

PROLOGIS CARLISLE

100 LOUIS PARKWAY, CARLISLE, PA 17015



CORE CENTRAL PENNSYLVANIA LOCATION

400,596 SF Available

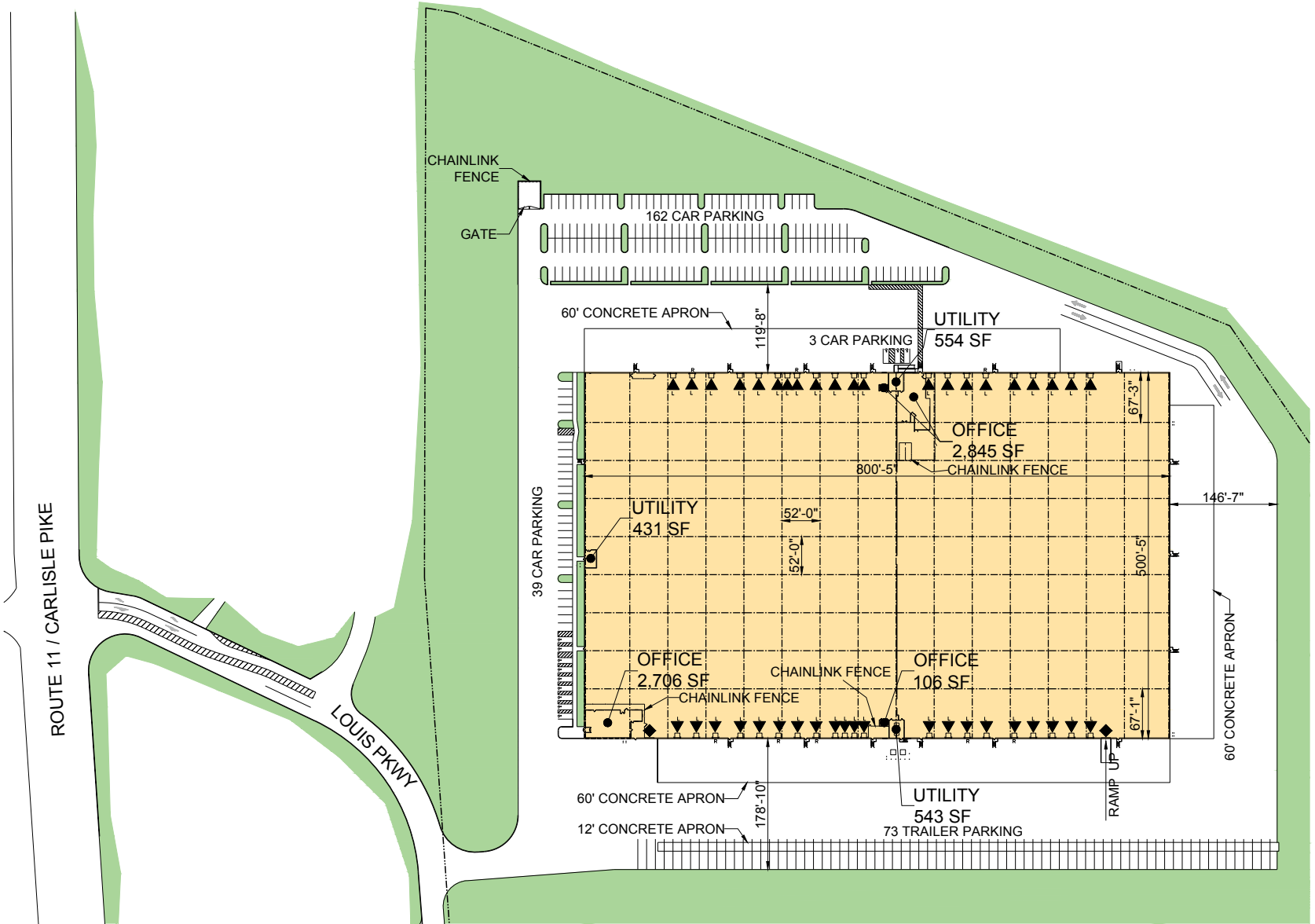


PROPERTY ADVANTAGES

- Immediate access to I-81
- Located in the heart of a dense labor pool
- Unparalleled access to key parcel, freight hubs, and highway network
- Access to 40% of the US population within a one-day drive



