

**AVAILABLE  
FOR LEASE OR SALE**

# STATE | LINE

LOGISTICS PARK

15651 GREENMOUNT ROAD, ANTRIM TOWNSHIP, GREENCASTLE PA

EXIT 1

XPO Logistics

STATE | LINE  
LOGISTICS PARK

MASON-DIXON ROAD

163

Ryder  
Ever better.

420,000 SF SHOVEL-READY BUILD TO SUIT OPPORTUNITY

LERTA TAX ABATEMENT IN-PLACE

W. JASON WEBB

+1 717 329 0881  
JASON.WEBB@KBCADVISORS.COM

MARK CHUBB

+1 302 275 5043  
MARK.CHUBB@KBCADVISORS.COM

MICHAEL ZERBE

+1 610 462 3956  
MICHAEL.ZERBE@KBCADVISORS.COM

SUMMER COULTER

+1 909 636 4777  
SUMMER.COULTER@KBCADVISORS.COM

MRP | INDUSTRIAL

**KBCADVISORS**

# PROPERTY SPECIFICATIONS



**35.75 AC**

SITE AREA

**420,000 SF**

BUILDING AREA

**420' X 1,000'**

DIMENSIONS

**97**

DOCK  
DOORS

**4**

DRIVE-IN  
DOORS

**180**

AUTO  
STALLS

**153**

TRAILER  
PARKING

# IMMEDIATE ACCESS MAP

BUILDING 2  
