



GREENCASTLE

LOGISTICS CENTER

GREENCASTLE, PENNSYLVANIA



BUILDING 2

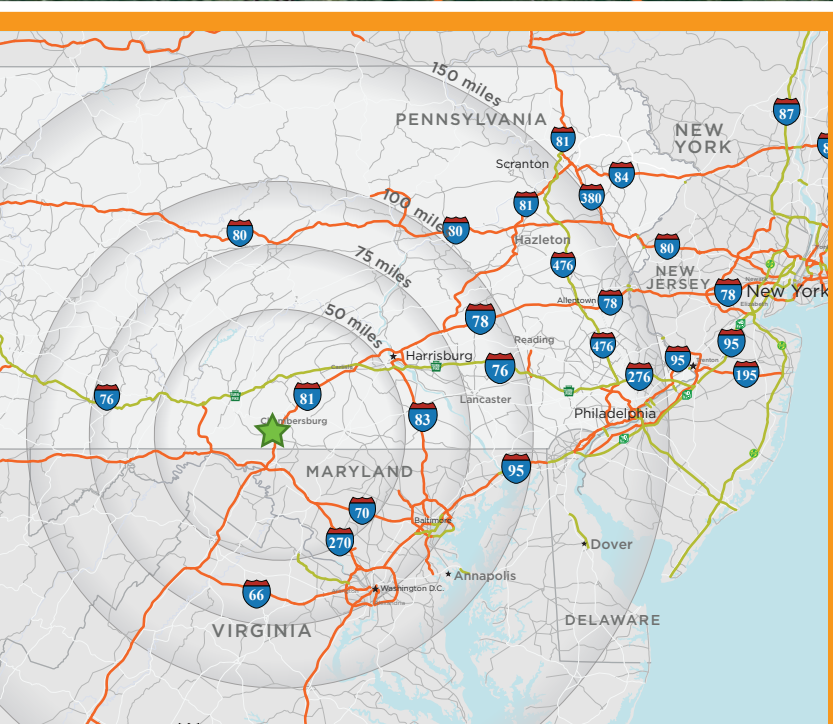
±446,042 SF
AVAILABLE

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LOCATION



LOCATION ADVANTAGES



Adjacent to I-81 and nearby other major highways



Top Labor Pocket in the I-81/I-78 Corridor

BALTIMORE, MD

83 MILES

WASHINGTON, DC

87 MILES

PHILADELPHIA, PA

171 MILES

NEW YORK, NY

235 MILES

SITE PLAN



PRIME LOCATION directly off Exit 3 of I-81 and minutes from regional FedEx Ground



STATE-OF-THE-ART, Class A distribution center built to the highest industrial standards

