



SHIPPENSBURG, PENNSYLVANIA

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PROLOGIS PARK 81

INDUSTRIAL PARK

ANOTHER PROJECT DEVELOPED BY:



LOCATION OVERVIEW

ProLogis Park 81 is conveniently located along the I-81 corridor, within a quarter mile of exit 29, in South Central Pennsylvania. This location is in close proximity to one of the nations largest intermodal yards which is operated by Norfolk Southern. An additional intermodal yard, operated by CSX is within several miles south of ProLogis Park 81. This location allows access to over 50% of the U.S. population within a ten hour truck commute. South Central Pennsylvania is one of the fastest growing Industrial real estate markets due to its convenient access to I-81, I-83, I-78 and the Pennsylvania Turnpike (I-76). This region is also referred to as a key East Coast distribution location and is home to many other significant distribution operations including the following:

- | | |
|--------------------|-------------------------|
| Pepsi Co. | Ingram Books |
| Allen Distribution | Ames-True Temper |
| K-Mart | Amazon.com |
| Jacobson Companies | Target |
| Borders Books | Exel Logistics |
| Unilever | Ozburn-Hessey Logistics |



PROPERTY OVERVIEW

- Pad ready for 1,400,000 SF
- Approved 100,000 SF expansion
- 185' truck court
- Up to 341 trailer parking spaces
- Up to 412 auto parking spaces
- 111 Acre Site (adjacent land available)
- Designated Foreign Trade Zone (FTZ) #147

PROPOSED BUILDING SPECIFICATIONS

- ESFR sprinkler system
- 32' clear ceiling height
- 60' concrete truck apron
- 50'x50' column spacing
- 8" reinforced concrete slab
- Insulated precast wall panels, 4,000 PSI
- Crossdock geometry with the ability for over 300 loading doors
- 22-gauge galvanized metal roof deck with Polyisocyanurate rigid insulation and 45 mil mechanically fastened TPO roofing system

