



AVAILABLE FOR LEASE

1351 EISENHOWER BLVD, BLDG 1

Eisenhower Business Center
Harrisburg, PA 17111

**7,500 SF
Flex Space Available**





Property Highlights

- 7,500 SF flex suite available for lease in Eisenhower Business Center
- Available January 2026
- 25' -29' 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
- Less than a mile off of I-283 and the PA Turnpike, providing easy access to I-83, I-81 and the Harrisburg International Airport



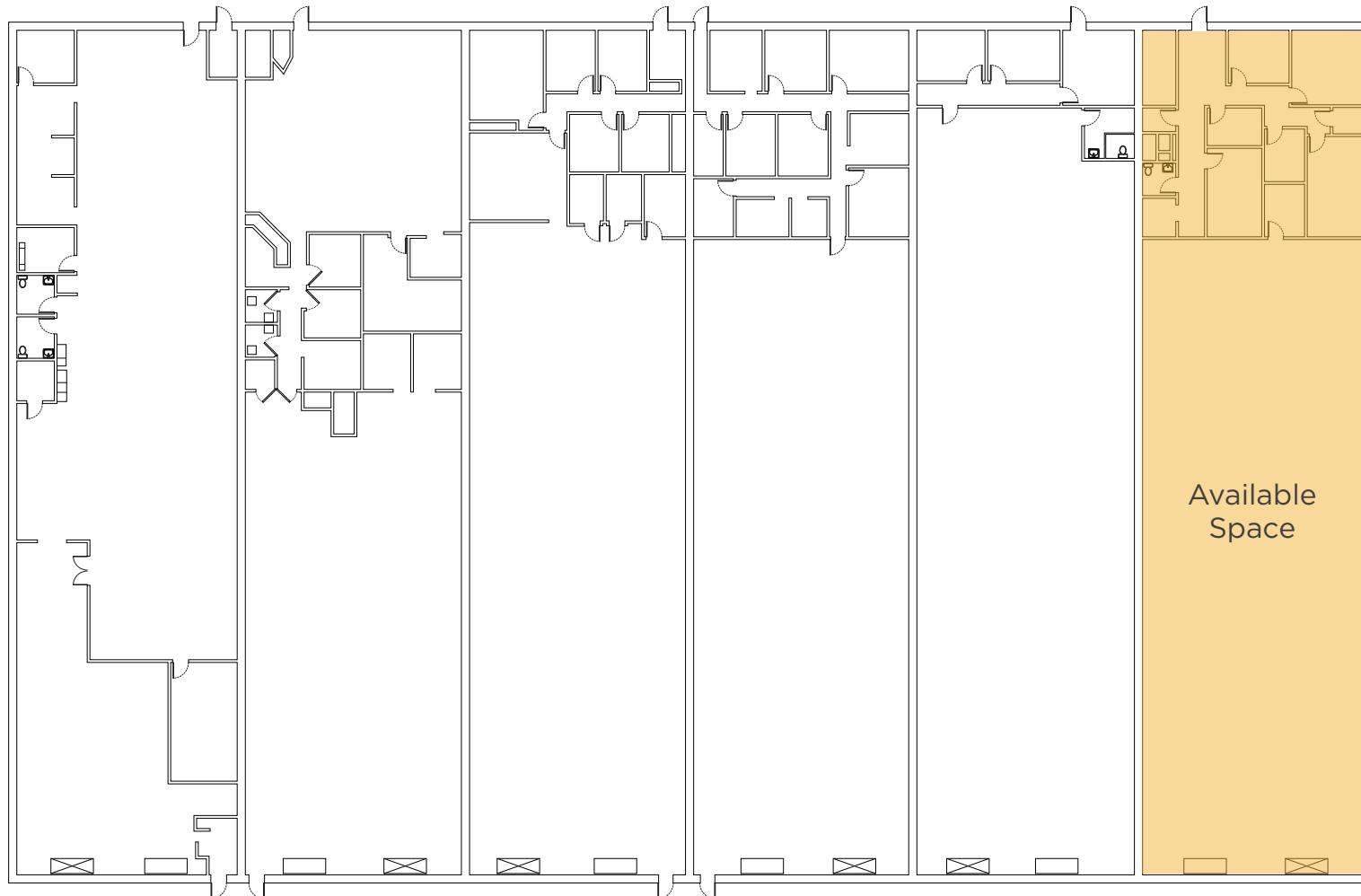


Property Data

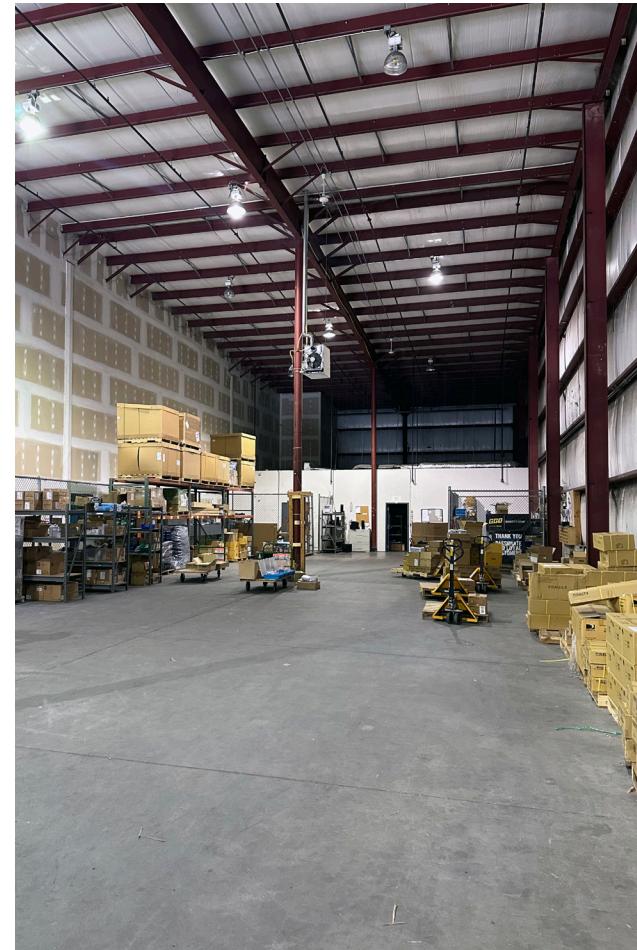
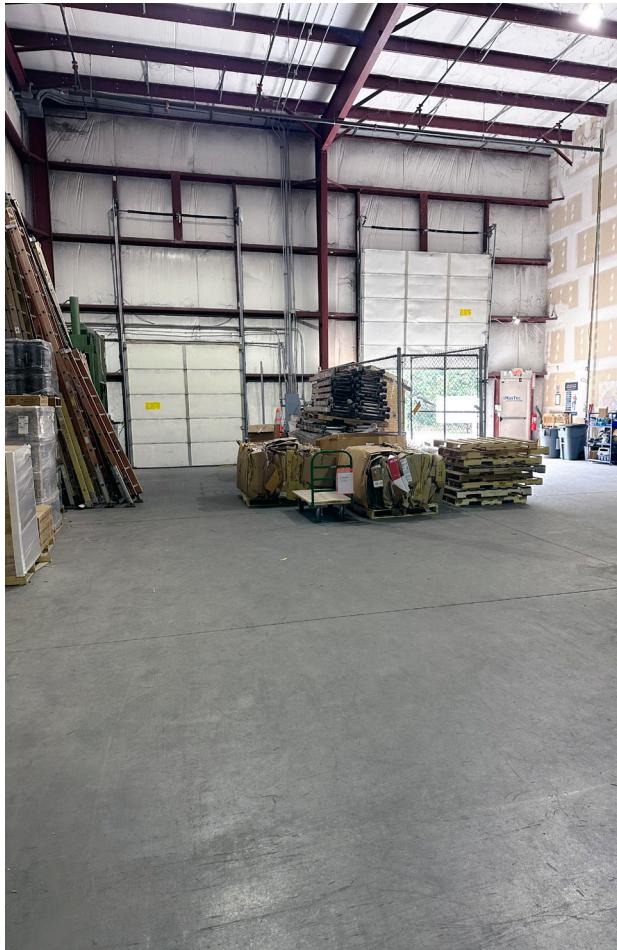
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|-------------------------|--|------------------------|--|
| ADDRESS | 1351 Eisenhower Blvd Harrisburg, PA 17111 | EXTERIOR WALLS | Masonry block & metal panel |
| COUNTY | Dauphin | BASEMENT | None |
| MUNICIPALITY | Swatara Twp | CEILING HEIGHT | 25'- 29' |
| SUBMARKET | Harrisburg East | FLOOR THICKNESS | 6" |
| TAX PARCEL NO. | 63-062-94 | ELECTRIC | PP&L |
| LOT SIZE | 8.17 AC | ROOF | Standing seam metal |
| ZONING | Limited Manufacturing (ML) | SEWER / WATER | Public |
| PROPERTY TYPE | Industrial | GAS | UGI |
| PROPERTY SUBTYPE | Flex and R&D | SPRINKLERS | Wet |
| BUILDING SIZE | Total: 81,200 SF Building 1: 45,900 SF Building 2: 35,300 SF | DOCK DOORS | 1 |
| AVAILABLE SF | 7,500 SF | DRIVE-IN DOORS | 1 |
| YEAR BUILT | 2003 (Bldg 1) / 2001 (Bldg 2) | PARKING | 48 car spaces plus truck parking in rear |
| CONSTRUCTION | Pre-engineered steel frame | ASKING RATE | \$10.95/SF NNN |
| | | CAM | \$2.91/SF |