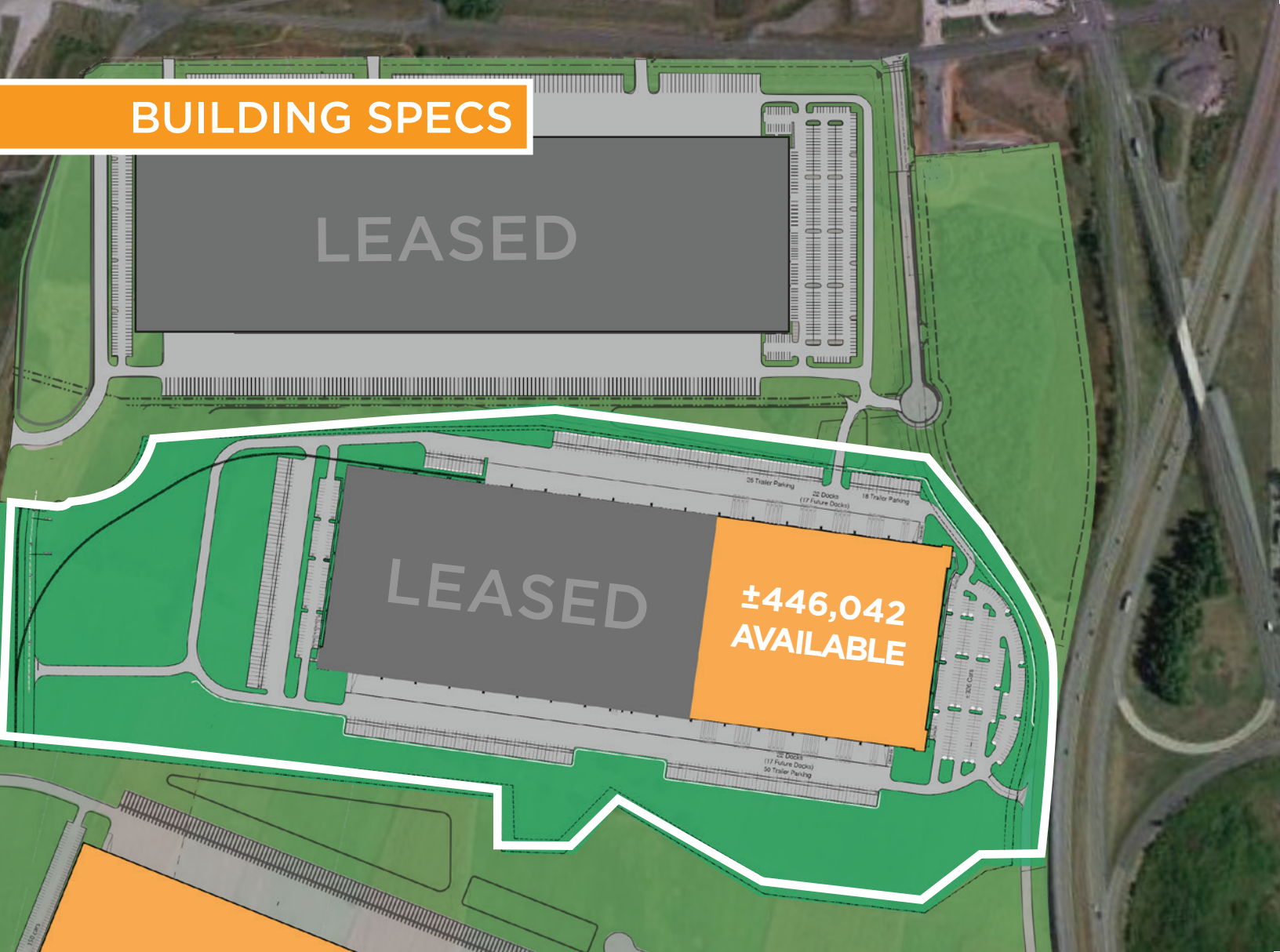


TAX SAVINGS LERTA Property Tax Abatement



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed ±55 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Staples, Lowes, UPS, Adidas, Ford and General Motors.

BUILDING SPECS



±446,042 SQUARE FEET **±44** DOCK DOORS **36'** CLEAR HEIGHT **±326** AUTO PARKING **±93** TRAILER PARKING

BUILDING AREA	±1,160,640 SF	CLEAR HEIGHT	36'
BUILDING DIMENSIONS	620'x1872'	DOCK DOORS	44 (9'X10') EXPANDABLE UP TO 78
AVAILABLE AREA	±446,042 SF	DRIVE-IN DOORS	2 (12'X14') DRIVE-IN
AVAILABLE DIMENSIONS	620'x719'	TRAILER PARKING	93 TOTAL SPACES
COLUMN SPACING	52' X 50' WITH 60' SPEED BAYS	AUTO PARKING	326 TOTAL SPACES
CONFIGURATION	CROSS DOCK	TRUCK COURT	190' CONCRETE/ASPHALT
FLOOR	7" UNREINFORCED CONCRETE SLAB	FIRE PROTECTION	ESFR
ROOF	ADHERED 45-mil, WHITE TPO ROOF	LIGHTING	LED
CONSTRUCTION	TILT-UP CONCRETE PANELS	POWER	3,000 AMPS

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