Freestone LP Real Estate Fund ("FRE") Acquires 2310 Gettysburg

June 2026

2310 Gettysburg

Camp Hill, PA

Property Type	Industrial
Sq. Feet / Tenant	43,920 SF 2 Tenants
Expected Hold	5 years
Purchase Price	$5.1M

In June 2026, FRE acquired 2310 Gettysburg, a 43,920-square-foot industrial building in Camp Hill, Pennsylvania, as part of the broader Central Pennsylvania industrial portfolio acquisition. The property is located within a well-established industrial hub that services major metropolitan areas across the Eastern Seaboard via Highways 76, 78, and 83. This is FRE's second acquisition with Spectre, a regional industrial operator with deep real estate expertise in the Central Pennsylvania market.

Built in 1975, the property features 20-foot ceiling heights, 5 dock doors, and ample car parking on nearly 3 acres of land. The building is 100% occupied by two well-established logistics and distribution companies with approximately three years of weighted-average remaining lease term (WALT). The property's functional layout and strong physical attributes position it well for a range of industrial users.

FRE will partner with Spectre to manage the asset through the tenants' current lease terms and pursue a re-leasing strategy upon lease expiration, provided the tenants do not exercise their renewal options. The seller maintained the building well, limiting near-term capital expenditure needs, and Spectre's local presence should help monitor building condition moving forward.

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