



# FULLY LEASED NNN INVESTMENT INDUSTRIAL FLEX PROPERTY

5500 PAXTON STREET | HARRISBURG, PA














### OFFERING SUMMARY

PRICE	\$3,950,000
NOI	\$290,920
CAP RATE	7.37%
LEASE TYPE	NNN
BUILDING SIZE	41,415 SF
OCCUPANCY	100%
COUNTY	Dauphin
MUNICIPALITY	Swatara Twp
ZONING	General Manufacturing

### PROPERTY HIGHLIGHTS

- Rare opportunity to purchase 100% occupied NNN investment warehouse flex building in Harrisburg, PA
- Multi-tenant investment property with recently executed long term leases in place with strong Tenant mix
- Leases are NNN with annual rent increases and remaining options to renew
- The highly visible location sits on 3.3 acres and offers excellent signage to  close to    
- Established industrial flex corridor with consistent demand due to proximity and easy access to highway system,  & 
- Join corporate neighbors Feeser's Food Distributors, PITT OHIO, Norfolk Southern Rutherford Intermodal Rail Yard, Amazon, Sam's Club, Walmart Supercenter, Giant Foods, Cleveland Brothers, Fresh Express, Calderon Textiles, Prosource of Harrisburg, Stroehman, and Schaedler Yesco Distribution



### PROPERTY DETAILS

<b>PROPERTY ADDRESS</b>	5500 Paxton St Harrisburg, PA 17111
<b>PROPERTY TYPE</b>	Flex Industrial
<b>BUILDING SIZE</b>	40,905 SF
<b>WAREHOUSE SF</b>	+/- 36,405 SF
<b>OFFICE SF</b>	+/- 4,500 SF
<b>LOT SIZE</b>	3.3 Acres
<b>CEILING HEIGHT</b>	16' - 18'
<b>DOCK DOORS</b>	2 (Two)
<b>DRIVE-IN DOORS</b>	4 (Four)
<b>PARKING</b>	50 Spaces
<b>CONSTRUCTION</b>	Masonry
<b>ROOF</b>	Rubber
<b>ELECTRIC</b>	3-Phase
<b>WATER/SEWER</b>	Public
<b>COUNTY</b>	Dauphin
<b>MUNICIPALITY</b>	Swatara Twp
<b>ZONING</b>	General Manufacturing
<b>APN</b>	63-015-024
<b>TAXES</b>	\$32,033.25 (2025)



### PRICING DETAILS

PRICE	\$3,950,000
BUILDING SIZE	41,415 SF
PRICE PER SF	\$102.45
LOT SIZE	3.3 Acres
NUMBER OF SUITES	3
OCCUPANCY	100%

NET OPERATING INCOME	\$290,920.32
CAP RATE	7.37%



**SHERIF  
ENTERPRISES**

### LEASE DETAILS

LEASE DATES											
TENANT	SUITE	SIZE	COMM.	EXP.	ANNUAL RENT / SF	ANNUAL RENT	NEXT RENT ANNUAL	CHANGE	ANNUAL RENT INCREASE	LEASE TYPE	RENEWAL OPTIONS
Precision Garage Door Service	101	14,750 SF	8/1/2024	10/31/2029	\$795	\$117,262.56	\$121,384.38	11/1/2025	3%	NNN	Two 5-year options
Lewis Environmental	102	15,805 SF	10/1/2024	9/30/2029	\$795	\$125,657.70	\$129,451.20	1/1/2026	3%	NNN	Two 5-year options
Sharif Enterprises	103	8,000 SF	7/1/2025	6/30/2028	\$6.00	\$48,000.00	\$48,960.00	7/1/2026	2%	NNN	None