STATE | LINE  
LOGISTICS PARK

BUILDING 1 - LEASED  
951,080 SF



XPOLogistics

ROUTE 163  
0.3 MILE

EXIT 1  
1 MILE

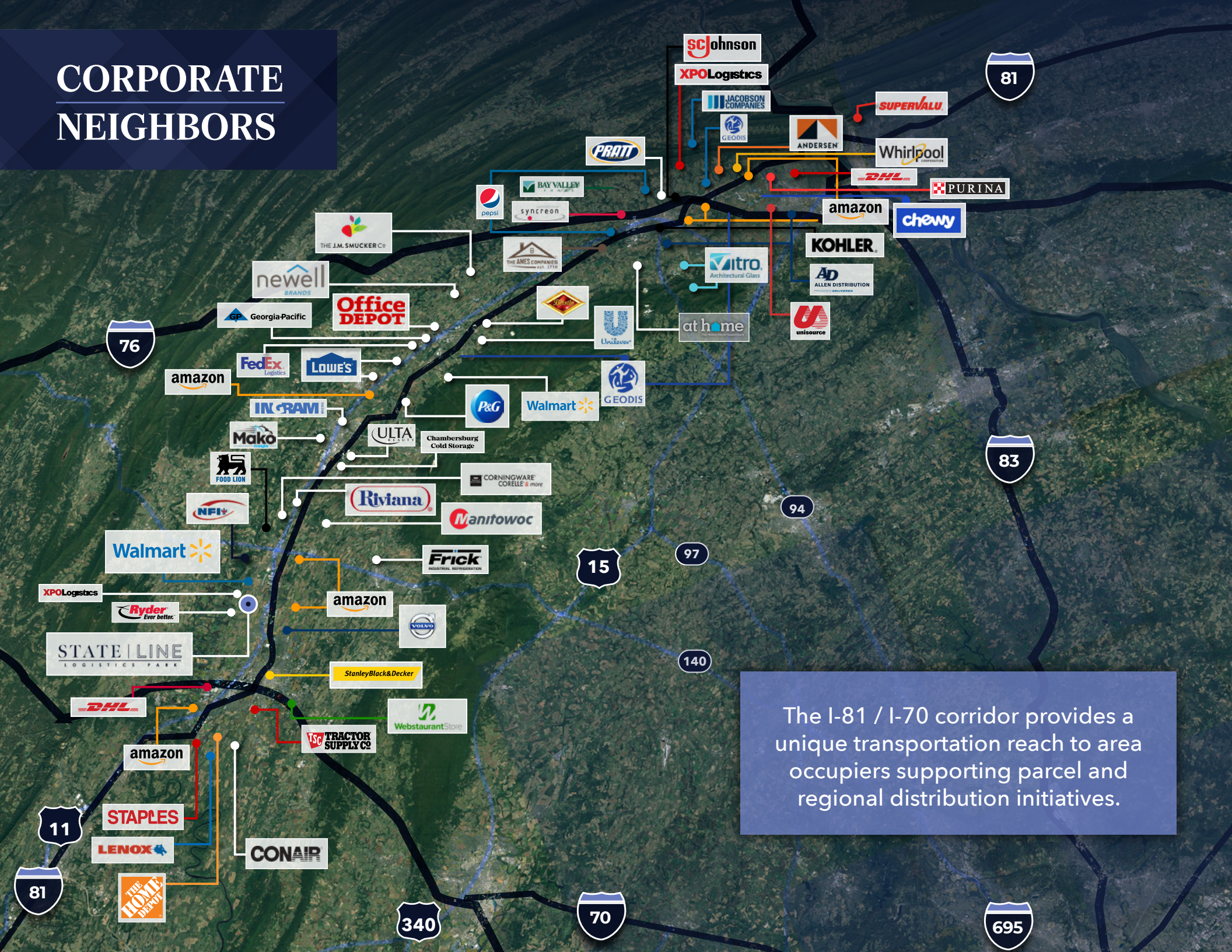
I-70  
10 MILES



IMMEDIATE DEDICATED  
NORTHBOUND & SOUTHBOUND ACCESS

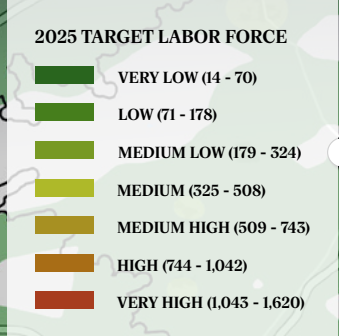


# CORPORATE NEIGHBORS



The I-81 / I-70 corridor provides a unique transportation reach to area occupiers supporting parcel and regional distribution initiatives.

# DEMOGRAPHICS & LABOR FACTS



**FORKLIFT DRIVERS**  
\$19.40 Avg Hourly Earnings

DRIVE TIME	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
15 Min	341	30%	65
30 Min	1,297	23%	(71)
45 Min	2,368	24%	345

**WAREHOUSE WORKERS**  
\$16.63 Avg Hourly Earnings

DRIVE TIME	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
15 Min	2,438	-2%	1,203
30 Min	8,022	-1%	973
45 Min	14,559	0%	898

