

# STATELINE

LOGISTICS PARK

10 YEAR LERTA APPROVED



951,080 SF UNDER CONSTRUCTION - SPRING 2023 DELIVERY

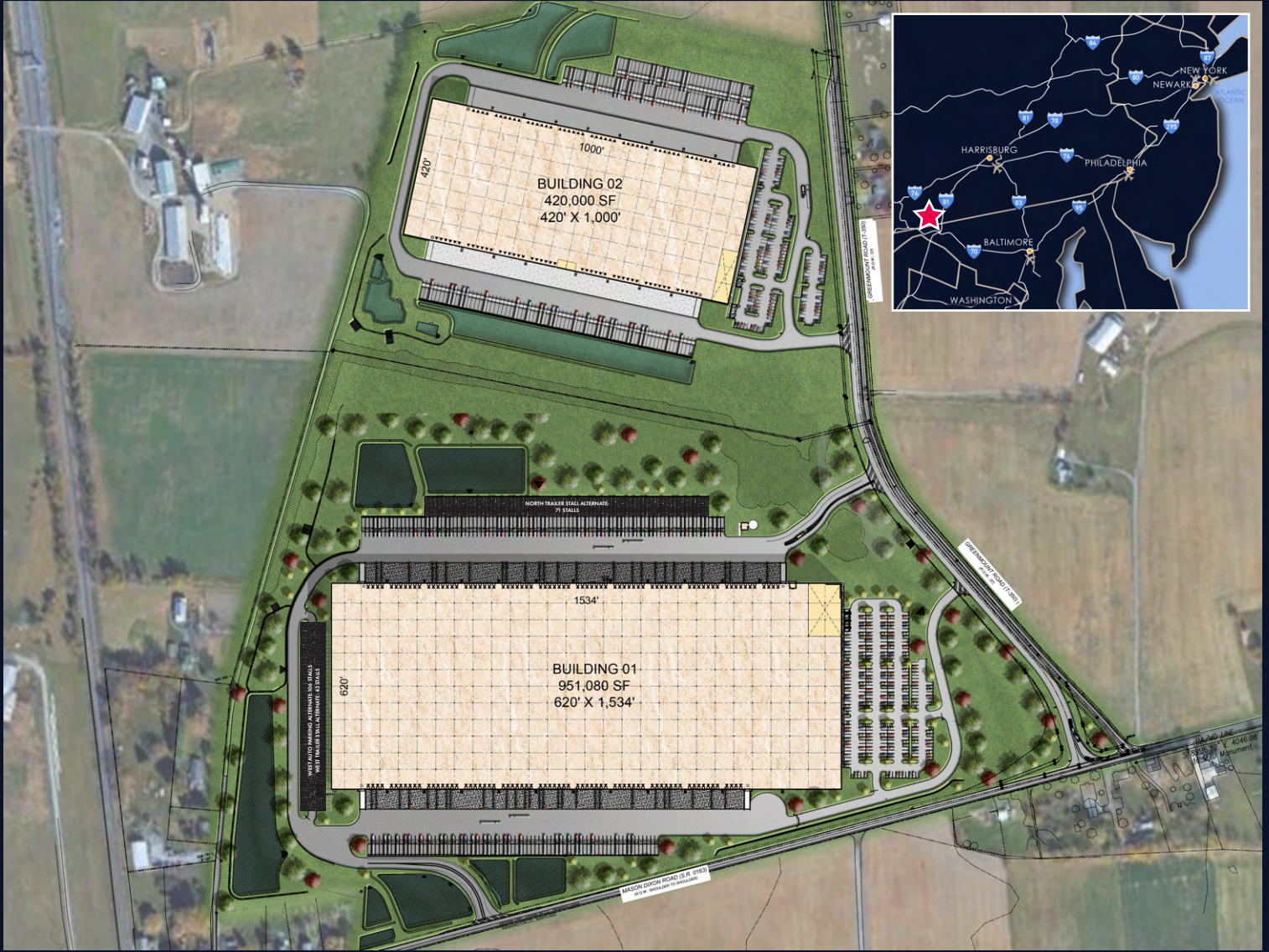
- Best in class building design and specifications
- Near immediate access to I-81 at Exit 1
- Strong labor force of over 350,000
- Excellent proximity to parcel hubs

[STATELINELOGISTICSPARK.COM](http://STATELINELOGISTICSPARK.COM)

 HILLWOOD

 JLL

MRP | INDUSTRIAL



## BUILDING 1

▶ UNDER CONSTRUCTION

Dimensions	1,534' Length x 620' Deep
Building Clear Height	40' Clear
Column Bay Width	56' x 50' with 60' Speed Bays
Construction	Concrete Tilt Panels
Loading Docks	149 Loading Dock Doors, 4 Drive In Doors
Auto Stalls	297, Expandable to 403
Trailer Stalls	164, Expandable to 278
<i>Counter Clockwise Circulation</i>	

## BUILDING 2

▶ SHOVEL READY

Dimensions	1,000' Length x 420' Deep
Building Clear Height	40' Clear
Column Bay Width	56' x 50' with 60' Speed Bays
Construction	Concrete Tilt Panels
Loading Docks	97 Loading Dock Doors 4 Drive In Doors
Auto Stalls	180
Trailer Stalls	153
<i>Counter Clockwise Circulation</i>	



Located on the Pennsylvania and Maryland border along Interstate 81, the property allows users to quickly reach both the Baltimore-Washington and Harrisburg metropolitan areas via the robust interstate networks supporting broad mid-Atlantic and Northeast consumer centers.



**1 minute**  
to I-81



**10 minutes**  
to parcel hub



**<1 Day**  
truck drive to the  
entire east coast

**KEY DISTANCES**

**PARCEL HUBS**

FEDEX HUB HAGERSTOWN	8.9 miles	10 min
FEDEX GROUND MARTINSBURG	24 miles	25 min
FEDEX GROUND ECON. MARTINSBURG	24 miles	25 min
UPS SORTING FACILITY CARLISLE	46 miles	44 min

**AIRPORTS**

BWI AIRPORT	83 miles	1 hr 15 min
PHL INTL AIRPORT	160 miles	2 hr 30 min

**PORTS**

PORT OF BALTIMORE	84 miles	1 hr 15 min
PORT OF WILMINGTON	146 miles	2 hr 20 min
PHILAPORT	178 miles	2 hr 40 min

**MAJOR CITIES**

HARRISBURG, PA	70 miles	1 hr 10 min
WASHINGTON, D.C	73 miles	1 hr 14 min
BALTIMORE, MD	76 miles	1 hr 7 min
PHILADELPHIA, PA	173 miles	3 hr
NEW YORK, NY	236 miles	3 hr 53 min

**45 MIN DRIVE TIME**

TOTAL POPULATION

**695,591**

BLUE COLLAR  
(81,356 BLUE COLLAR EMPLOYEES)

**24%**

TOTAL LABOR FORCE

**352,022**



## CONTACT

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