



# CEDAR RUN BUSINESS PARK

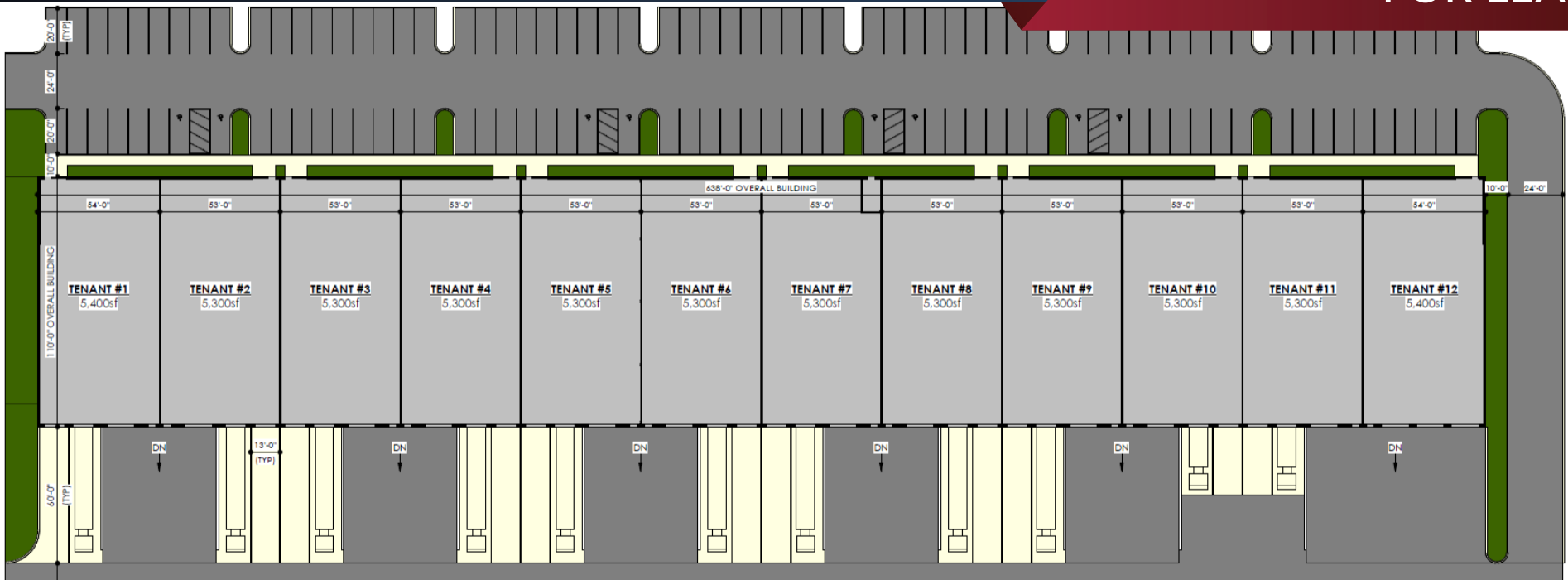
MECHANICSBURG, PA

110,000 SF (2) BUILDING FLEX PROJECT



RENDERING





## OFFERING SUMMARY

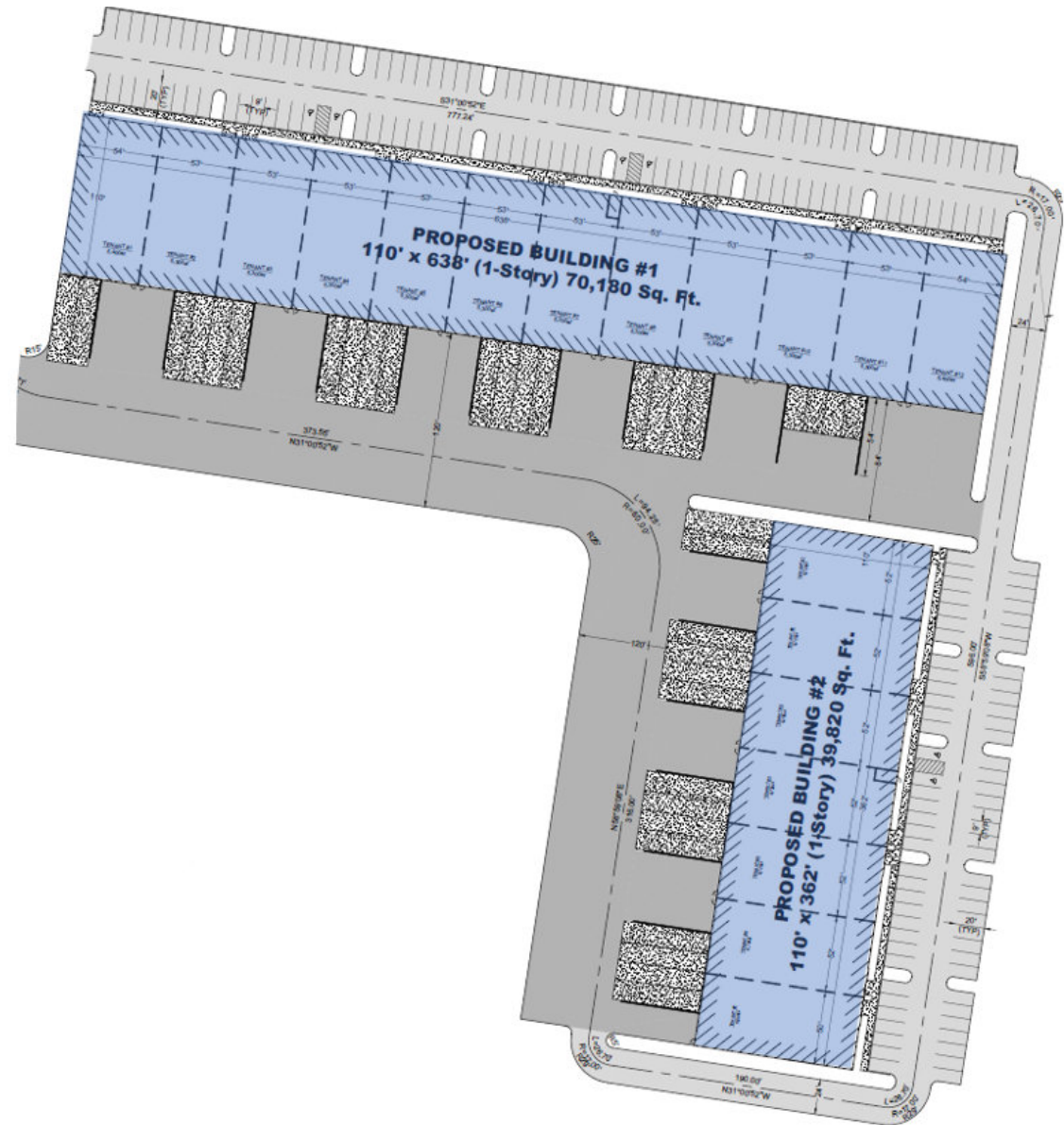
Total SF	110,000 SF
Building 1 SF	70,180 SF
Building 2 SF	39,820 SF
Lease Rate	Negotiable
Lot Size	±16.7 Acres
Building Built	2023
County	Cumberland
Municipality	Lower Allen Twp
Zoning	General Commercial