# 5500 PAXTON STREET HARRISBURG, PA

FULLY LEASED NNN INVESTMENT  
FOR SALE



LANDMARK COMMERCIAL REALTY  
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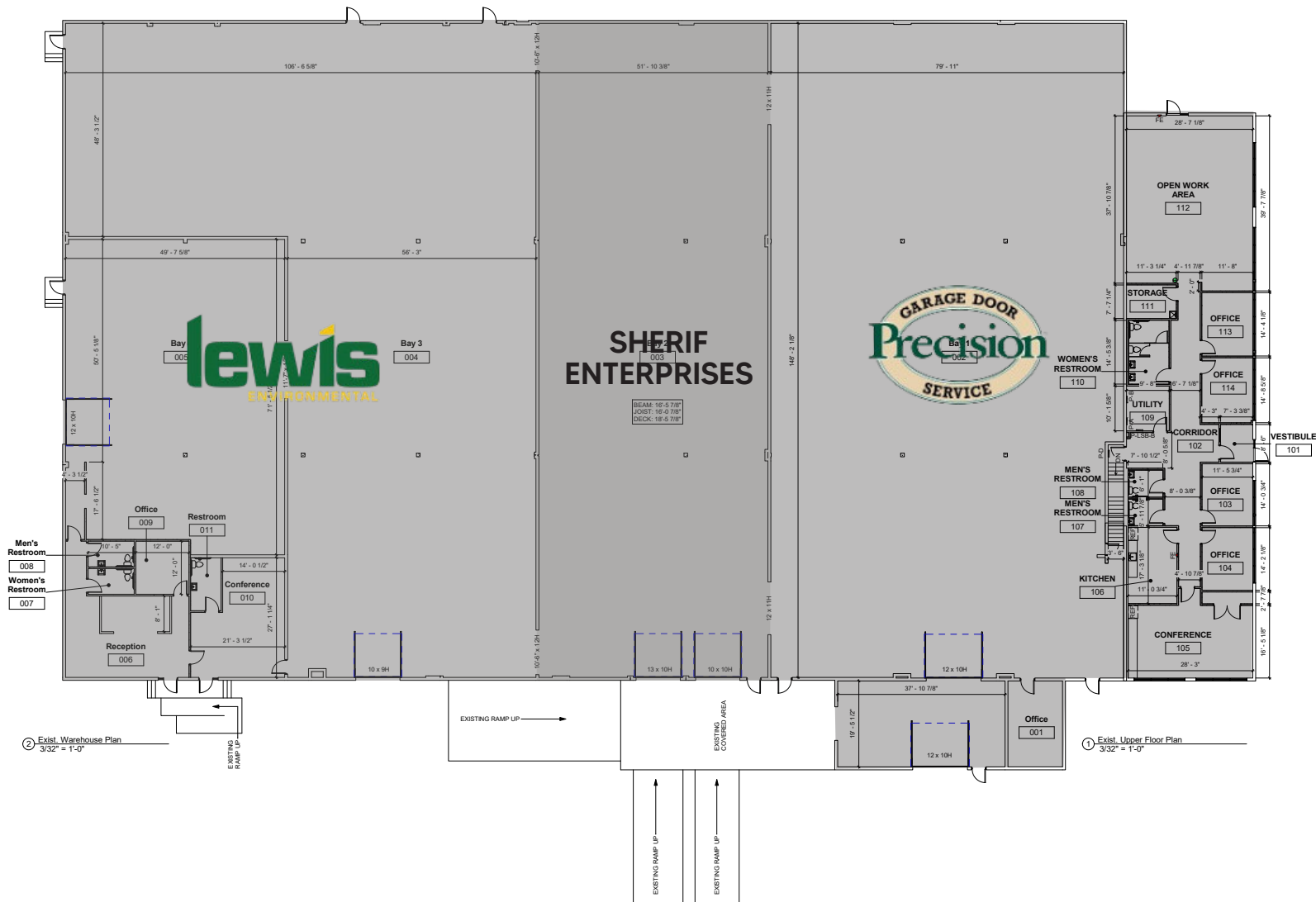
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### PROPERTY PHOTOS



