

1600 Distribution Drive
(Formerly known as 100 Allen Road)
Carlisle, Pennsylvania 17013
Cumberland County, North Middleton Township



Construction

Building size	166,039 s.f.	Electric	2500 amp 480/277 volt 3-phase electrical
Year built	2007	Roof	45 mil EPDM
Office space	To suit	Trailer parking	20 trailer parking spaces
Clear height	32'	Drive in doors	1 drive in dock door
Lighting	Metal halide	Loading docks	26 dock high doors with 35,000 lb. dock levelers and seals
Sprinkler system	ESFR fire protection		
Parking	48 car spaces		
Column spacing	8 bays at 60', 2 bays at 66'8", 6 bays at 47', 1 bay at 46', 1 bay at 60'		

Leasing contact

John Van Buskirk, SIOR
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Real value in a changing world

4900 Ritter Road, Suite 210
Mechanicsburg Pennsylvania 17055
+1 717 791 2200

www.us.joneslanglasalle.com

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Summary of offering

Available space	166,039 s.f. - 1,000 s.f. Office
Rental rate	Negotiable
Total expenses	\$0.92 / s.f.
Real estate taxes	\$0.43 / s.f.
Insurance	\$0.07 / s.f.
Common area	\$0.24/ s.f.
Management	\$0.18 / s.f.
Possession	Immediate

Zoning

Municipality	North Middleton Township
Zoning	I-2



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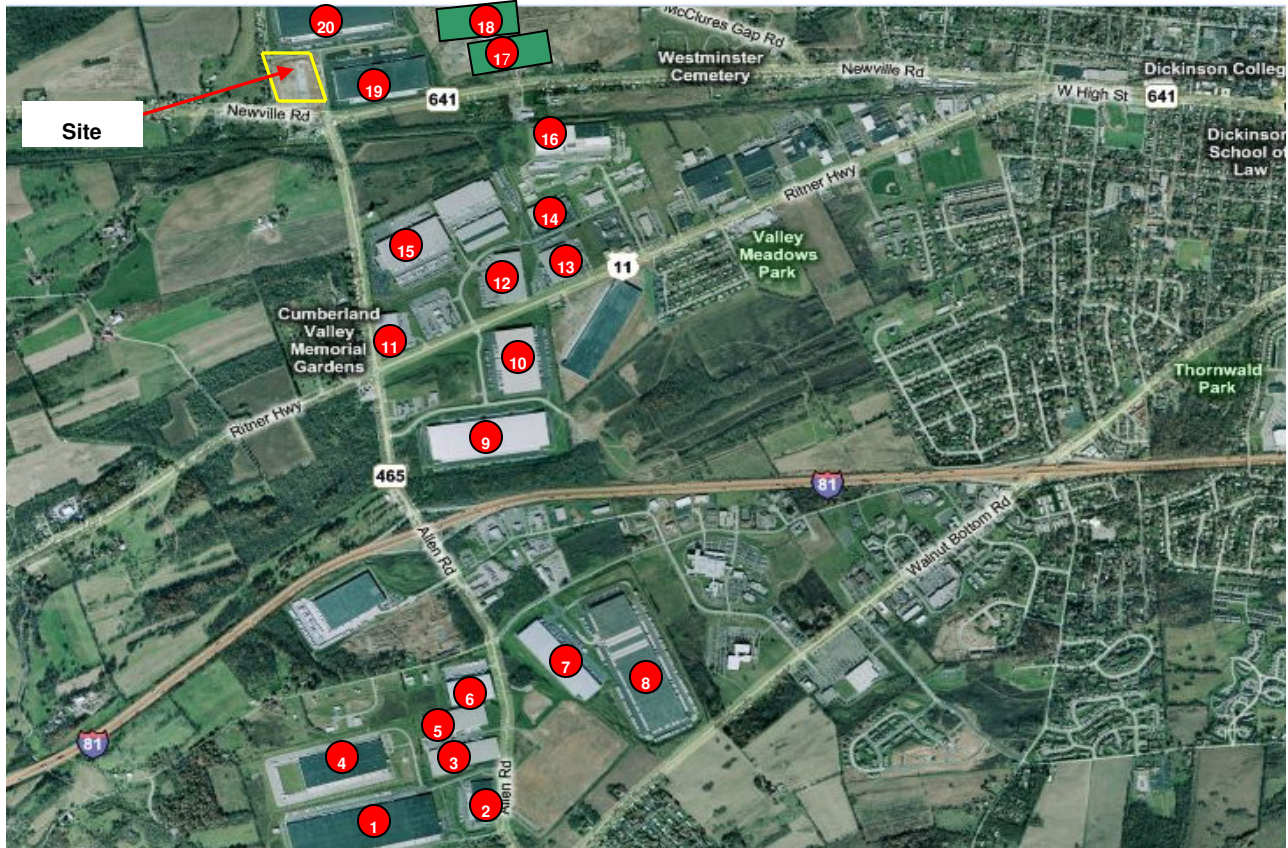


