PROLOGIS LINGLESTOWN

7600 LINGLESTOWN ROAD, HARRISBURG, PA



VIEW PROMOTIONAL VIDEO

CORE CENTRAL PENNSYLVANIA LOCATION

±1,117,200 SF Total Available

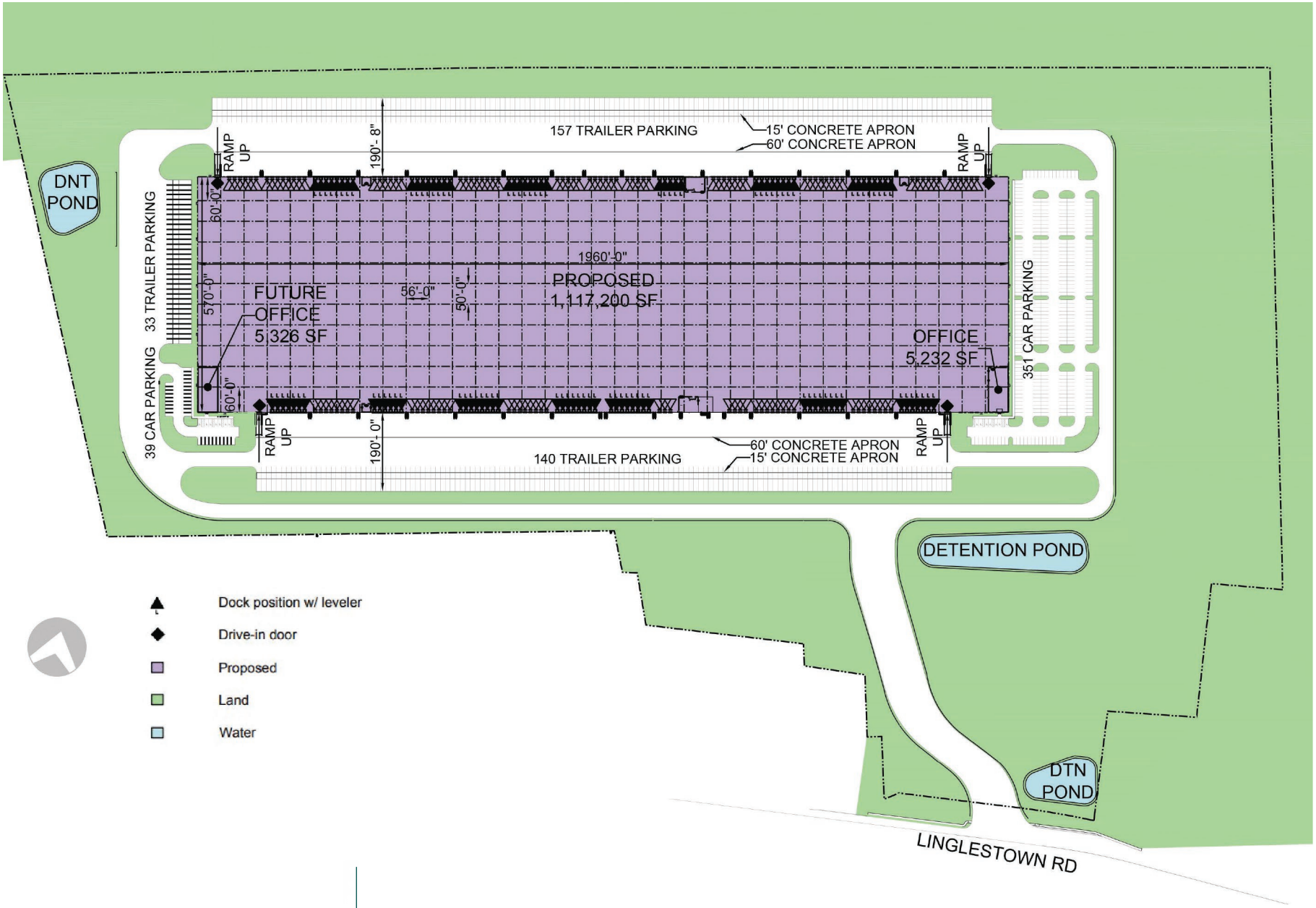
KBCADVISORS

PROLOGIS®

PROPERTY ADVANTAGES

- Best in class building design
- Immediate access to I-81
- Located in the heart of a dense labor pool
- Unparalleled access to the US consumer base - 36% of the US population within a day drive
- Fully entitled - Available for immediate construction start