## FLOORPLAN





AERIAL





## LOCATION MAP





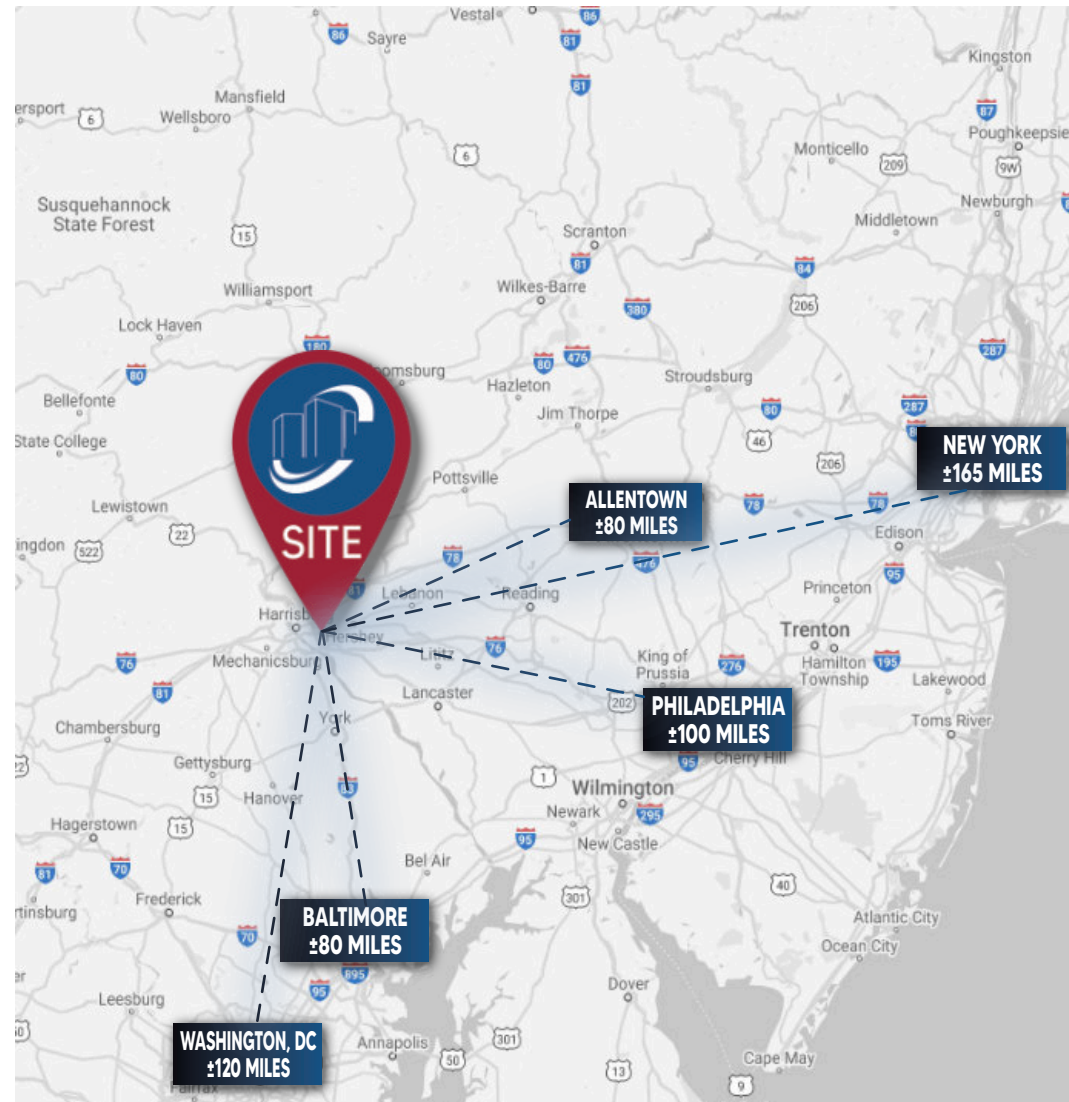
### AREA OVERVIEW

**DAUPHIN COUNTY :** is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



**POPULATION**  
288,176



**AVG FAMILY INCOME**  
\$85,105



**TRAVEL TO WORK**  
19.4 MIN



**EMPLOYEES**  
189,953





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