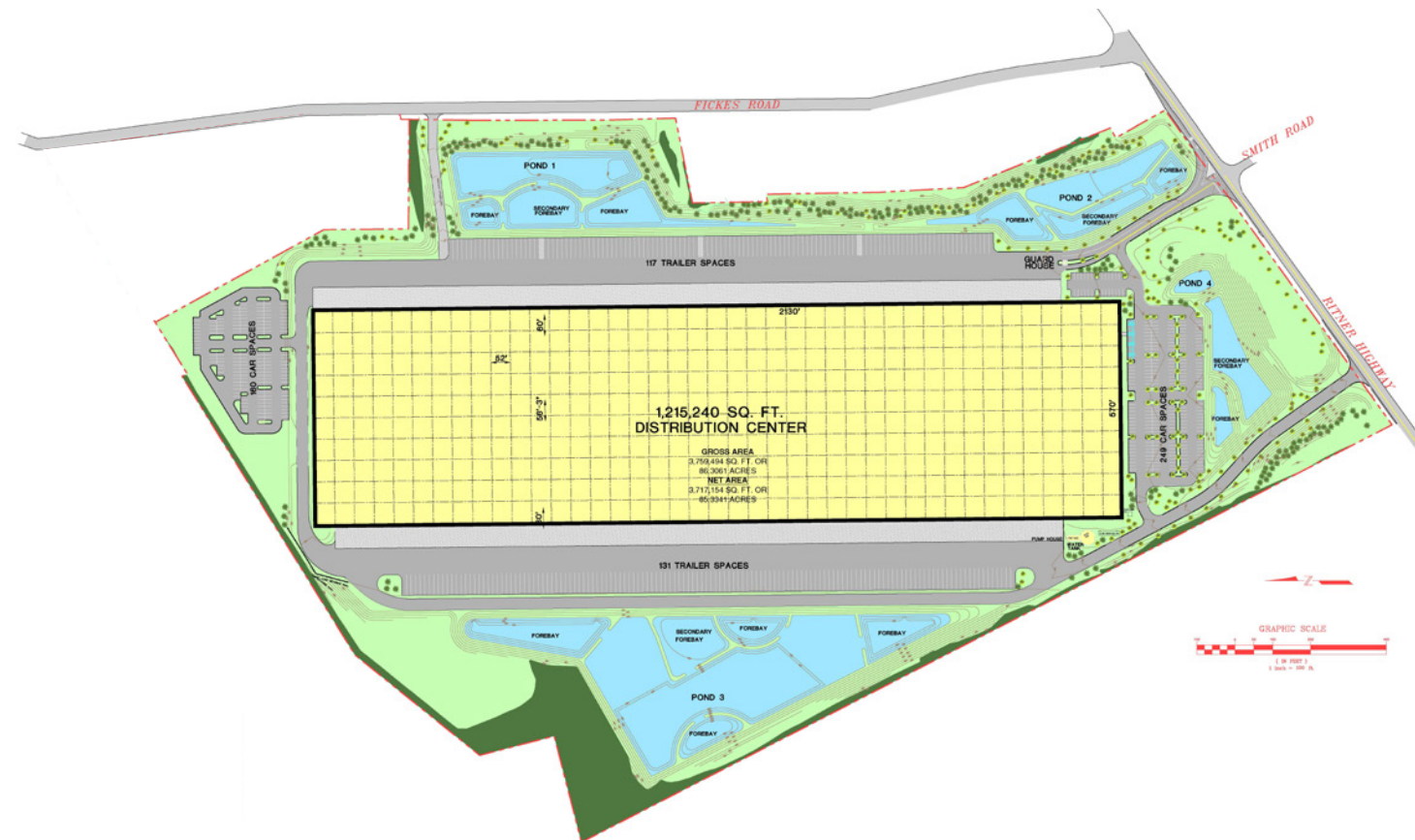
3419 Ritner Highway, Newville, Pennsylvania