Property Specifications

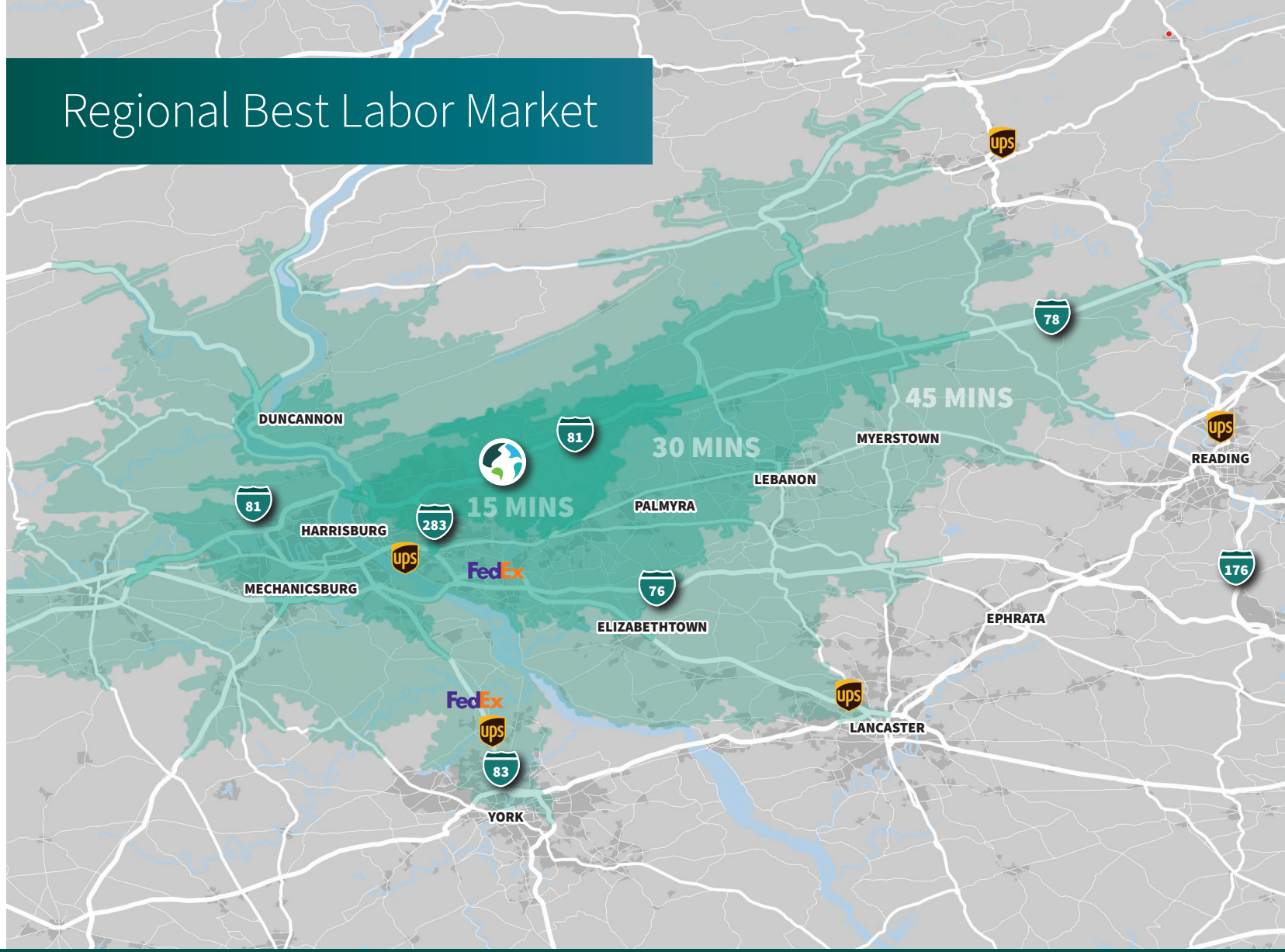
- ± 1,117,200 SF Modern Warehouse
- Clear Height: 40’
- 390 Car Parking Spaces
- 330 Trailer Spaces
- 190’ Truck Court
- Full Circulation on Site
- 97 Dock High Doors
- Typical Bay: 56’x50’
- 4 Drive in Doors



