



## CORE5 LOGISTICS CENTER AT I-283

**BUILDING A: ±249,706 SF**

1240 Strickler Rd. Mount Joy, PA 17552

**BUILDING B: ±218,768 SF**

1250 Strickler Rd. Mount Joy, PA 17552

**CBRE**

LEASING AGENT

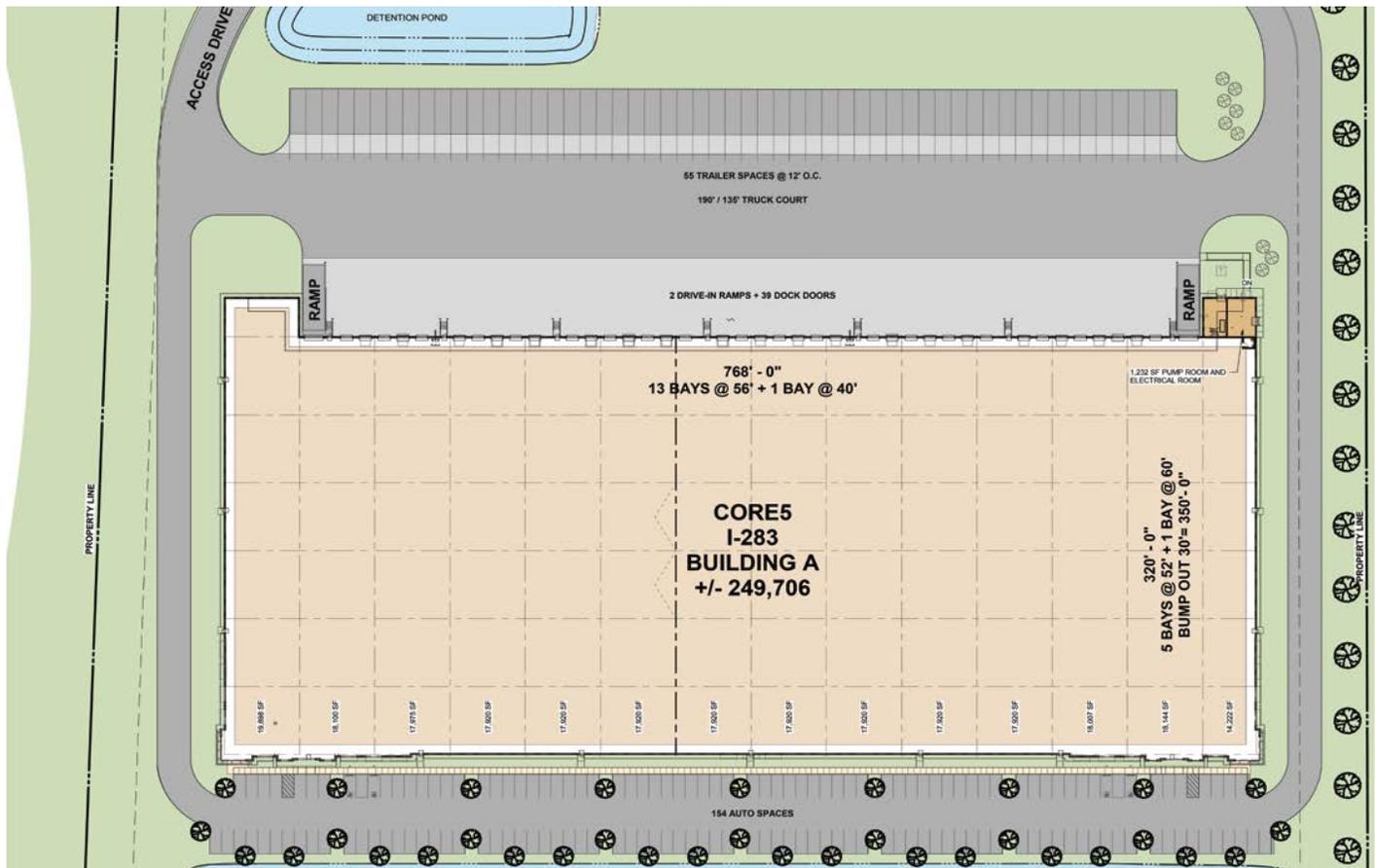


DEVELOPER

# CORE5 LOGISTICS CENTER AT I-283

## BUILDING A

1240 Stricker Road, Mount Joy, PA 17552



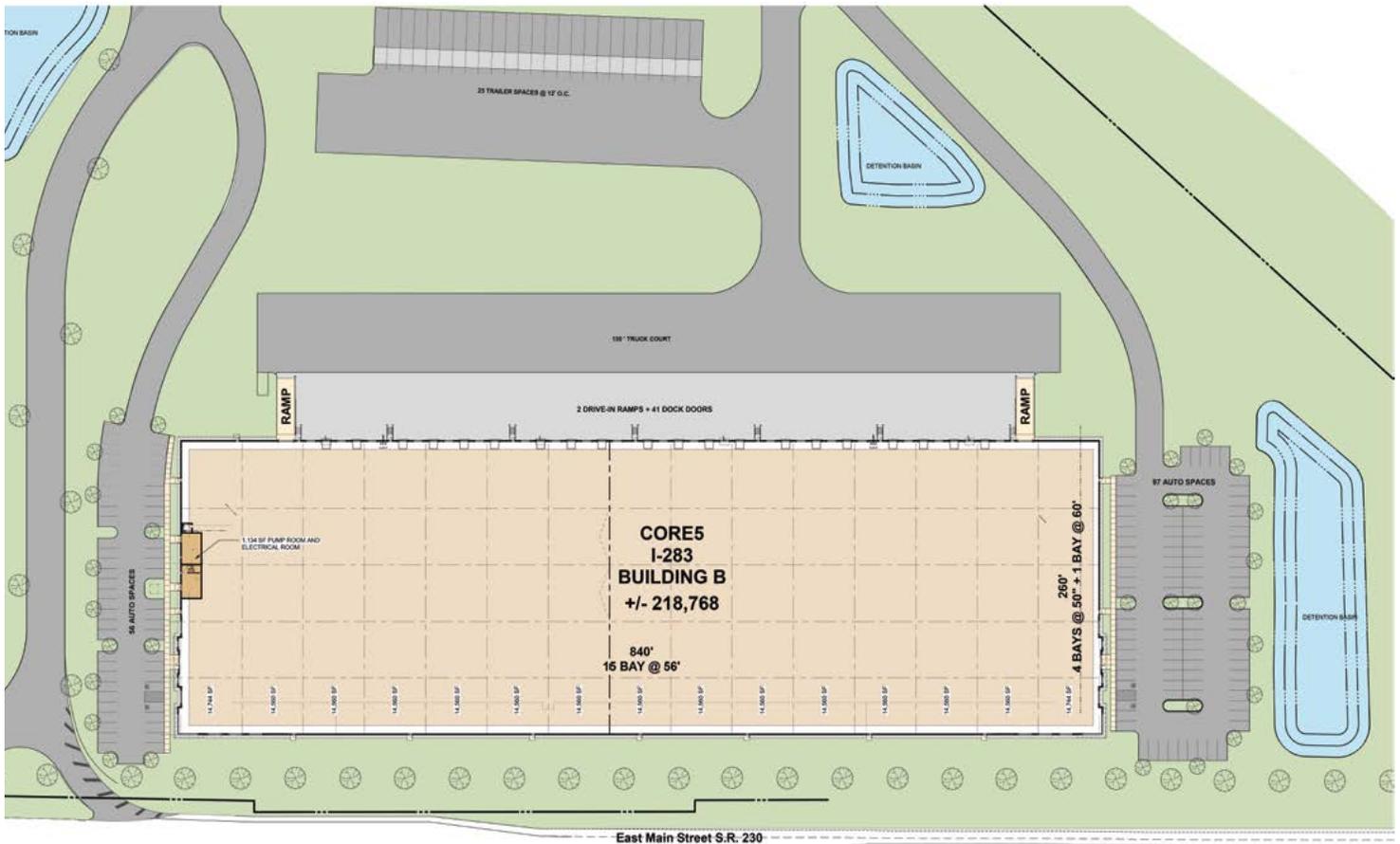
### BUILDING A SPECIFICATIONS

<b>Square Footage</b>	±249,706 SF	<b>Dock High Doors</b>	39 – 9' x 10' dock high doors
<b>Configuration</b>	Rear load	<b>Drive-In Doors</b>	2 – 14' x 16' drive-in doors
<b>Column Spacing</b>	60' speedbays 56' x 50'	<b>Truck Court Depth</b>	190' concrete truck apron
<b>Slab Thickness</b>	6" 4000 PSI	<b>Auto Parking</b>	±154 auto spaces
<b>Clear Height</b>	36' clear height	<b>Trailer Parking</b>	±55 trailer spaces
<b>Roof</b>	60 mil EDPM ballasted membrane roof	<b>Sprinkler System</b>	ESFR sprinkler system
		<b>Electrical Service</b>	Two (2) 2,000 amp services

