



OWNER / DEVELOPER:

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LEASING AGENT:

GERARD J. BLINEBURY, JR.

215-963-4034

gerry.blinebury@cushwake.com

PATRICK M. MCBRIDE

717-919-1689

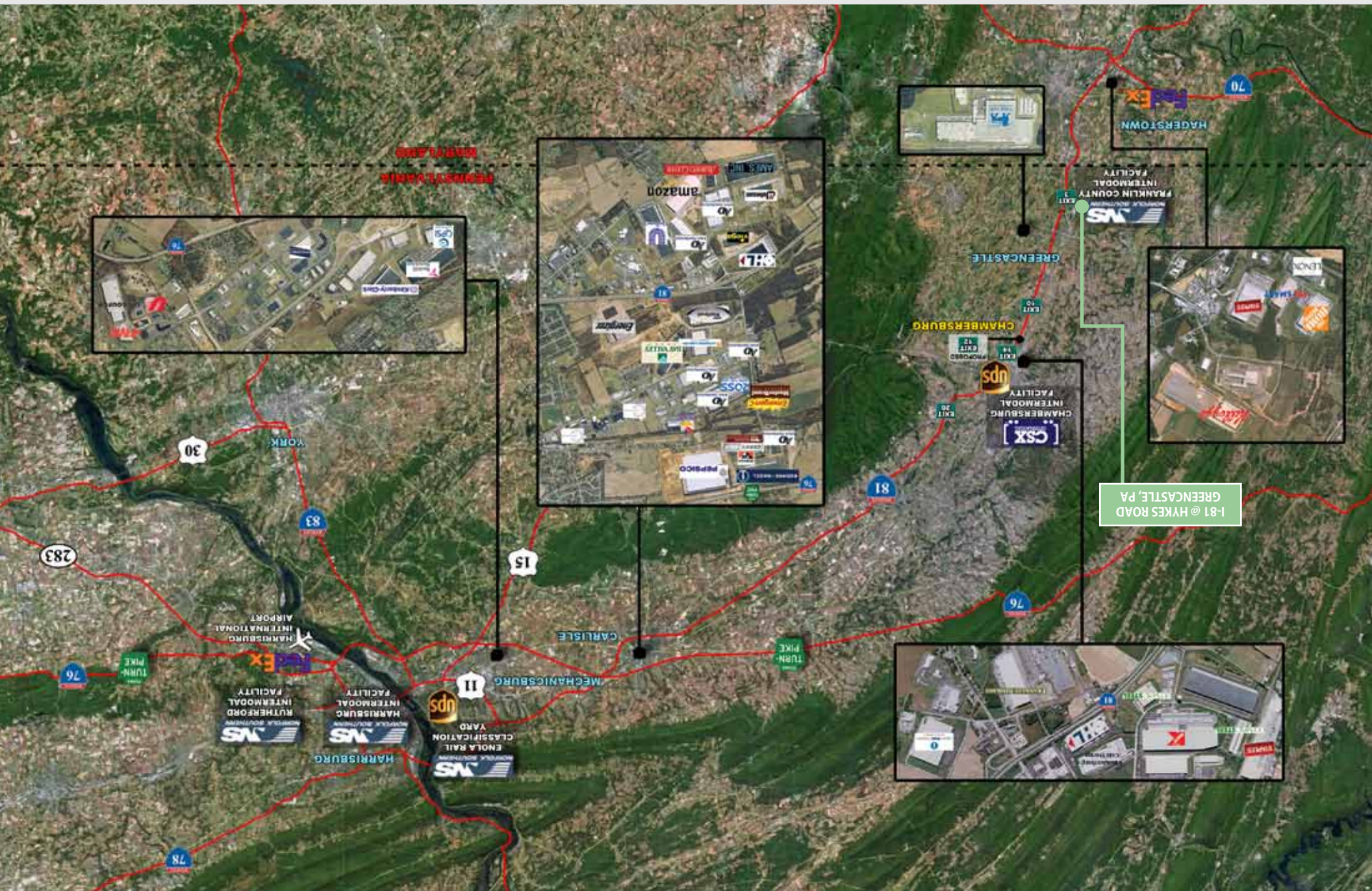
pat.mcbride@cushwake.com

ADAM D. CAMPBELL, SIOR

717-798-4514

adam.campbell@cushwake.com

4507 N. Front Street, Suite 303
Harrisburg, PA 17110



**I-81 @ HYKES ROAD
GREENCASTLE, PA
FOR LEASE OR SALE**

43 ± ACRE; RAIL SERVED INDUSTRIAL SITE
682,500 ± SF DEVELOPMENT OPPORTUNITY



www.i81landportfolio.com

I-81 @ Hykes Road (43 ± acres) is a fully approved, Class A development project available for lease or sale. The conceptual site plan has been conceived as a 682,500 sf distribution facility featuring best-in-class design specifications vital to the supply chain industry.

