

582,000 SF  
AVAILABLE



## CARLISLE DISTRIBUTION CENTER

45 Logistics Dr | Carlisle, PA 17013  
582,000 SF Available

### Area Amenities

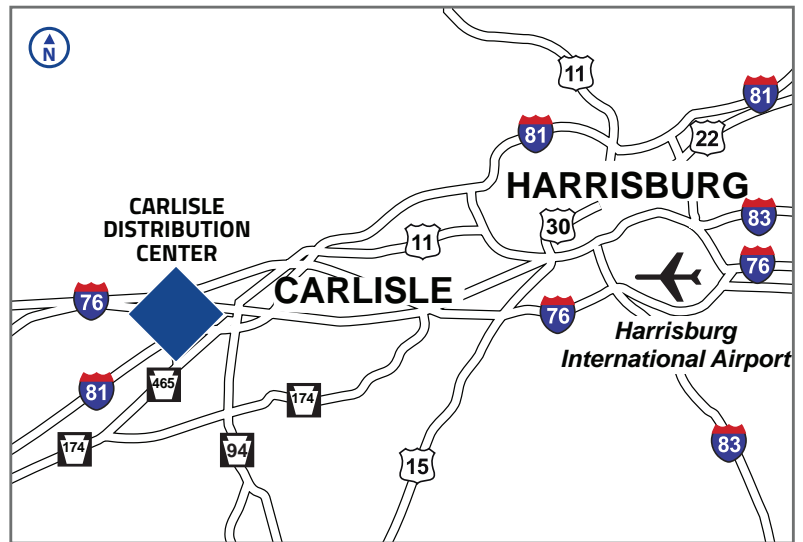
- » Located at I-81 and Exit 44 at Ritner Rd (RT 11)
- » Business park location
- » Easy access to the PA Turnpike, I-76, I-83 and I-78
- » Light industrial zoning
- » Experienced workforce
- » LEED® certified

A Joint Venture Project:



Hillwood  
3000 Turtle Creek Blvd | Dallas, TX 75219  
972.201.2800 (o) | www.hillwood.com

Ryan Commercial LLC.  
8601 LaSalle Rd | Ste 204 | Towson, MD 21286  
410.828.9150 (o) | www.hillwood.com



For Leasing Information:



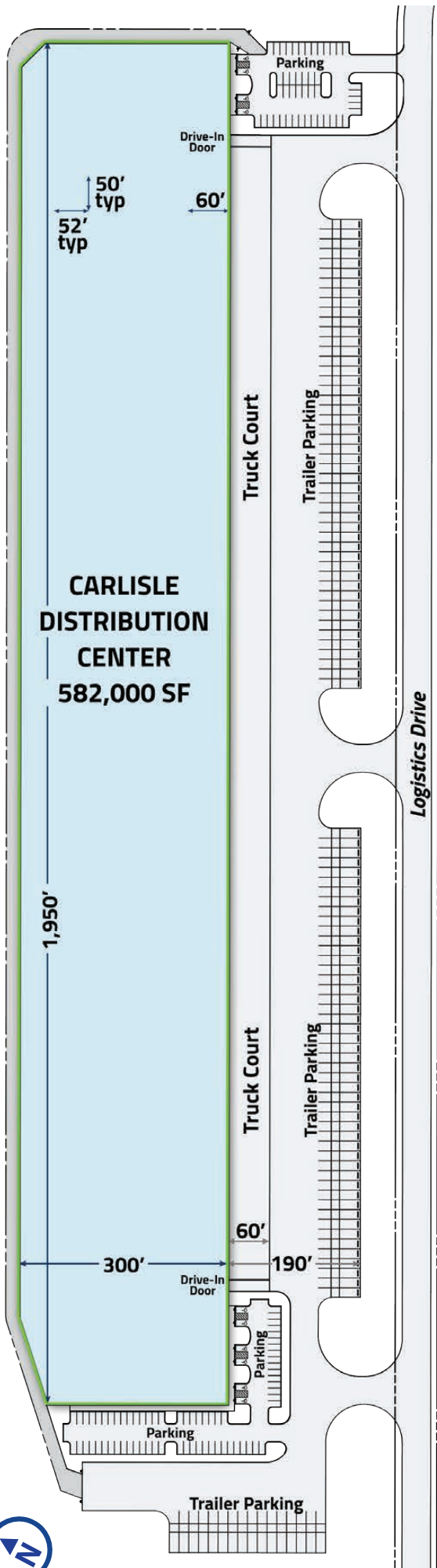
Licensed Real Estate Broker  
1200 Liberty Ridge Dr | Ste 320 | Wayne, PA 19087  
610.251.0820 (o) | www.cbre.com/philadelphiasub

Joseph B. McDermott | Senior Vice President  
610.251.5107 (o) | joe.mcdermott@cbre.com  
Licensed: PA | Licensed Salesperson: NJ

Vincent F. Ranalli | Senior Vice President  
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Licensed: PA

# CARLISLE DISTRIBUTION CENTER

45 Logistics Dr | Carlisle, PA 17013



CARLISLE  
DISTRIBUTION  
CENTER  
582,000 SF

## Building Features

- » 582,000 SF on ±39.85 acres
- » 36' clear height
- » 25 foot candle open array LED lights
- » Front load configuration
- » 52' x 50' column spacing; 60' in staging bays
- » ESFR sprinkler system
- » 12 - HVLS fans at loading dock wall
- » Cambridge roof mounted heaters
- » 135 - 9' x 10' dock doors with bumpers; 40 with 35,000 lb. mechanical levelers
- » 2 - concrete drive-in ramps with 12' x 14' sectional door
- » 190' truck court
- » 112 - trailer parking spaces
- » 149 - auto parking spaces (future parking spaces available)
- » 45 mil single-ply TPO roof
- » 3,000 amp, 3-phase 480/277 volt electrical
- » Ductilcrete concrete slab
- » Concrete tilt-wall construction
- » Business park designed landscaping