# CORE5 LOGISTICS CENTER AT I-283

## BUILDING B

1250 Stricker Road, Mount Joy, PA 17552



### BUILDING SPECIFICATIONS

<b>Square Footage</b>	±218,768 SF	<b>Dock High Doors</b>	43 – 9' x 10' dock high doors
<b>Configuration</b>	Rear load	<b>Drive-In Doors</b>	2 – 14' x 16' drive-in doors
<b>Column Spacing</b>	60' speedbay 56' x 50'	<b>Truck Court Depth</b>	190' concrete truck apron
<b>Slab Thickness</b>	6" 4000 PSI	<b>Auto Parking</b>	±159 auto spaces
<b>Clear Height</b>	36' clear height	<b>Trailer Parking</b>	±25 trailer spaces
<b>Roof</b>	60 mil EDPM ballasted membrane roof	<b>Sprinkler System</b>	ESFR sprinkler system
		<b>Electrical Service</b>	Two (2) 2,000 amp services

Route 283	1.2 miles
Route 30	8.1 miles
I-76	12.3 miles
I-83	23.9 miles
I-81	28.2 miles
FedEx Hub - Middletown	19.3 miles
UPS Northeast Regional Hub	20.8 miles
Norfolk Southern Rutherford	22.9 miles
Port of Baltimore	81.5 miles
Port of NY/NJ	158.0 miles



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