Floor Plan

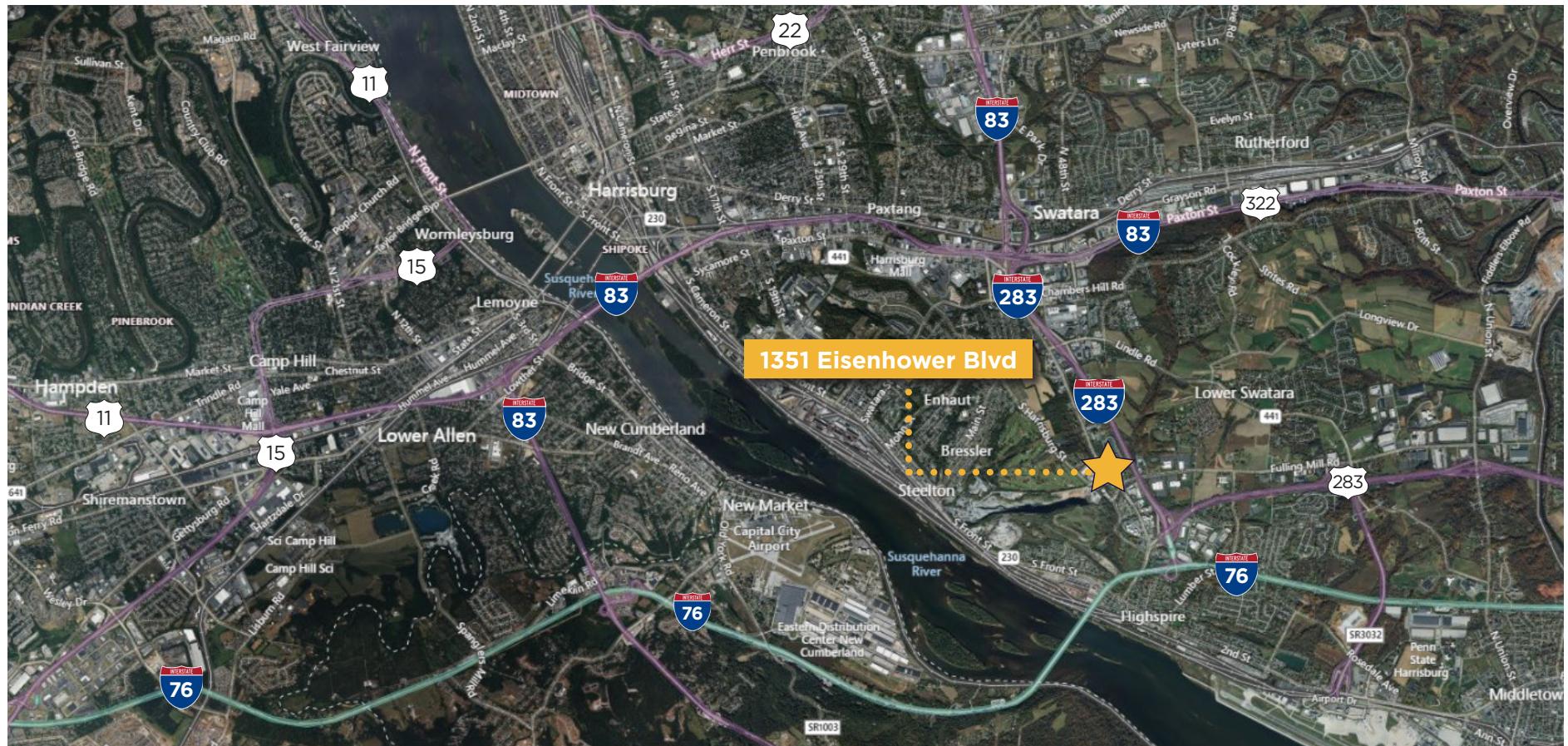
Building 1 | 7,500 SF



Warehouse Photos



Location Map



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