



MASTER PLAN

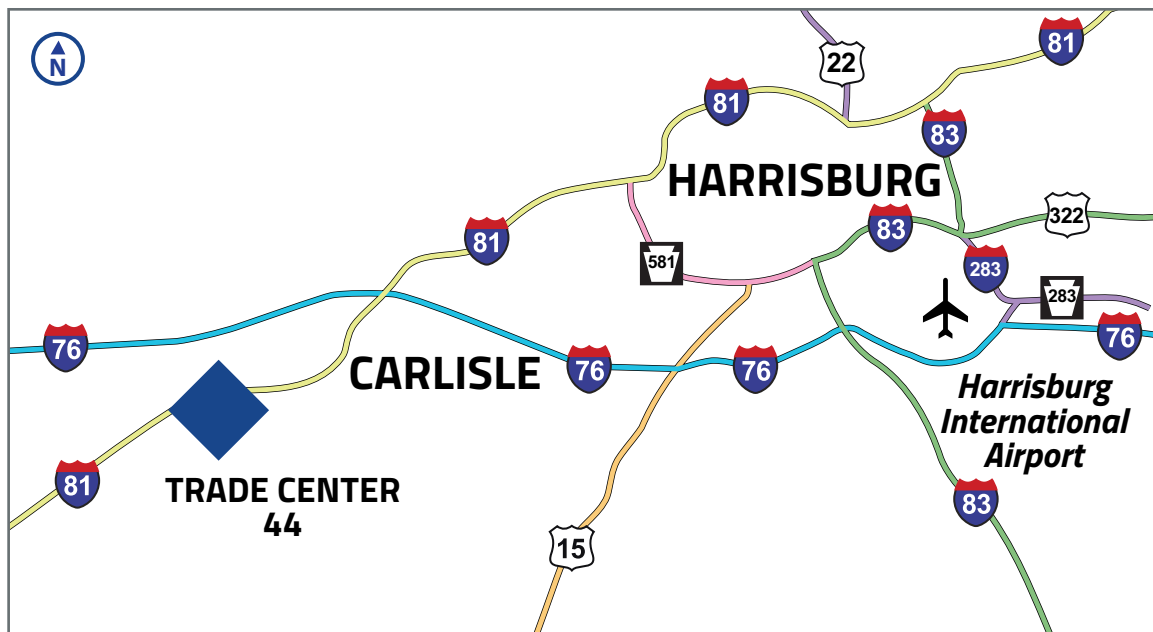
INDUSTRIAL

 HILLWOOD | Trade Center 44
A PEROT COMPANY®



TRADE CENTER 44
 1495 Dennison Circle
 Carlisle, Pennsylvania 17015

Located at I-81 and Allen Road – Exit 44 in Carlisle, PA



Area Amenities

- » 50-acre site in key Carlisle submarket – located in the heart of central Pennsylvania’s nationally recognized industrial market
- » NEW – state-of-the-art property offers immediate access to I-81 at exit 44 and the I-81/I-76 Turnpike intersection
- » Frontage on I-81 for maximum brand exposure from both north and southbound lanes
- » Carlisle, Pennsylvania is well established as the premier logistics location with vital same-day access to Northeast USA and Eastern Canadian population centers
- » Less than one mile to UPS Carlisle Hub

Building Features

- » 621,241 SF total
- » Institutional grade concrete perimeter wall panels
- » Office-to-suit
- » 32’ clear height
- » Single-load configuration
- » 50’ deep x 52’ wide typical column spacing; 60’ x 52’ in staging bays
- » ESFR sprinkler system with on-site storage tank
- » Roof fans and wall louvers for 1.0 air changes per hour
- » Roof mounted gas-fired Cambridge heaters for 55 degrees
- » 93 – 9’ x 10’ insulated dock high doors
- » 2 – concrete drive-in ramp with 12’ x 16’ powered overhead door with Z-Guards and exterior bollards

- » 185’ truck court with 60’ concrete truck apron
- » 217 – auto parking spaces
- » 157 – trailer stalls
- » 45 mil fully adhered EPDM membrane roof
- » 3,000 amp/480 volt, 3 phase electrical service

Make Ready Improvements

- » 850 SF shipping and receiving office including 2 warehouse restrooms
- » 5 – dock positions complete with 40,000 lb mechanical leveler, dock seal and swing arm light
- » 200,000 SF of warehouse with high bay 48,000 lumen LED light fixtures at a rate of 1 fixture per bay (column line 1-13)
- » 1,600 amp metered disconnect for tenant electrical service



043019



For Information Contact:



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WAKEFIELD**

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