The property is located immediately off Exit 3 of I-81, a major interstate serving the Central Pennsylvania Region with direct connections to I-83, I-78, I-76 (Pennsylvania Turnpike) and I-70, providing access to 40% of the United States population and 56% of Canada's population within a one-day drive. The site borders Norfolk Southern Rail and is 1.4 miles from the new Franklin County Intermodal Yard, which is currently under construction and slated to open in January 2013. The site is also 12 miles from The CSX Intermodal Chambersburg Terminal.

The owners of the I-81 @ Hykes Road site, WCN Properties, offer flexibility in potential deal structures, including build-to-suit leases or sales, as well as land sales.

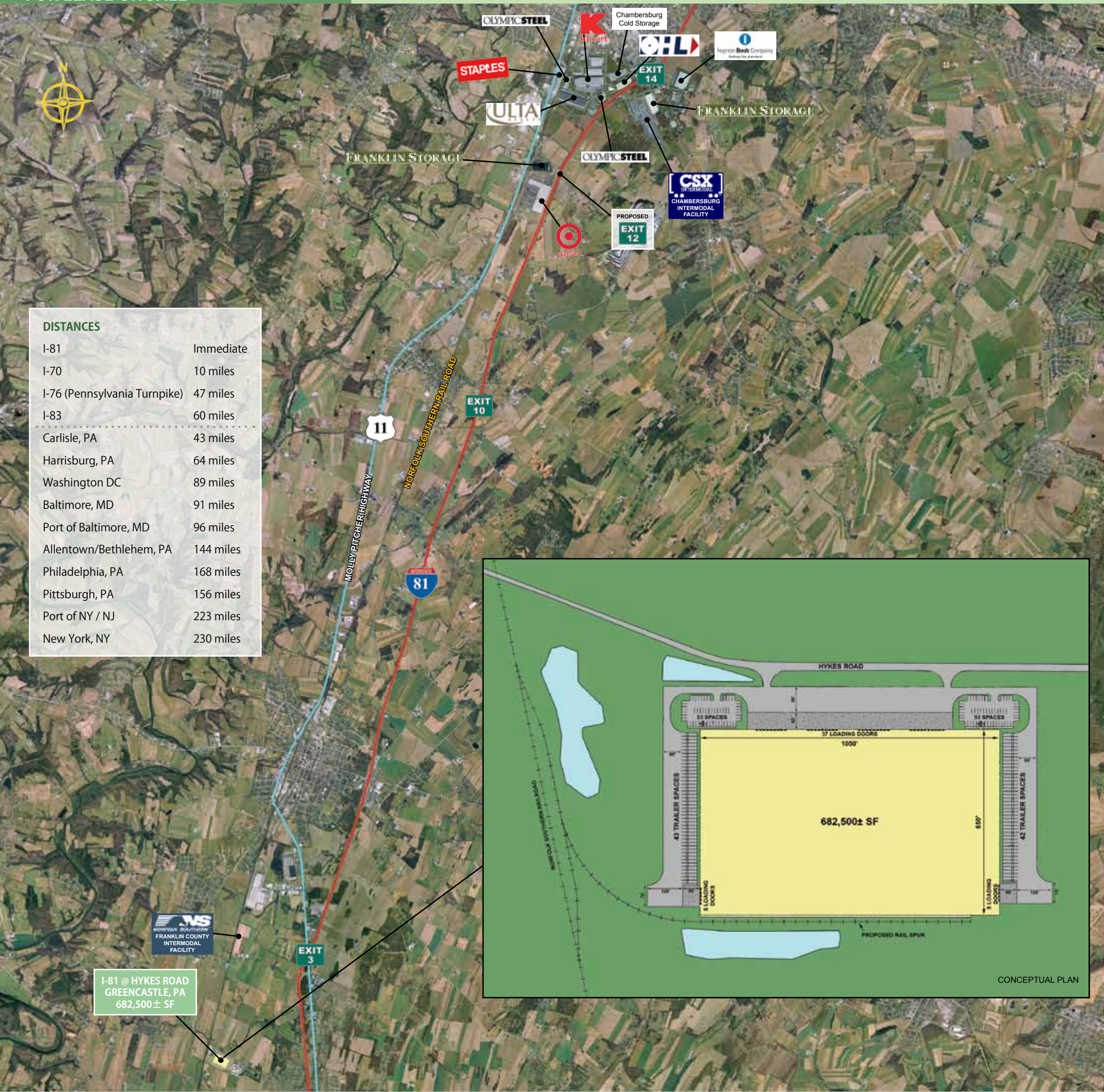
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CENTRAL PENNSYLVANIA