IMMEDIATE ACCESS TO INTERSTATES

1.5 MILES »	I-81
8 MILES »	I- 78
13 MILES »	I-83
15.6 MILE »	I- 76

Regional Best Labor Market



WAREHOUSE WORKERS

$15.80 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
1,914	12,831	29,171
2022 RESIDENT WORKERS		
24%	19%	15%
PAST 5-YEAR GROWTH		
593	3,378	5,035
NET COMMUTERS		

FORKLIFT DRIVERS

$19.19 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
325	2,149	4,848
2022 RESIDENT WORKERS		
36%	31%	29%
PAST 5-YEAR GROWTH		
49	275	943
NET COMMUTERS		

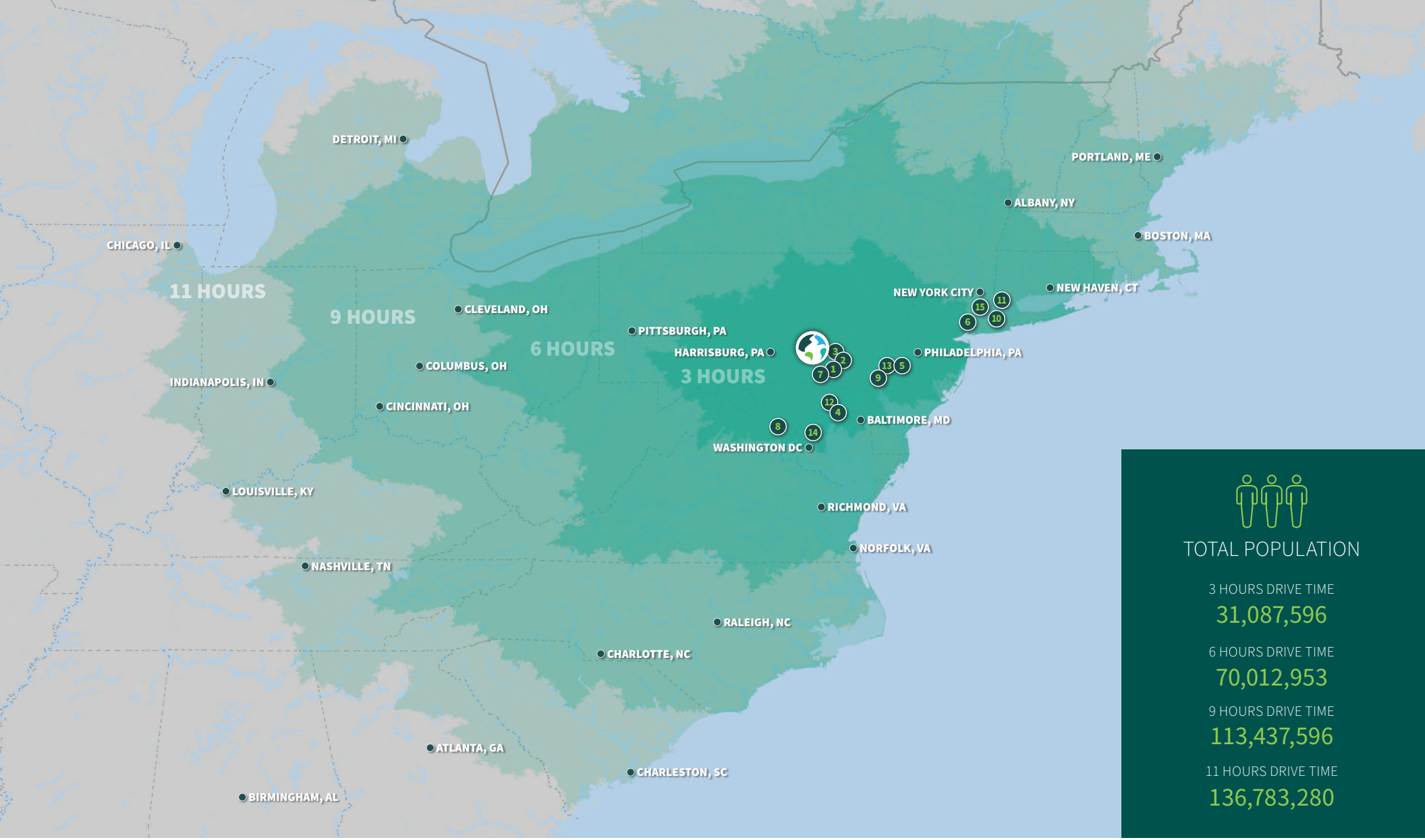
MANUFACTURES & ASSEMBLERS

$19.19 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
185	1,287	3,481
2022 RESIDENT WORKERS		
73%	63%	35%
PAST 5-YEAR GROWTH		
149	549	258
NET COMMUTERS		

LABOR PROFILE

	2023 Total Population	2023-2028 Population Growth Rate	2023 Total Households	2023 Median Household Income	2023 Labor Force	2023 Occupation: Transportation/ Material Moving Workers	2023 Transportation/Material Moving Workers as a % of the Labor Force
15 Min »	75,922	1.08%	31,141	$85,631.00	43,293	3,428	8.09%
30 Min »	467,054	1.25%	189,971	$76,380.00	257,218	23,993	9.59%
45 Min »	908,117	1.38%	364,655	$77,708.00	495,134	50,123	10.39%