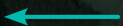
- ▲ Dock position w/ leveler
- ◆ Drive-in door
- R Dock door w/ restraint
- Available
- Land



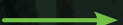
Property Specifications

- 400,596 SF cross-dock
- 500' 5" x 800' 5" building dimensions
- 52' x 52' (typ) columns with 67' speed bays
- 5,551 SF office space
- 32' minimum ceiling height
- 42 loading doors
- 2 drive-in doors
- 73 trailer parks
- 204 car parks

INGRESS



EGRESS



IMMEDIATE ACCESS
TO INTERSTATES
AND AMENITIES

< 1 Mile »

Route 11

1.5 MILES »

I-81

3 MILES »

I-76

15 MILES »

I-83



WAREHOUSE WORKERS

\$16.19 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
1,274	13,010	26,732
2022 RESIDENT WORKERS		
23%	11%	12%
PAST 5-YEAR GROWTH		
1,017	3,542	5,037
NET COMMUTERS		



FORKLIFT DRIVERS

\$18.89 Avg Hourly Earnings

15 MIN	30 MIN	45 MIN
255	2,667	5,267
2022 RESIDENT WORKERS		
57%	39%	38%
PAST 5-YEAR GROWTH		
222	1,427	1,421
NET COMMUTERS		

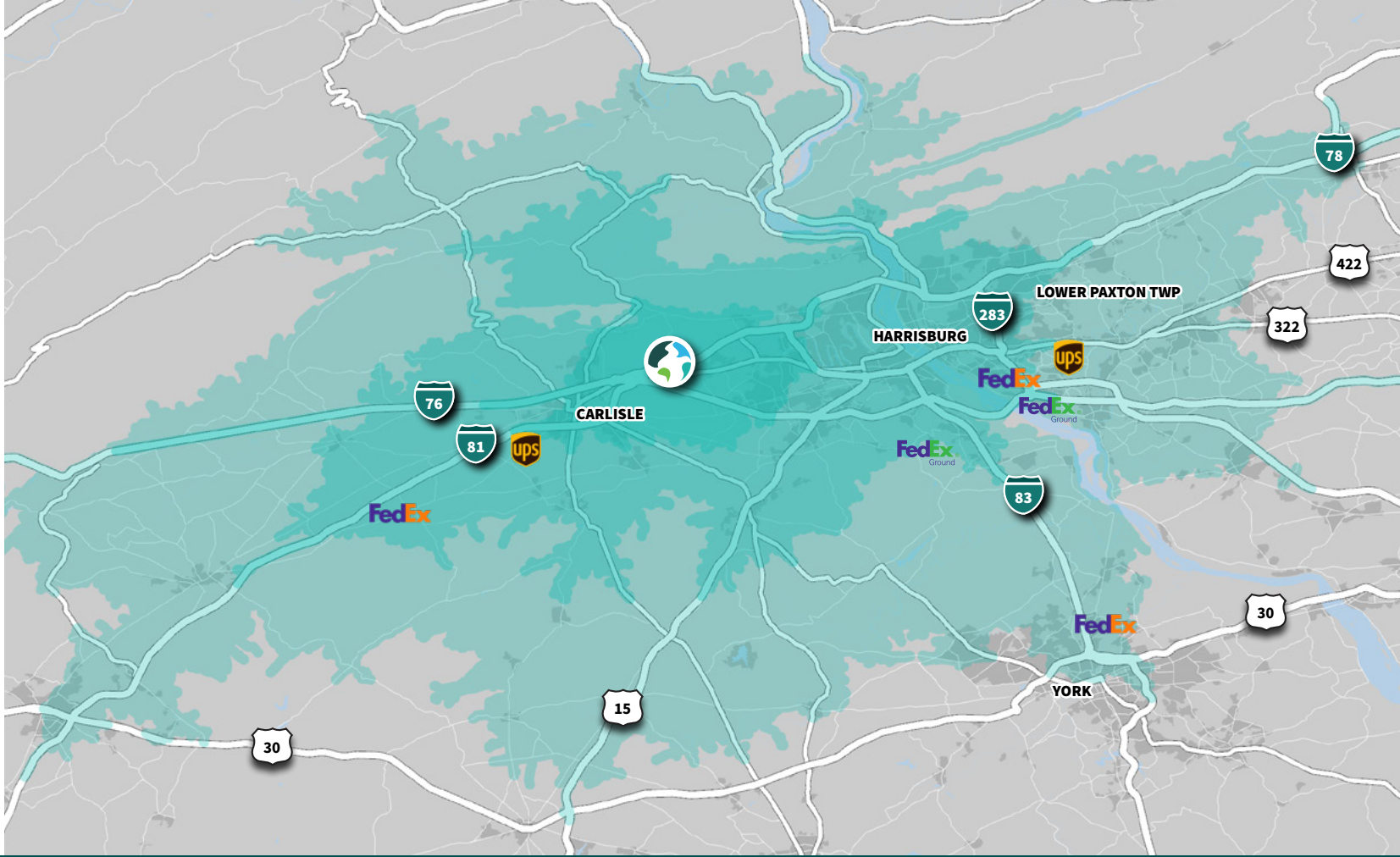


ASSEMBLERS & FABRICATORS

\$17.73 Avg Hourly Earnings

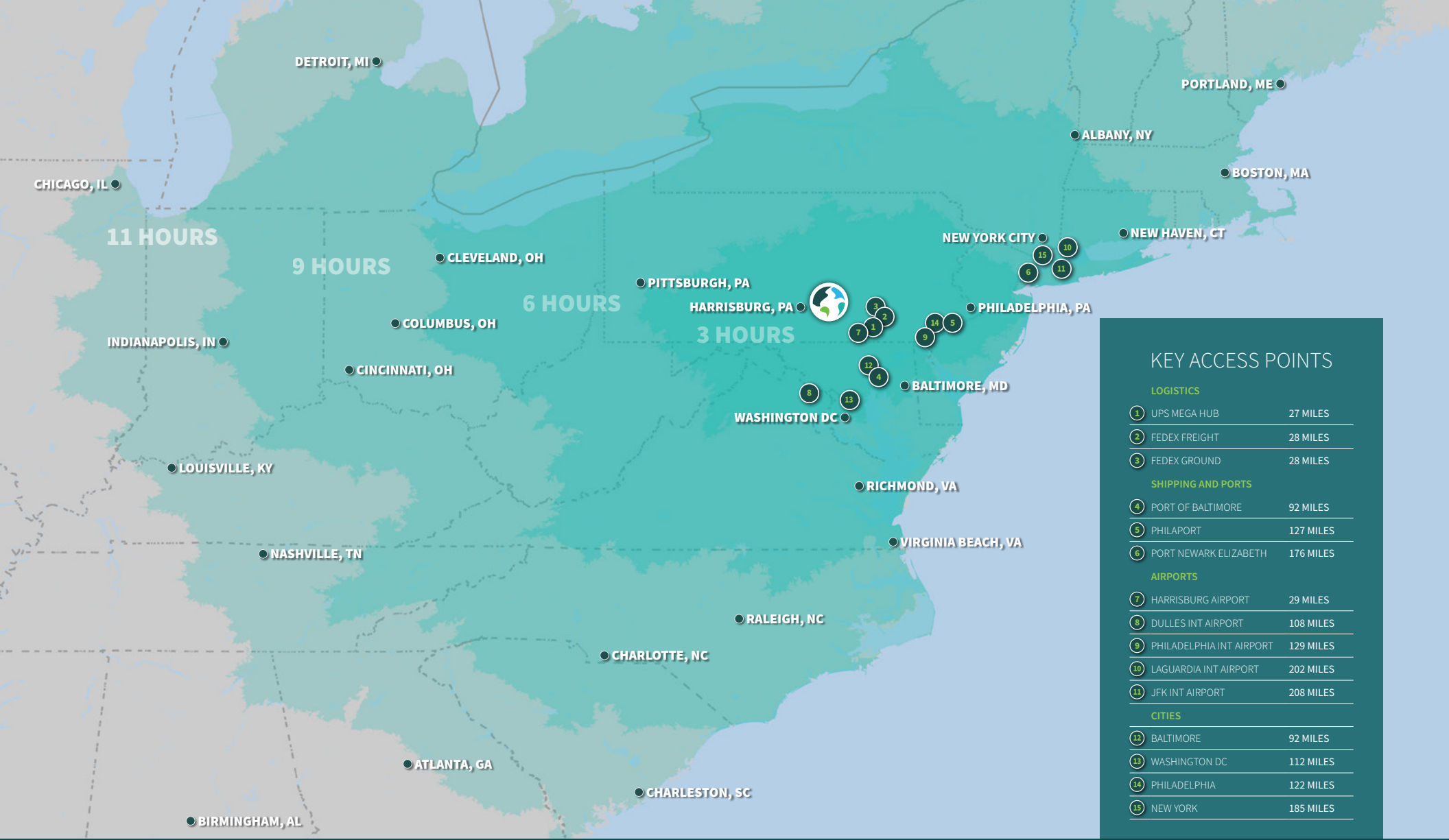
15 MIN	30 MIN	45 MIN
165	1,625	4,111
2022 RESIDENT WORKERS		
40%	22%	16%
PAST 5-YEAR GROWTH		
38	19	439
NET COMMUTERS		