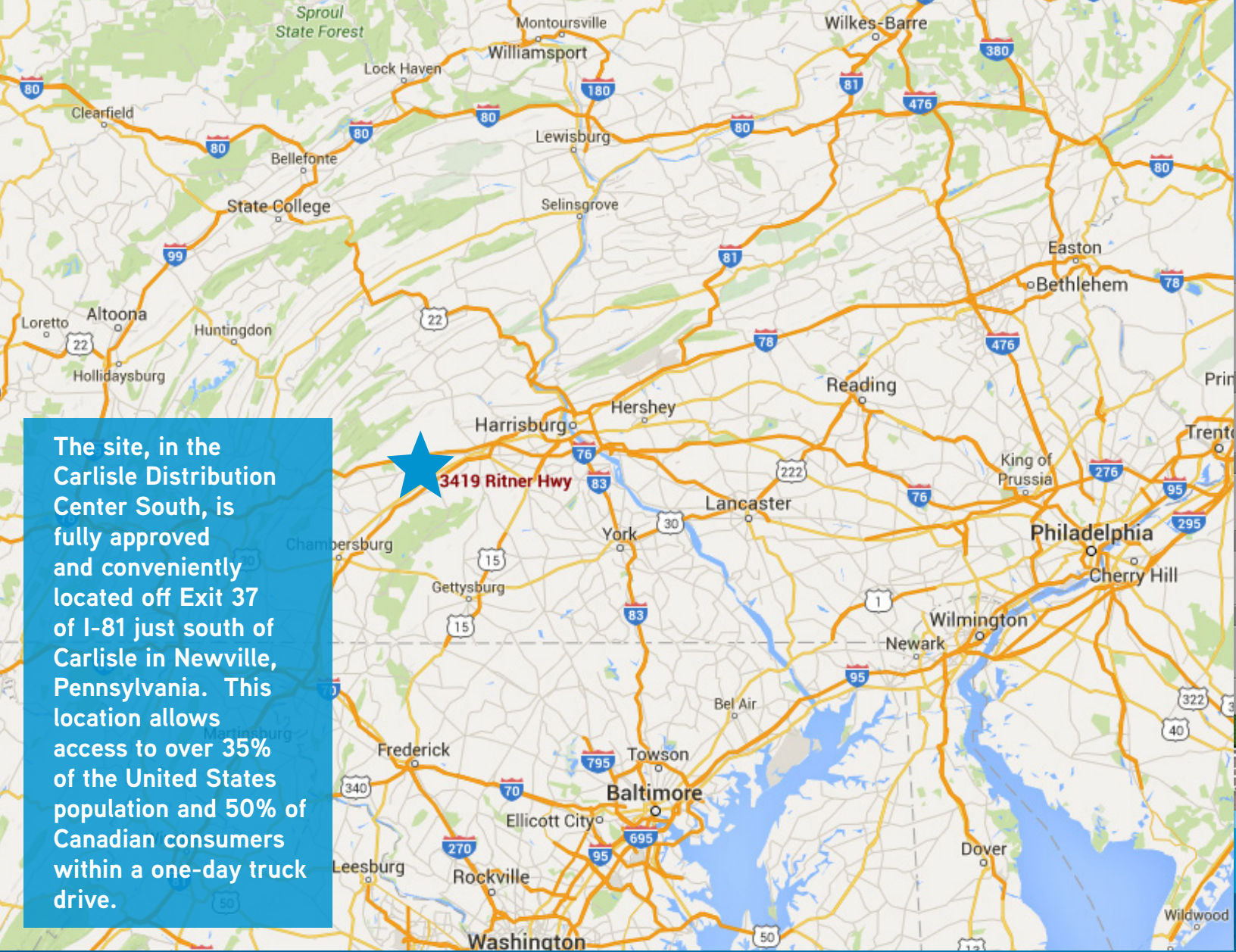


CARLISLE DISTRIBUTION CENTER SOUTH

3419 Ritner Highway, Newville, PA

- 1,215,240 SF (divisible) FOR SALE/LEASE
- 85.3 acres of land
- 570' x 2,130' building dimensions
- Up to 40' ceiling heights permitted
- ESFR sprinkler system
- Column spacing to suit
- 180 loading spaces opposite building: expandable to 438 trailer spaces
- 200' truck court
- 7" concrete floor
- 60' loading bay
- 4,000 amp; 480/277 volt; 3-phase
- Zoned Industrial
- Located off Exit 37 of I-81
- Region is home to many significant distribution facilities including:
 - Unilever
 - Whirlpool
 - Amazon
 - Ross Stores
 - Office Depot
 - SC Johnson
 - Mondelez (Kraft)





The site, in the Carlisle Distribution Center South, is fully approved and conveniently located off Exit 37 of I-81 just south of Carlisle in Newville, Pennsylvania. This location allows access to over 35% of the United States population and 50% of Canadian consumers within a one-day truck drive.

FOR MORE INFORMATION
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