TOTAL POPULATION

3 HOURS DRIVE TIME
31,087,596

6 HOURS DRIVE TIME
70,012,953

9 HOURS DRIVE TIME
113,437,596

11 HOURS DRIVE TIME
136,783,280

SAME-DAY DISTRIBUTION REACH

LOGISTICS

1	UPS MEGA HUB	12 MILES
2	FEDEX FREIGHT	12 MILES
3	FEDEX GROUND	12 MILES

SHIPPING AND PORTS

4	PORT OF BALTIMORE	93 MILES
5	PHILAPORT	118 MILES
6	PORT NEWARK ELIZABETH	151 MILES

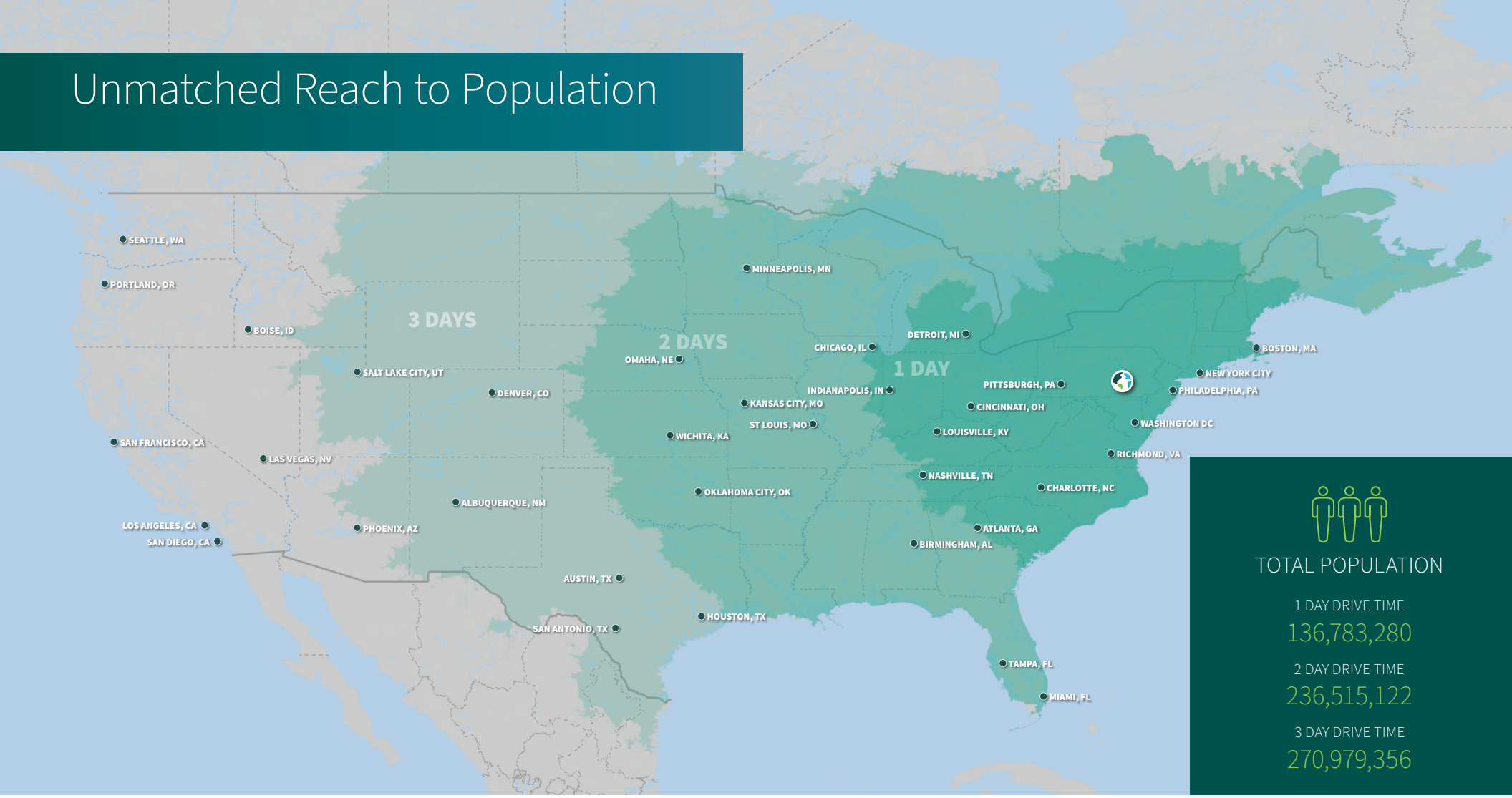
AIRPORTS

7	HARRISBURG AIRPORT	16 MILES
8	DULLES INT AIRPORT	127 MILES
9	PHILADELPHIA INT AIRPORT	120 MILES
10	JFK INT AIRPORT	183 MILES
11	LAGUARDIA INT AIRPORT	178 MILES

CITIES

12	BALTIMORE	93 MILES
13	PHILADELPHIA	114 MILES
14	WASHINGTON DC	128 MILES
15	NEW YORK	173 MILES

Unmatched Reach to Population



TOTAL POPULATION

1 DAY DRIVE TIME
136,783,280

2 DAY DRIVE TIME
236,515,122

3 DAY DRIVE TIME
270,979,356

KBCADVISORS

KBC Advisors | Philadelphia
775 E Lancaster Avenue, Suite 225
Villanova, PA 19085

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

W. Jason Webb
+1 717 329 0881
jason.webb@kbcadvisors.com

PROLOGIS®

Prologis
400 Boulder Drive Suite 200
Breinigsville, PA 18031 US

Bill Mehl
+1 610 533 2300
wmehl@prologis.com

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