Highway Network: I-81 @ Hykes Road is part of the Central Pennsylvania Region. At the heart of the Central Pennsylvania Region is Harrisburg, where several major interstates converge, including I-81, I-78, I-83, I-76 (Pennsylvania Turnpike), and I-70. There is a proposed new Exit 12 on I-81 at Guilford Spring Road. The state and federal studies has been concluded, and it is currently in the Federal Transportation Bill for funding.

Logistics Hub: Central Pennsylvania is supported by several key elements that appeal to retailers, distributors and the supply chain industry. These key advantages include:

Intermodal Facilities:

Norfolk Southern currently operates three major rail facilities in the Central Pennsylvania Region: *Harrisburg Intermodal Facility*, *Rutherford Intermodal Facility*, and *Enola Rail Classification Facility*. Ground broke on a fourth rail yard in 2010 – *Franklin County Intermodal Facility*.

Harrisburg Intermodal Facility (formerly Lucknow) is a large rail yard located in Harrisburg, PA, approximately three miles north of downtown Harrisburg. The yard was previously operated by Conrail and since 1999 has been operated by the Norfolk Southern Railway. A \$28 million expansion is planned for this facility. *Rutherford Intermodal Facility* is currently undergoing a \$60.4 million expansion, which is expected to be completed in 2014. The historic Enola Yard has been a railcar classification facility since 1905 for the former Pennsylvania Railroad, Conrail and now Norfolk Southern. *Franklin County Intermodal Facility* is a \$95 million project expected to be completed in January 2013. The facility, on 200 acres, will be part of the railroad's multi-state Crescent Corridor initiative, which establishes an efficient, high-capacity intermodal freight rail route between the Gulf Coast and the Northeast. *Franklin County Intermodal Facility is located approximately 1.4 miles from I-81 @ Hykes Road.*

CSX operates an intermodal facility in Chambersburg, PA. This 85-acre facility is part of what was completed in 2007. The facility is crucial to freight transportation in the region because it allows freight containers to be moved from freight to truck without any direct handling of the freight itself. CSX has dedicated \$98 million to upgrade the rail line from Chambersburg to Ohio. The original construction of the facility and the scheduled upgrades are part of CSX's National Gateway project. The multi-stage railroad construction project is designed to improve rail connections between ports in the Mid-Atlantic and Midwest. Overall, the National Gateway project is expected to cost \$842 million. *CSX Chambersburg Intermodal Facility is located approximately 12 miles from I-81 @ Hykes Road.*

Fed Ex & UPS: Freight Network

Both **FedEx** and **UPS** operate regional distribution hubs in Central PA. UPS' facility is located in Mechanicsburg and FedEx's facility is located in Middletown, PA. At the center of both facilities is the **Harrisburg International Airport** with freight forwarding capabilities. ABX Air, FedEx Express, and UPS Airlines all operate at the airport.

Corporate Tenancy: Over the past decade, Central Pennsylvania has been recognized by corporate users, logistics companies, and institutional investors as a core distribution market. The growth of the region is evidenced by an influx of corporate users entering and expanding into the market, such as Lowe's, Target, Amazon.com, Whirlpool, PepsiCo, Unilever, Kimberly Clark, GlaxoSmithKline, Reckitt Benckiser, C&S Wholesale Grocers, General Mills, Hershey Corporation, Exel Logistics, Staples, and Starbucks.

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