

Q2 2026 DELIVERY



SILVER SPRING

LOGISTICS PARK



CARLISLE PIKE (US ROUTE 11)
SILVER SPRING TOWNSHIP, PA

THREE-BUILDING INDUSTRIAL PARK
803,520 SF | 318,060 SF | 892,620 SF

SITE PLAN





PROPERTY SPECIFICATIONS

	BUILDING 1	BUILDING 2	BUILDING 3
BUILDING SIZE	803,520 SF	318,060 SF	892,620 SF
LOADING CONFIGURATION	CROSS-DOCK	REAR-LOAD	CROSS-DOCK
BUILDING DIMENSIONS	WIDTH: 1,296' DEPTH: 620'	WIDTH: 1,026' DEPTH: 310'	WIDTH: 1,566' DEPTH: 570'
TRUCK COURT DEPTH	185'	185'	185'
DOCK DOORS	145	55	186
DRIVE-IN DOORS	4	2	4
COLUMN SPACING	54' X 50'; 60' SPEEDBAYS	54' X 50'; 60' SPEEDBAYS	54' X 50'; 60' SPEEDBAYS
CLEAR HEIGHT	40' CLEAR HEIGHT* *POTENTIAL FOR BUILDING HEIGHT UP TO 80' TO BE DISCUSSED	40' CLEAR HEIGHT* *POTENTIAL FOR BUILDING HEIGHT UP TO 80' TO BE DISCUSSED	40' CLEAR HEIGHT* *POTENTIAL FOR BUILDING HEIGHT UP TO 80' TO BE DISCUSSED
CAR PARKING	705 SPACES	348 SPACES	844 SPACES
TRAILER PARKING	200 SPACES	77 SPACES	215 SPACES
RAIL SERVICE	ACCESSIBLE		ACCESSIBLE

