



Endurance Real Estate Group Buys Harrisburg, PA Industrial Facility – 3400 Industrial Road

An affiliate of Endurance Real Estate Group has acquired 3400 Industrial Road the former Franks Nursery distribution facility in Harrisburg, PA, a vacant 294,450 square-foot industrial facility on 19.462 acres. Cushman & Wakefield will be marketing the building on behalf of Endurance available for lease to both full building users and can demise the space down to 36,000 SF.

Pat Lafferty of CB Richard Ellis represented the seller, a private investor. Endurance was represented by Gerry Blinebury of Cushman & Wakefield in the acquisition and Gerry, along with Steve Cooper, will represent Endurance in their leasing efforts.

The building was built in 1970 with many of the features found in today's buildings. It is 294,450 SF with clear ceiling heights of 30'. The building provides plenty of additional land for truck parking (100 trailers) or future expansion (up to an additional 200,000 sq. ft.), ample truck courts, three drive-in truck doors, cross docked with 31 tailgate dock doors, interior rail-service, 40 x 40 column spacing, a new EPDM roof and a wet sprinkler system.

3400 Industrial Road is located just off of I-81 at exit 67A (visible from the highway) in the city of Harrisburg. This distribution center has access to all major highways, including I-83, Route 203, and the PA Turnpike.

“The property at 3400 Industrial fit our investment criteria on many levels. The building has been owned by an absentee owner and we saw an opportunity to reposition it into a single user or multi-tenant industrial facility by addressing historical deferred maintenance and implementing a comprehensive capital improvement plan” said Benjamin Cohen, President of Endurance. The building is currently set up for one tenant but can easily be demised and offer space combinations from 36,000 to 294,450 SF, facilitating many types of users. Endurance will also be marketing the building on regional basis for full building users with market TI packages. Complete renovations are underway to the parking lot, office spaces, painting, landscaping, signage, loading docks and the reactivation of the rail.



“3400 Industrial is well located along the I-81/78 distribution corridor. This corridor has emerged as one of the most sought after industrial markets in the Northeast due to the convergence of so many highways, low labor costs, and proximity to half of the country’s population. Our basis will further enable us to be competitive in the market in attracting tenants to this facility” said Bill White, CEO of Endurance. “We continue to seek additional assets in this market and the Lehigh Valley.”

“Additionally, the building’s expansion capacity of up to 200,000 SF and substantial rail-capacity, adjacent to the inter-modal rail facility, are significant to many prospective tenants and users” added Mr. White.

Endurance Real Estate Group is a diversified regional real estate company that focuses upon the creation, development and management of quality real estate projects in the Mid-Atlantic States for both their tenants and investors.

Endurance's mission is to provide its investors with the maximum, risk-adjusted returns available and their tenants with the best customer service and property management in the industry.

Endurance Real Estate Group, LLC was co-founded by Benjamin Cohen and William White in 2002. The company is located in Bala Cynwyd, Pennsylvania (near Philadelphia) and concentrates its investment and development activities in Philadelphia and the Mid-Atlantic area. Endurance looks to acquire both high-income and value-added office and industrial properties in the \$5-\$100 million range with our high net-worth and institutional equity partners. For more information on Endurance please visit their web-site at www.endurance-re.com