**MANUFACTURING AND FABRICATING**  
\$18.37 Avg Hourly Earnings

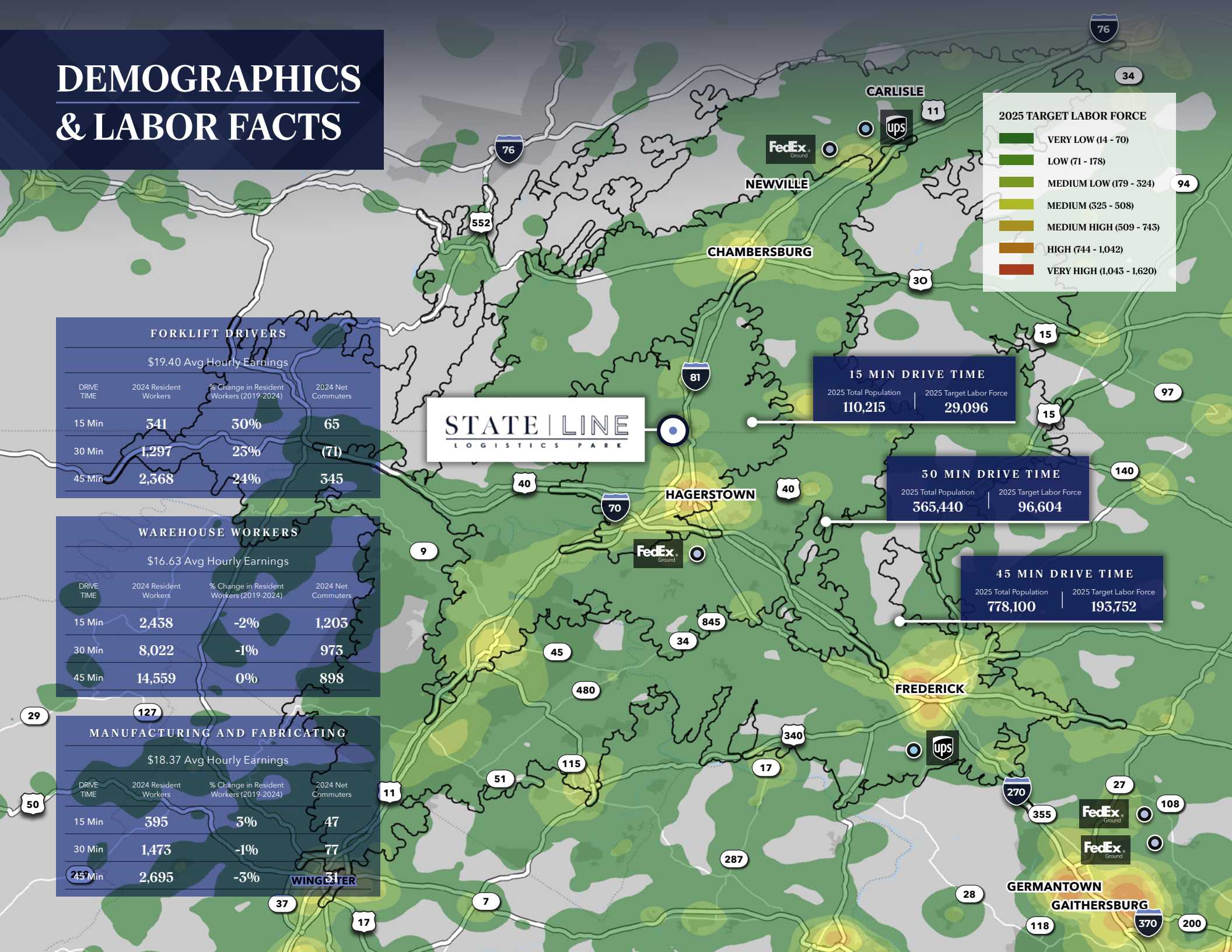
DRIVE TIME	2024 Resident Workers	% Change in Resident Workers (2019-2024)	2024 Net Commuters
15 Min	395	3%	47
30 Min	1,473	-1%	77
45 Min	2,695	-5%	21