IMMEDIATE HIGHWAY ACCESS



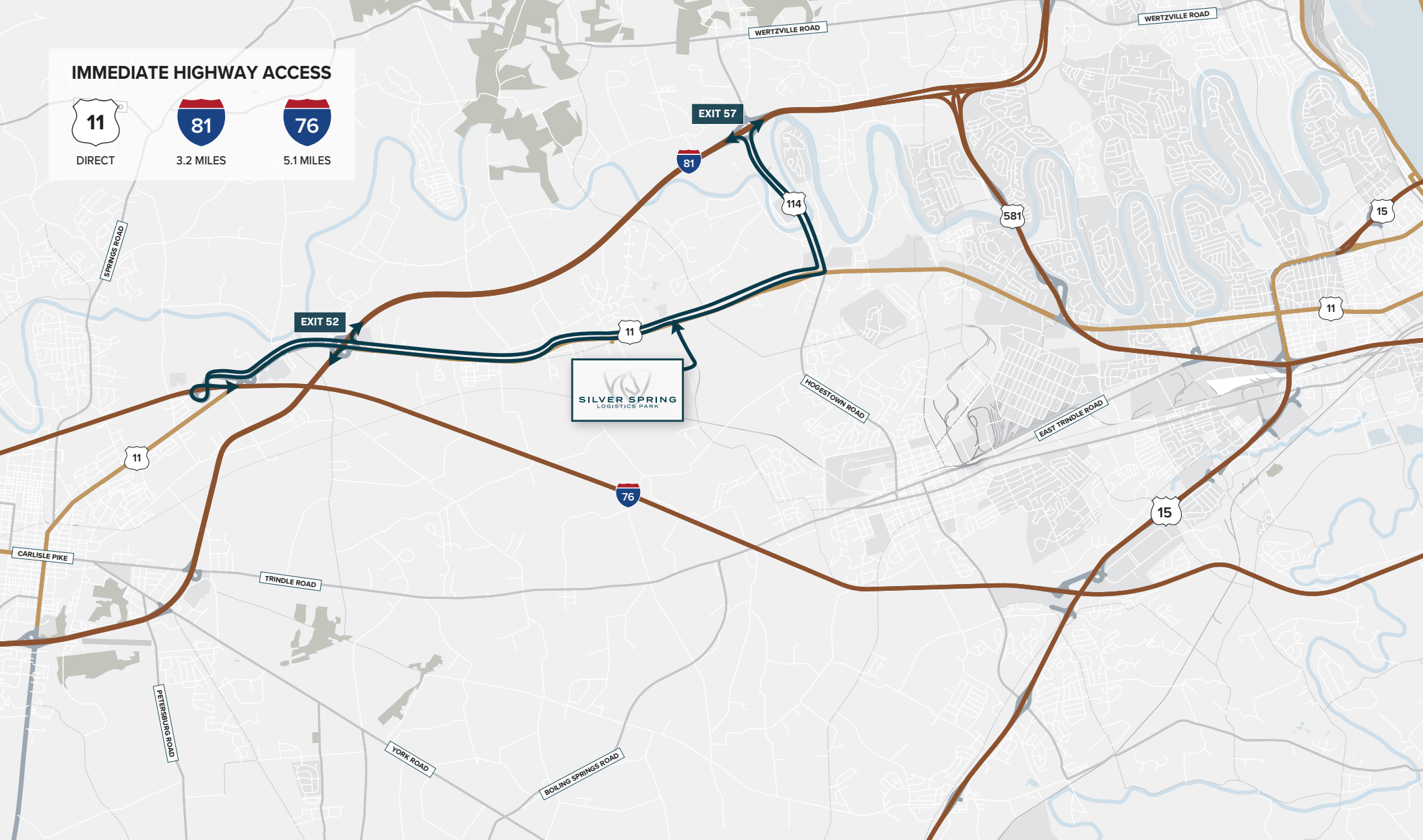
DIRECT



3.2 MILES



5.1 MILES



ACCESS TO HIGHWAYS

UNCONGESTED ROADWAYS

REGIONAL ACCESS

IMMEDIATE HIGHWAY ACCESS



3.2 MILES



5.1 MILES



7.1 MILES

HAZLETON: 92 Miles

LEHIGH VALLEY, PA: 80 Miles
NEWARK, NJ: 172 Miles
NEW YORK, NY: 195 Miles

PITTSBURGH: 184 Miles

HARRISBURG

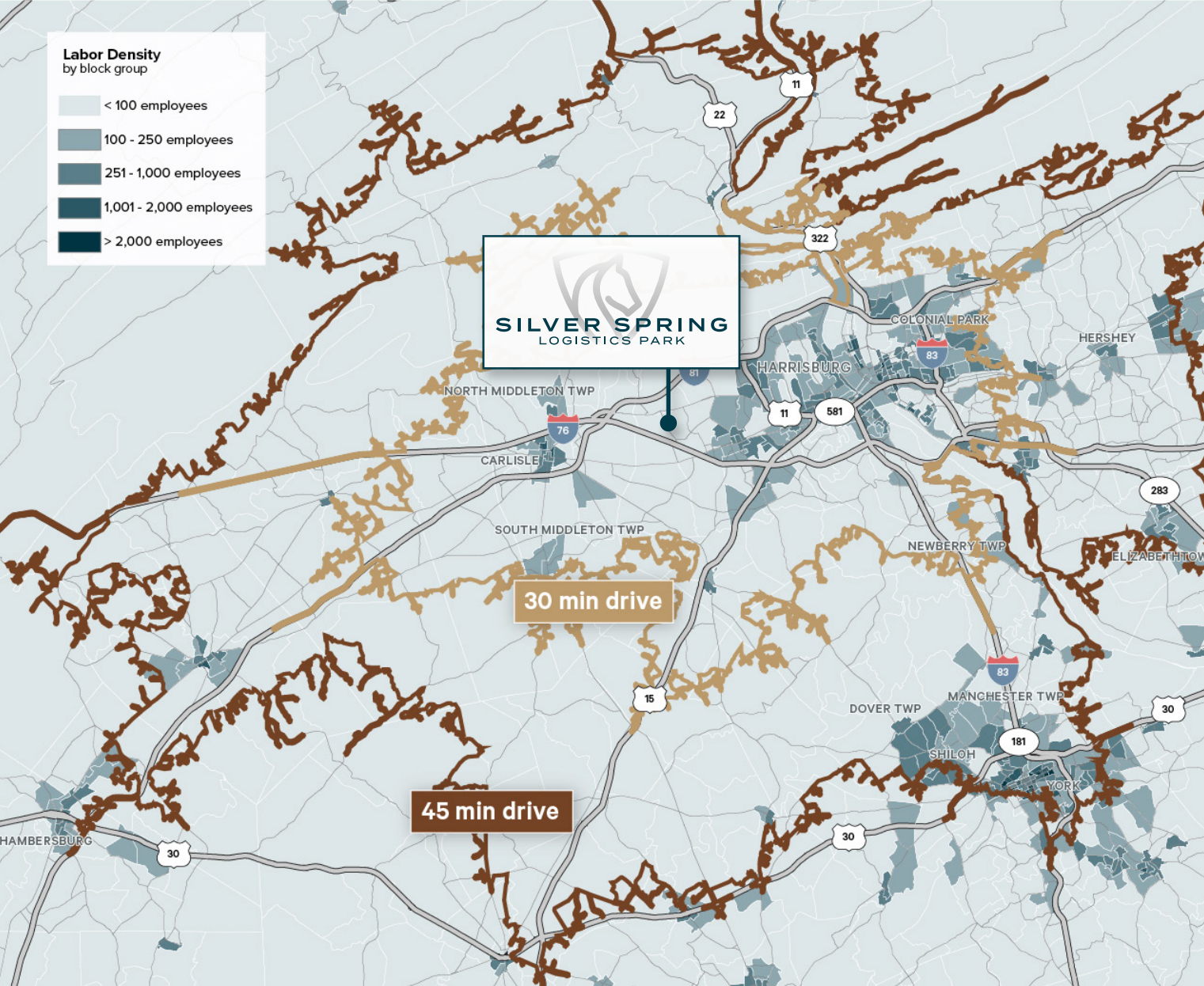
SILVER SPRING
LOGISTICS PARK

PHILADELPHIA: 116 Miles

HAGERSTOWN, MD: 71 Miles

BALTIMORE, MD: 85 Miles
WASHINGTON D.C.: 126 Miles

Labor Density
by block group



CENTRAL PA LABOR POOL:

