



# 6951 ALLENTOWN BOULEVARD

HARRISBURG, PENNSYLVANIA 17112



9,600 SF of Industrial Flex Space Available

**ASKING PRICE \$10.95 SF NNN | CAM \$3.60 SF**



## Property Highlights

- 9,600 SF flex suite available for lease in Golden Eagle Industrial Center
- Available April 2026
- 16' ceiling heights in the complex with ample dock and grade level loading
- Property is in excellent condition and professionally managed by institutional ownership with no deferred maintenance
- Centrally located in the heart of Harrisburg, along US-22 2.5 miles from I-81 and 6 miles from I-83
- Within a five-hour drive of Baltimore, New York City Philadelphia, Pittsburgh and Washington D.C.

2 6951 Allentown Blvd | Harrisburg, PA 17112





## Property Data

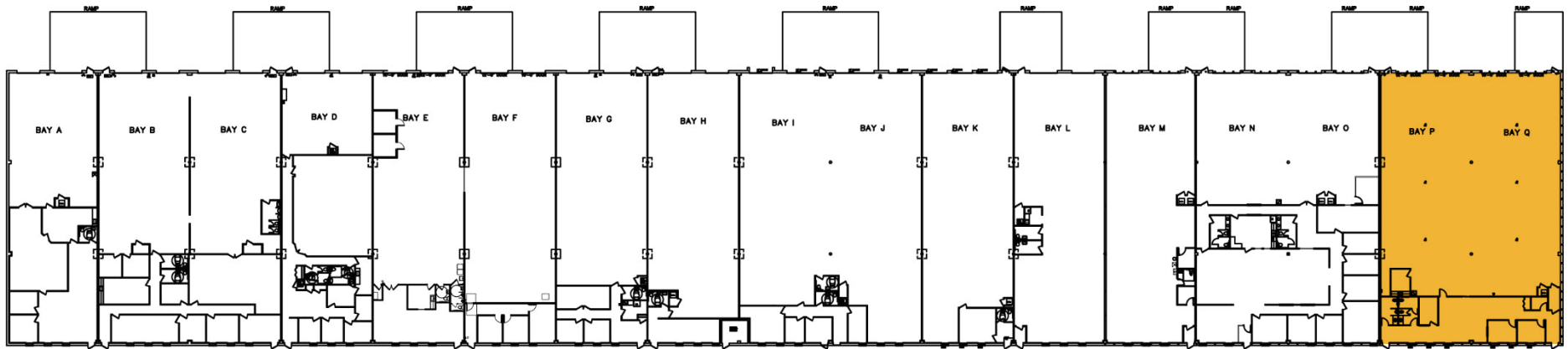
<b>ADDRESS</b>	6951 Allentown Boulevard Harrisburg, PA 17112
<b>COUNTY</b>	Dauphin
<b>MUNICIPALITY</b>	Lower Paxton
<b>SUBMARKET</b>	Harrisburg East
<b>TAX PARCEL NO.</b>	35-034-098
<b>LOT SIZE</b>	9 Acres
<b>ZONING</b>	Light Industrial
<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Flex and R&D
<b>BUILDING SIZE</b>	81,600 SF
<b>AVAILABLE SF</b>	9,600 SF (Bays P&Q)
<b>YEAR BUILT</b>	2001
<b>CONSTRUCTION</b>	Masonry

<b>EXTERIOR WALLS</b>	Masonry block
<b>BASEMENT</b>	None
<b>CEILING HEIGHT</b>	16'
<b>FLOOR THICKNESS</b>	6"
<b>ELECTRIC</b>	PP&L
<b>ROOF</b>	EPDM Membrane
<b>SEWER/WATER</b>	Public sewer and well water
<b>GAS</b>	UGI
<b>SPRINKLERS</b>	Yes
<b>DOCK DOORS</b>	21 total
<b>DRIVE-IN DOORS</b>	14 total
<b>PARKING</b>	112 car spaces plus truck parking in rear
<b>ASKING RATE</b>	\$10.95 SF
<b>CAM</b>	\$3.60 SF