**STATE LINE**  
LOGISTICS PARK

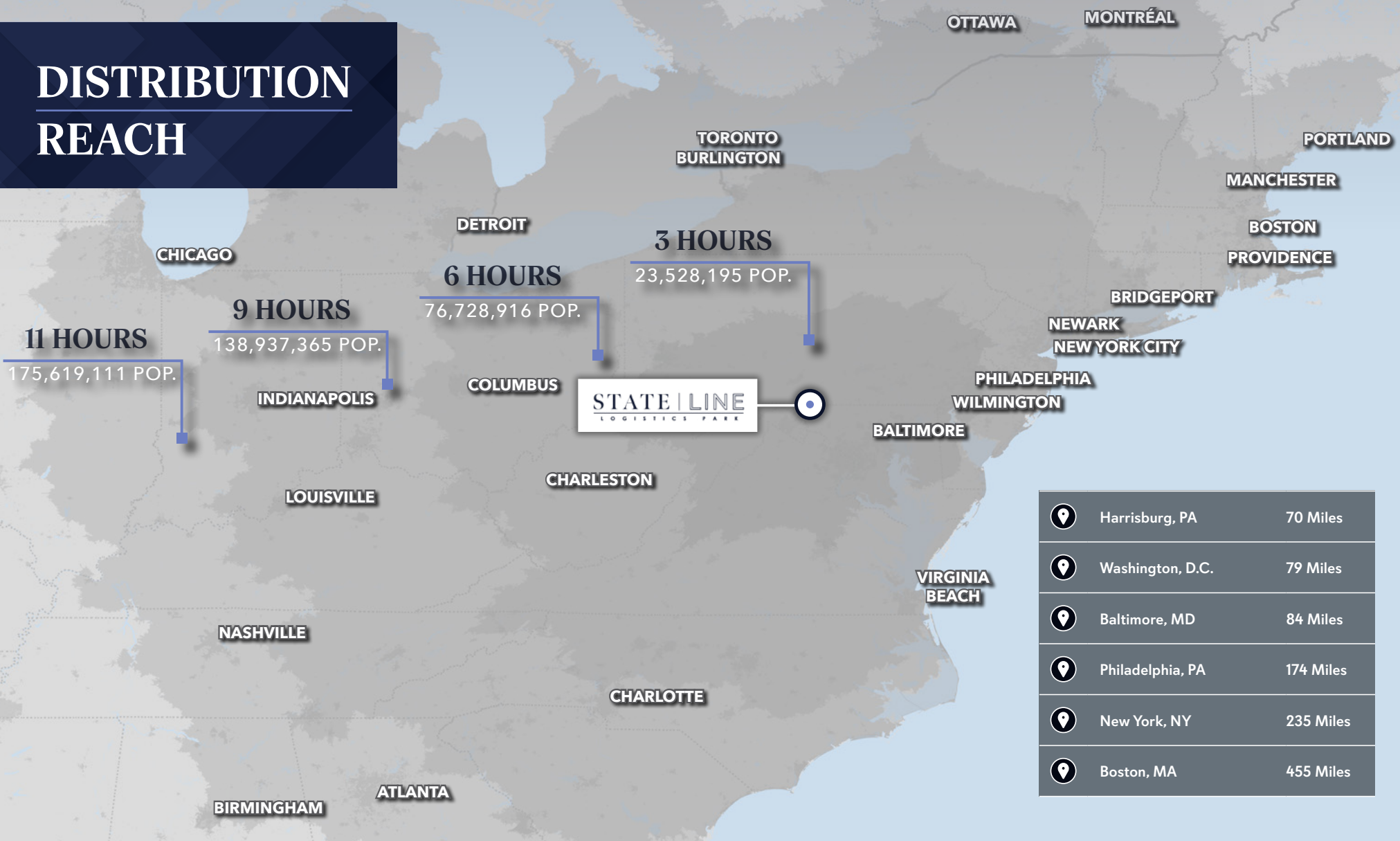
**15 MIN DRIVE TIME**  
2025 Total Population: 110,215 | 2025 Target Labor Force: 29,096

**30 MIN DRIVE TIME**  
2025 Total Population: 365,440 | 2025 Target Labor Force: 96,604

**45 MIN DRIVE TIME**  
2025 Total Population: 778,100 | 2025 Target Labor Force: 193,752



# DISTRIBUTION REACH



	Harrisburg, PA	70 Miles
	Washington, D.C.	79 Miles
	Baltimore, MD	84 Miles
	Philadelphia, PA	174 Miles
	New York, NY	235 Miles
	Boston, MA	455 Miles

MRP | INDUSTRIAL  
**KBCADVISORS**

W. JASON WEBB  
+1 717 329 0881  
JASON.WEBB@KBCADVISORS.COM

MARK CHUBB  
+1 302 275 5043  
MARK.CHUBB@KBCADVISORS.COM

MICHAEL ZERBE  
+1 610 462 3956  
MICHAEL.ZERBE@KBCADVISORS.COM

SUMMER COULTER  
+1 909 636 4777  
SUMMER.COULTER@KBCADVISORS.COM

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.