## PROPERTY HIGHLIGHTS

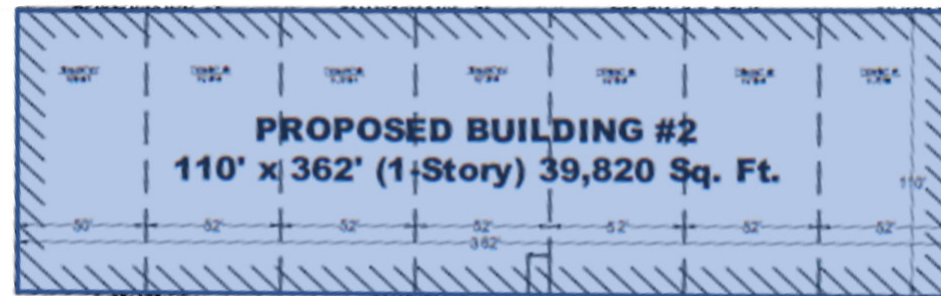
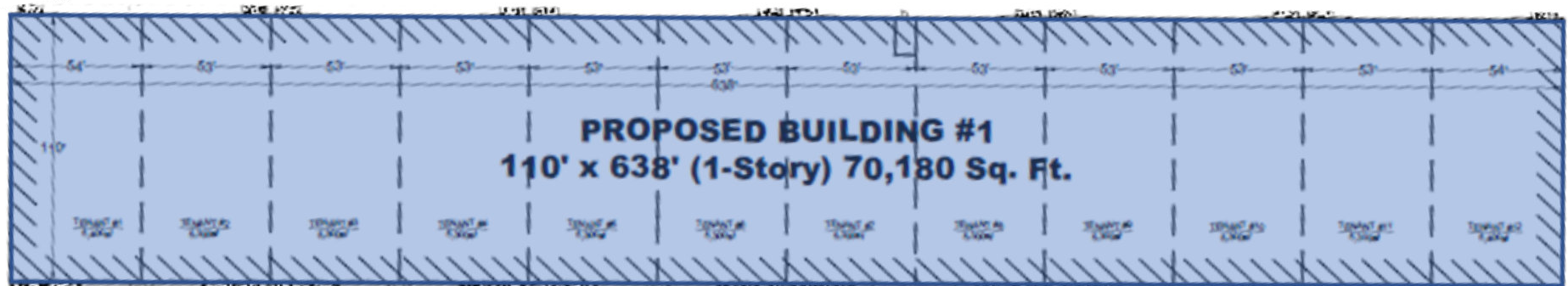
- New speculative construction flex property for lease adjacent to US-15 in Lower Allen Township, delivering Q1 2024
- Rare 39,820 SF & 70,180 SF building sizes sitting on a ±16.7 acre lot that offers ample parking
- High profile property with signature visibility & signage along US-15
- Zoned in General Commercial District which allows for flexible permitted uses
- Located just off with easy access to: PA Turnpike HIA HANDSHING INTERNATIONAL AIRPORT ALTOGETHER BETTER

### PROPERTY DETAILS

<b>Property Address</b>	4715 Gettysburg Rd Mechanicsburg, PA 17055
<b>Property Type</b>	Flex Commercial
<b>Lot Size</b>	16.7 AC
<b>Total Building Size</b>	110,000 SF
<i>Building 1</i>	70,180 SF
<i>Building 2</i>	39,820 SF
<b>Car Parking</b>	197 spaces
<b>Trailer Parking</b>	Ample
<b>Route Vehicles Spaces</b>	Opposite Loading Wall
<b>Dock Doors</b>	2 per bay (9'x10')
<b>Drive-in Doors</b>	1 per bay (12'x14')
<b>Foundation</b>	Concrete Masonry
<b>Framing</b>	Steel
<b>Roof</b>	Rubber
<b>Clear Ceiling Height</b>	24' - 26'
<b>Sprinklers</b>	Yes- ESFR
<b>HVAC</b>	Gas
<b>Electric</b>	3-Phase
<b>Water/Sewer</b>	Public
<b>Submarket</b>	Harrisburg West
<b>County</b>	Cumberland
<b>Municipality</b>	Lower Allen Township
<b>Zoning</b>	General Commercial



### AVAILABLE SPACE



#### LEASE INFORMATION

SUITE	AVAILABLE SF	BUILDING SIZE	LEASE RATE	LEASE TYPE
<b>BUILDING 1</b>	<b>5,300 - 110,000 SF</b>	<b>70,180 SF</b>	<b>Negotiable</b>	<b>NNN</b>
<b>BUILDING 2</b>	<b>5,300 - 110,000 SF</b>	<b>39,820 SF</b>	<b>Negotiable</b>	<b>NNN</b>