Regional Best Labor Market



LABOR PROFILE

	2024 Total Population	2024-2029 Population Growth Rate	2024 Total Households	2024 Median Household Income	2024 Labor Force	2024 Occupation: Transportation/ Material Moving Workers	2024 Transportation/ Material Moving Workers as a % of the Labor Force
15 Min »	81,991	0.67%	32,767	\$84,118	44,422	4,318	9.91%
30 Min »	443,085	0.44%	180,208	\$78,467	241,182	22,712	9.64%
45 Min »	821,544	0.33%	330,356	\$78,478	447,745	45,704	10.44%



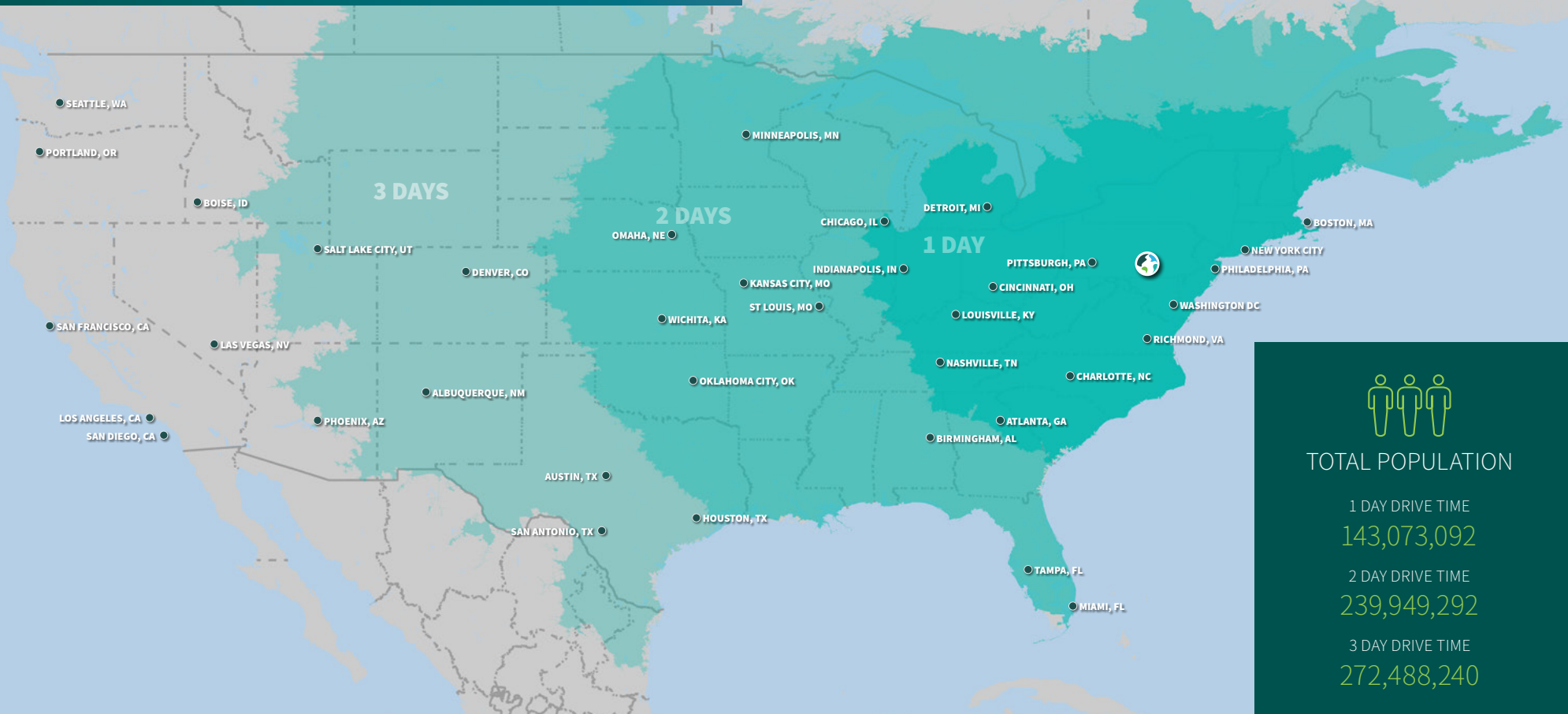
KEY ACCESS POINTS

LOGISTICS	
1 UPS MEGA HUB	27 MILES
2 FEDEX FREIGHT	28 MILES
3 FEDEX GROUND	28 MILES
SHIPPING AND PORTS	
4 PORT OF BALTIMORE	92 MILES
5 PHILAPORT	127 MILES
6 PORT NEWARK ELIZABETH	176 MILES
AIRPORTS	
7 HARRISBURG AIRPORT	29 MILES
8 DULLES INT AIRPORT	108 MILES
9 PHILADELPHIA INT AIRPORT	129 MILES
10 LAGUARDIA INT AIRPORT	202 MILES
11 JFK INT AIRPORT	208 MILES
CITIES	
12 BALTIMORE	92 MILES
13 WASHINGTON DC	112 MILES
14 PHILADELPHIA	122 MILES
15 NEW YORK	185 MILES

SAME-DAY DISTRIBUTION REACH

	2024 Total Population	2024-2029 Population Growth Rate	2024 Total Households	2024 Median Household Income	2024 Labor Force	2024 Transportation/Material Moving Workers Count	2024 Transportation/Material Moving Workers % of the Labor Force
3 Hr »	26,506,430	0.19%	10,182,806	\$93,402	14,357,236	14,357,236	7.02%
6 Hr »	71,293,539	0.06%	27,959,867	\$84,004	37,596,025	2,492,362	6.92%
9 Hr »	117,207,051	0.16%	46,434,199	\$80,260	61,157,974	4,130,790	7.04%
11 Hr »	143,073,087	0.18%	56,627,496	\$79,561	74,427,272	5,173,838	7.25%

Unmatched Reach to Population



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