- 206,000+ Labor Force (30-minute drive-time)
- High concentration of workers in transportation, warehouse, and manufacturing sectors
- Larger labor pool along I-76/I-81 corridor relative to the Lehigh Valley and Northeast PA

WORKFORCE DEVELOPMENT OPPORTUNITIES:

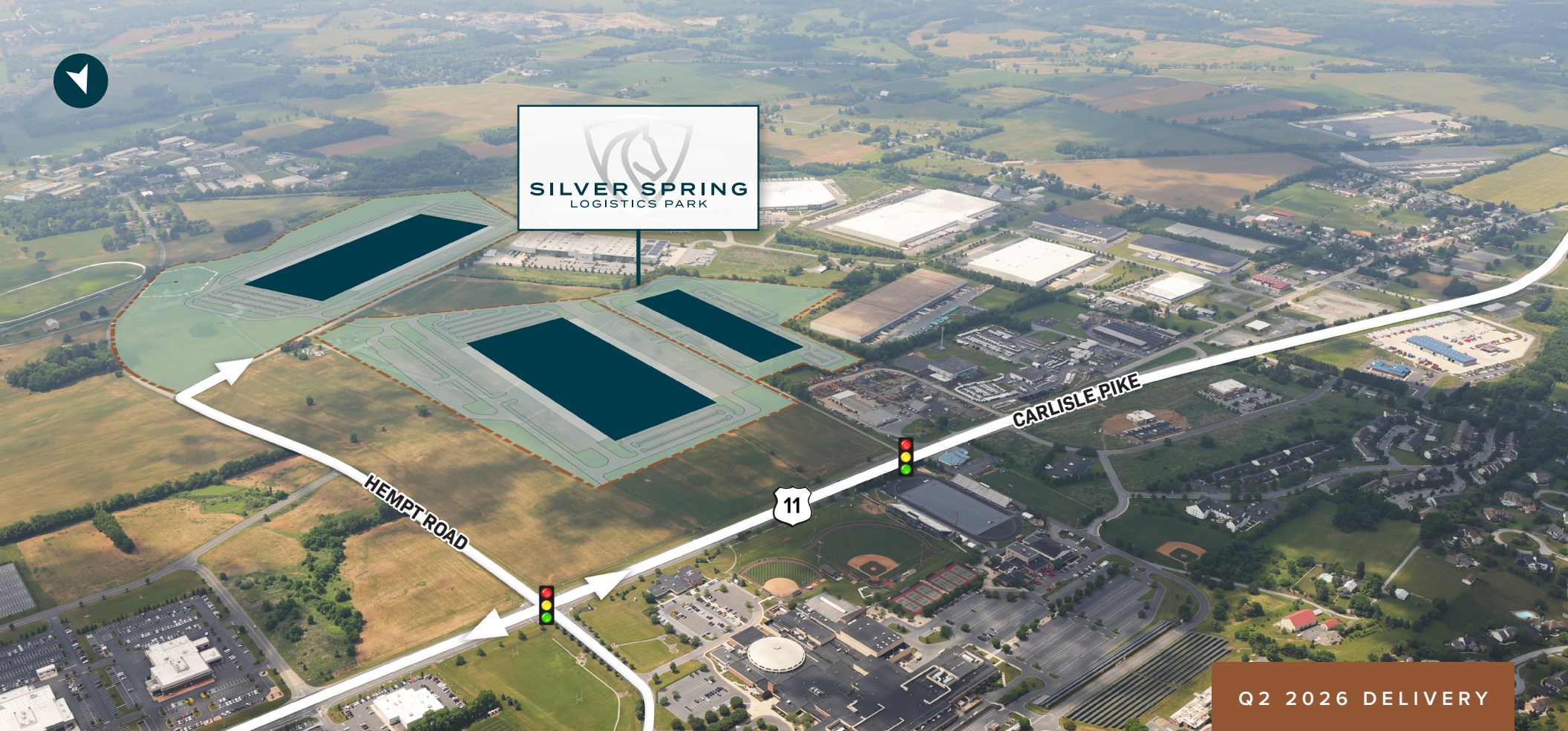
- Cumberland Valley High School (1 mile)
- Cumberland-Perry Area Vocational Technical School (3.7 miles)
- Harrisburg Area Community College “HACC” (14 miles)

EXCELLENT LABOR ACCESS

CARLISLE PIKE (US ROUTE 11), SILVER SPRING TOWNSHIP, PA

CORE INDUSTRIAL HUB





Q2 2026 DELIVERY

CONTACT US

BART D. ANDERSON

T +1 717 540 2706
M +1 717 756 2651
BART.ANDERSON@CBRE.COM

MICHAEL HESS

T +1 717 540 2705
MICHAEL.HESS@CBRE.COM

MICHAEL PIETROPOLA

T +1 717 540 2713
MICHAEL.PIETROPOLA@CBRE.COM

NICHOLAS SATHER

T +1 717 540 2709
NICHOLAS.SATHER@CBRE.COM

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.