### AERIAL



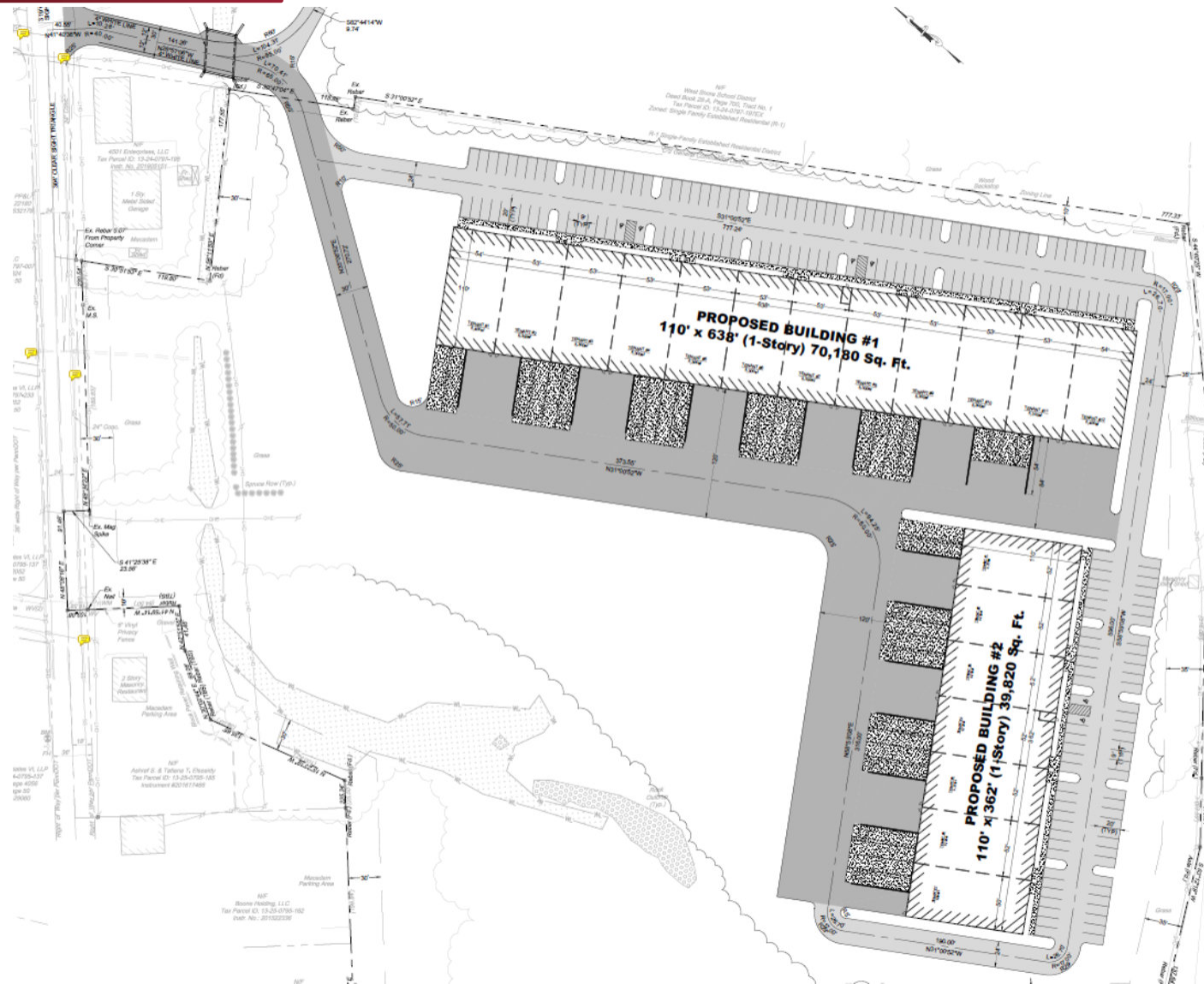
LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
E: JGRACE@LANDMARKCR.COM  
C: 717.421.1943