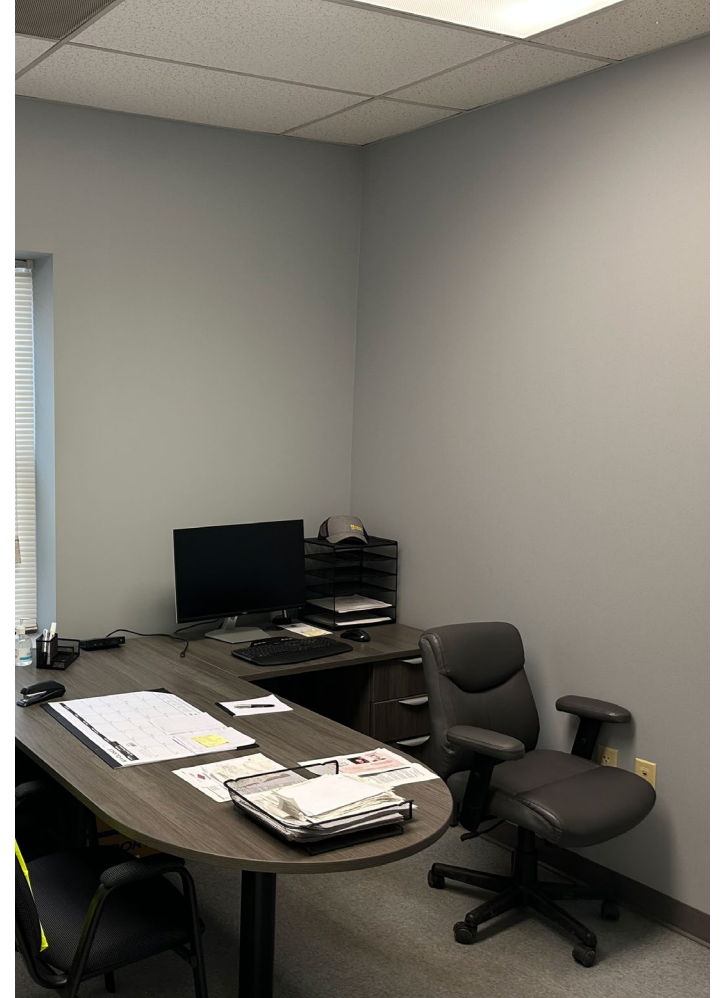
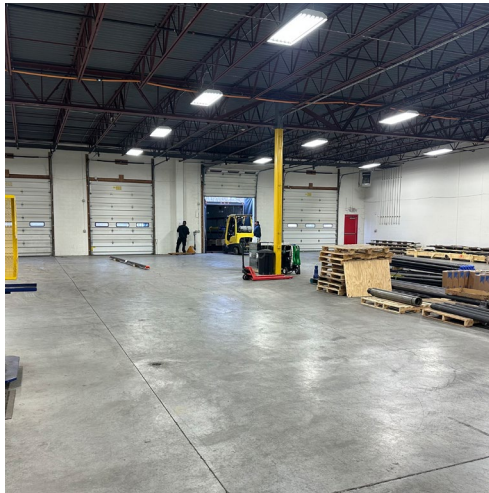
# Floor Plan

9,600 SF

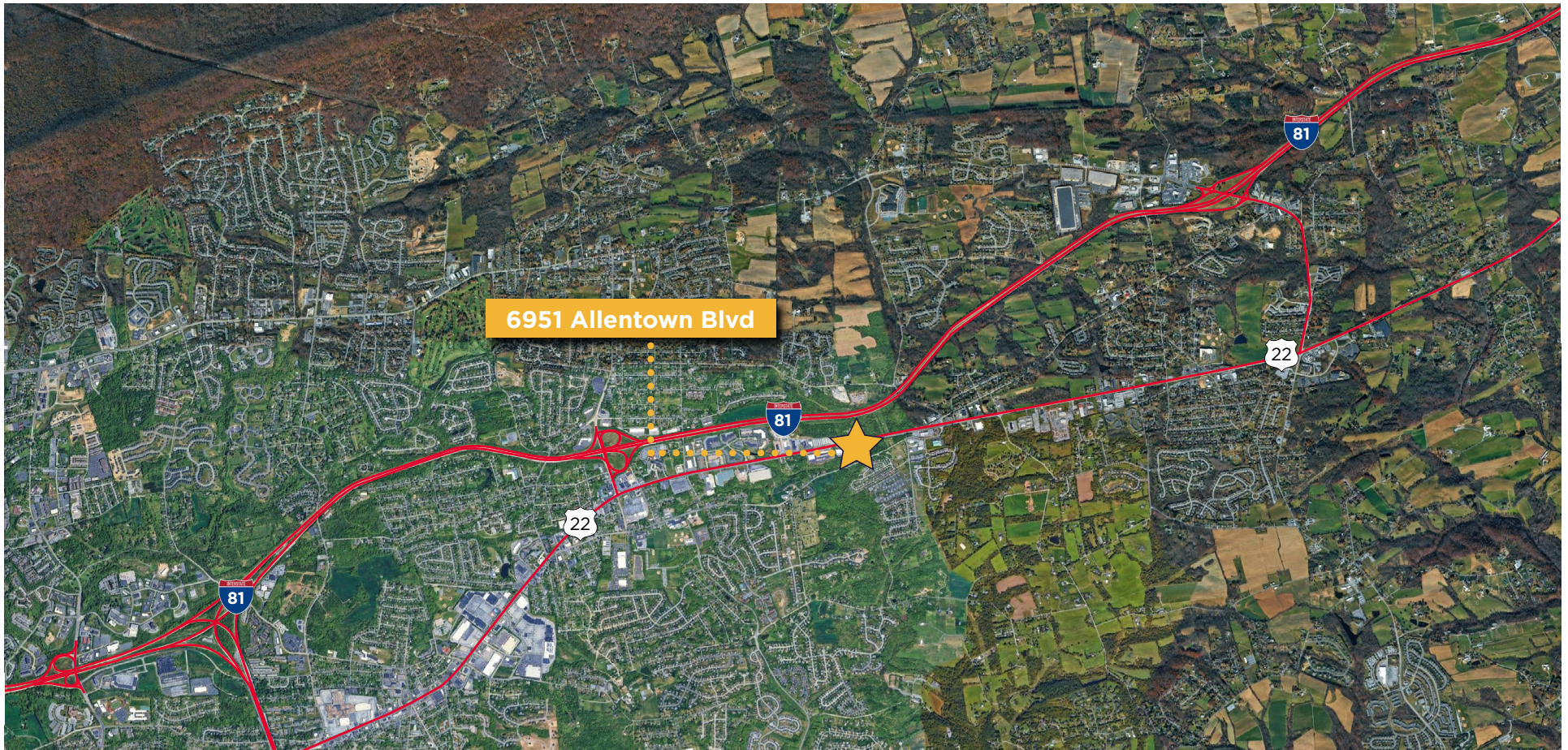
BAYS P&Q



# Warehouse Photos



# Location Map



## FOR MORE INFORMATION, PLEASE CONTACT:

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