

41,300+/- SF Industrial & Warehouse Space For Lease

815
MARKET STREET



Terrific Building Specifications:

- 41,300 +/- SF net rentable 1st floor (out of 250,000 SF total building)
- 2nd floor space of 35,000 +/- SF also available with convenient freight elevator service
- 11,000 SF commercial suites with street frontage and visibility
- Approximately 19' clear height
- 11-acre total site
- 39 loading doors with levelers, seals and shelters plus 240 lineal foot covered loading platform perfect for tractor trailers as well as local deliveries, Fed Ex, UPS, etc.
- 5% office in various locations
- Carlisle EPDM rubber roof installed in 1999 (still under warranty)
- Security & fire alarm connected to Central Station
- Fenced, lighted and secure fully paved truck court with depth of 350' +
- Trailer parking capacity available

LOGISTICS, LOGISTICS, LOGISTICS!!

Equilibrium Equities, Inc.'s newest project is this recently renovated industrial building in a convenient Dauphin County, Central Pennsylvania location. 815 Market Street, Harrisburg, PA boasts building specs and locational attributes that make it a logistics dream, a great cost-efficient alternative.

CALL US FOR A TOUR TODAY.

Superb Logistics:

Interstate Access

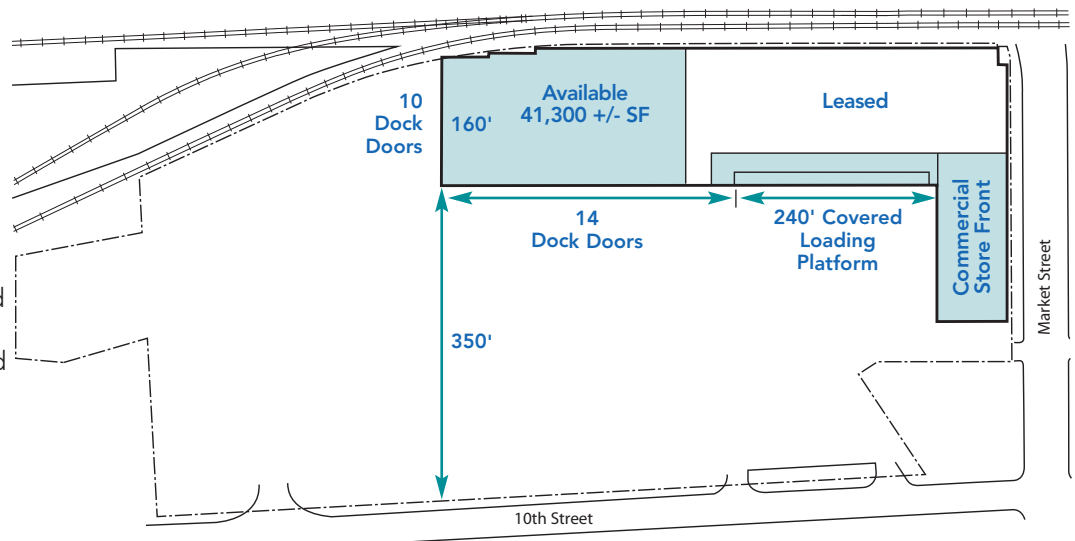
- Interstate 83 – 1 mile
- Interstate 81 – 2.4 miles
- Interstate 283 – 3.8 miles
- Interstate 76 – 6.9 miles

Intermodal Rail Access

- Norfolk Southern Harrisburg Yard - 3.5 miles
- Norfolk Southern Rutherford Yard - 5.0 miles

Other

- Amtrak Rail - Adjacent
- UPS Harrisburg Hub – 2.7 miles



Equilibrium Equities, Inc.

1777 Sentry Parkway West, Merion Towle Building, Suite 200, Blue Bell, PA 19422
Office: 215-542-3900, Fax: 215-542-3909, Email: info@equilibriumequities.com

equilibrium[®]

E Q U I T I E S , I N C .

A BALANCED APPROACH TO REAL ESTATE
www.equilibriumequities.com