MICHAEL CURRAN, SIOR  
PRESIDENT & MANAGING DIRECTOR  
E: MCURRAN@LANDMARKCR.COM  
C: 717.805.9277



### SITE PLAN





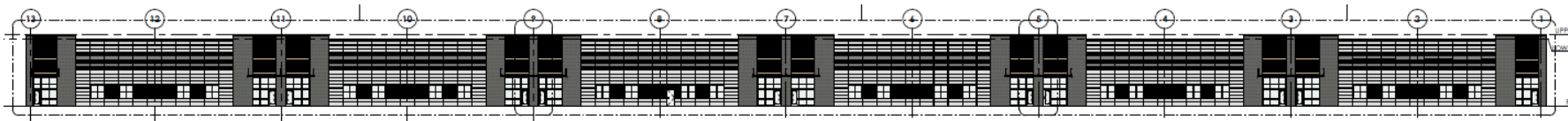
### CONCEPT RENDERING

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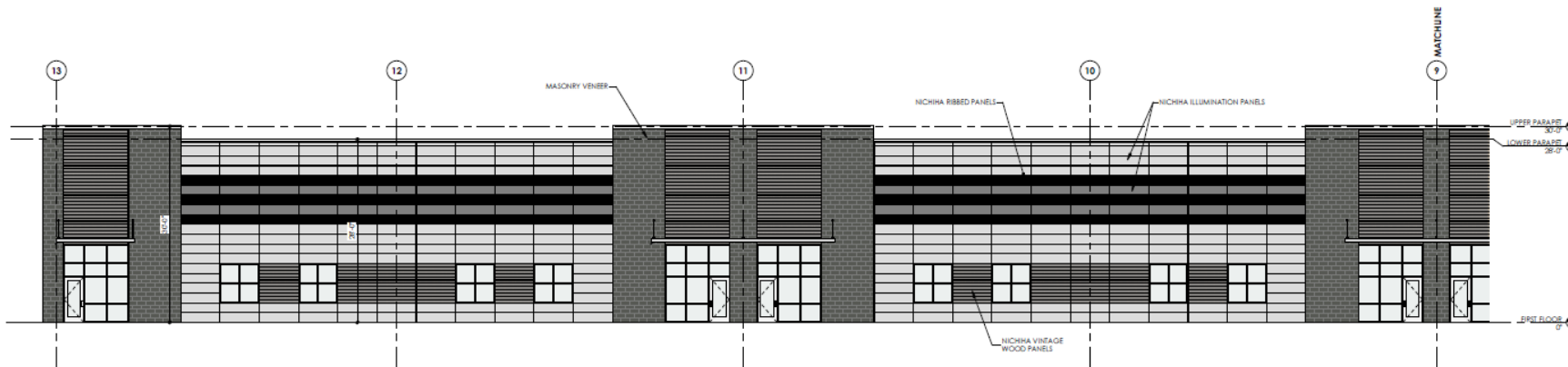