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Location Convenient access to I-81, I-80, I-78, I-76 and I-70
Less than one mile north of I-81 Exit 44, PA 641

Corporate Neighbors:

- | | | | | |
|-----------------------|-----------------------|------------------------|----------------------------|----------------|
| 1. Ames True Temper | 5. Allen Distribution | 9. Whirlpool | 13. Andersen Windows | 17. Quaker |
| 2. Alberto Culver | 6. Allen Distribution | 10. Acuity Lighting | 14. George Weston Bakeries | 18. Pepsi |
| 3. Allen Distribution | 7. Allen Distribution | 11. Allen Distribution | 15. Ross Stores | 19. Crown Bolt |
| 4. SC Johnson | 8. Unilever | 12. Allen Distribution | 16. Giant Foods | 20. Borders |

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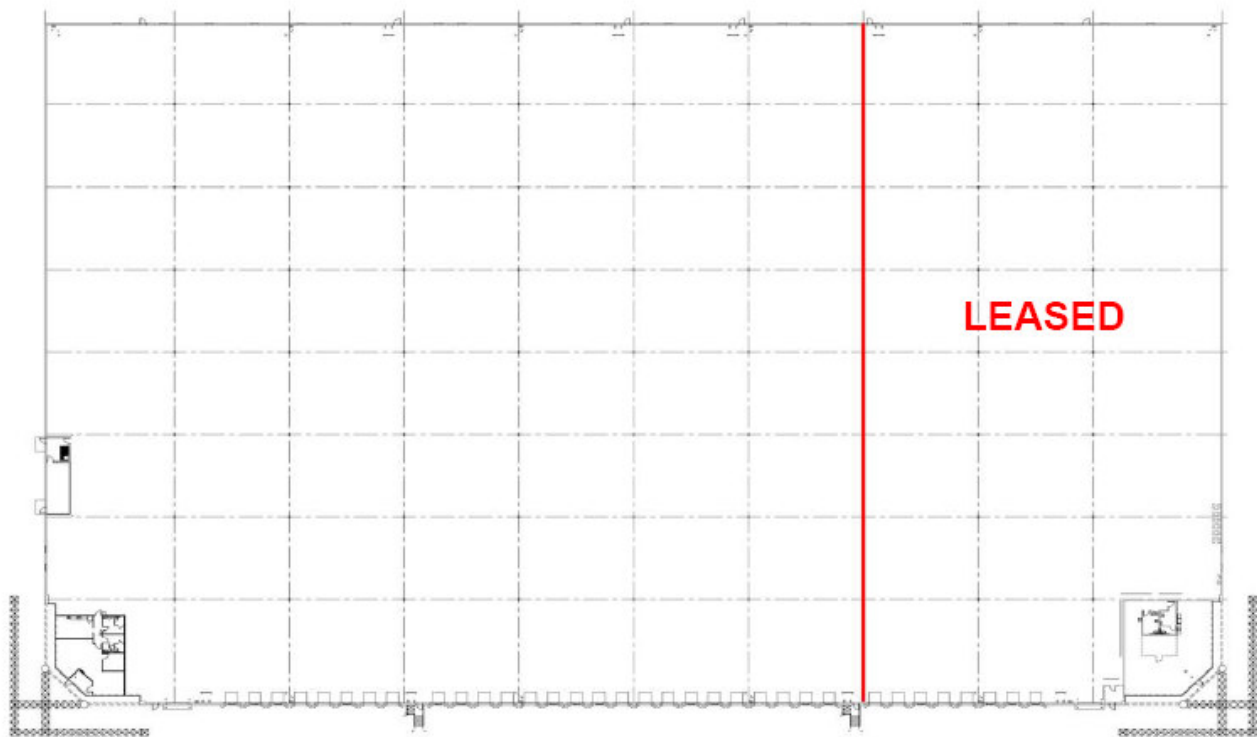


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