### ELEVATION PLANS



**1** EAST ELEVATION  
3/64" = 1'-0"



**A** ENLARGED EAST ELEVATION 'A'  
1/8" = 1'-0"

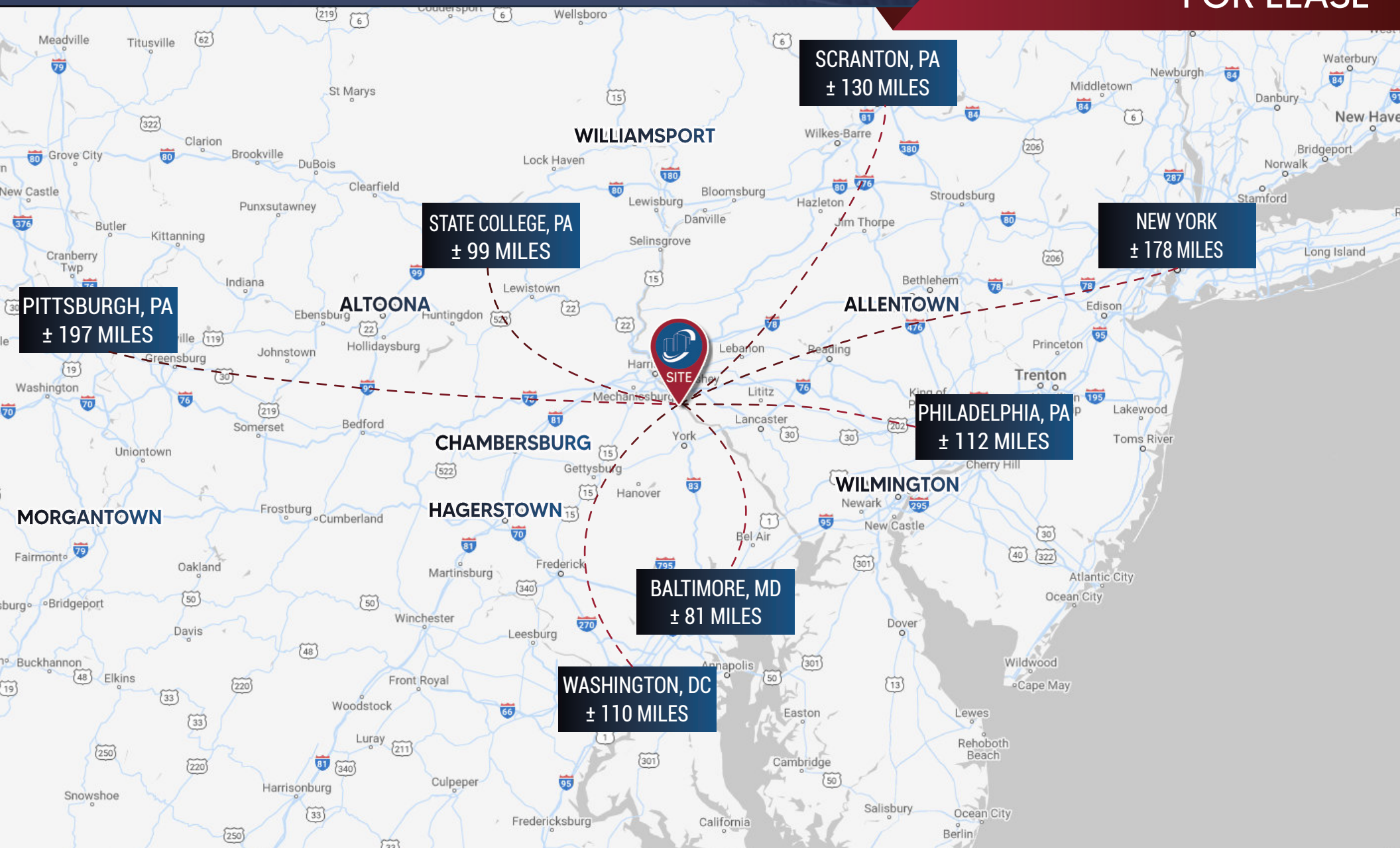




### TRADE AERIAL









### AREA OVERVIEW

**CUMBERLAND COUNTY:** Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland county contains many suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).

**TOP EMPLOYERS**

- FEDERAL GOVERNMENT
- GIANT FOOD STORES, LLC
- AMAZON.COM DEDC LLC
- STATE GOVERNMENT





**KEY INDUSTRIES**

- EDUCATION
- FOOD PROCESSING & AGRIBUSINESS
- HEALTHCARE
- MANUFACTURING



### DEMOGRAPHICS

2022 ESTIMATED POPULATION **263,782**

 <p><b>40.4</b></p> <p><b>MEDIAN AGE</b></p>	 <p><b>\$92,318</b></p> <p><b>AVERAGE HOUSEHOLD INCOME</b></p>	 <p><b>19.2 MINUTES</b></p> <p><b>AVERAGE TRAVEL TIME TO WORK</b></p>	 <p><b>122,215</b></p> <p><b>EST TOTAL EMPLOYEES (ALL INDUSTRIES)</b></p>
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