



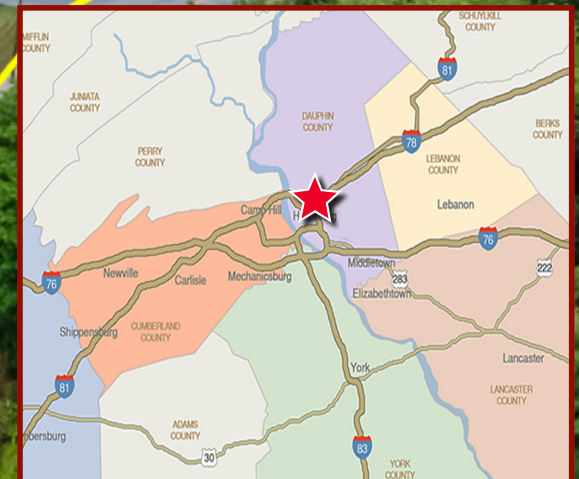
AVAILABLE FOR LEASE

# 1351 EISENHOWER BLVD, BLDG 1

Eisenhower Business Center  
Harrisburg, PA 17111

**7,500 SF  
Flex Space Available**

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



2 1351 Eisenhower Blvd | Harrisburg, PA 17111





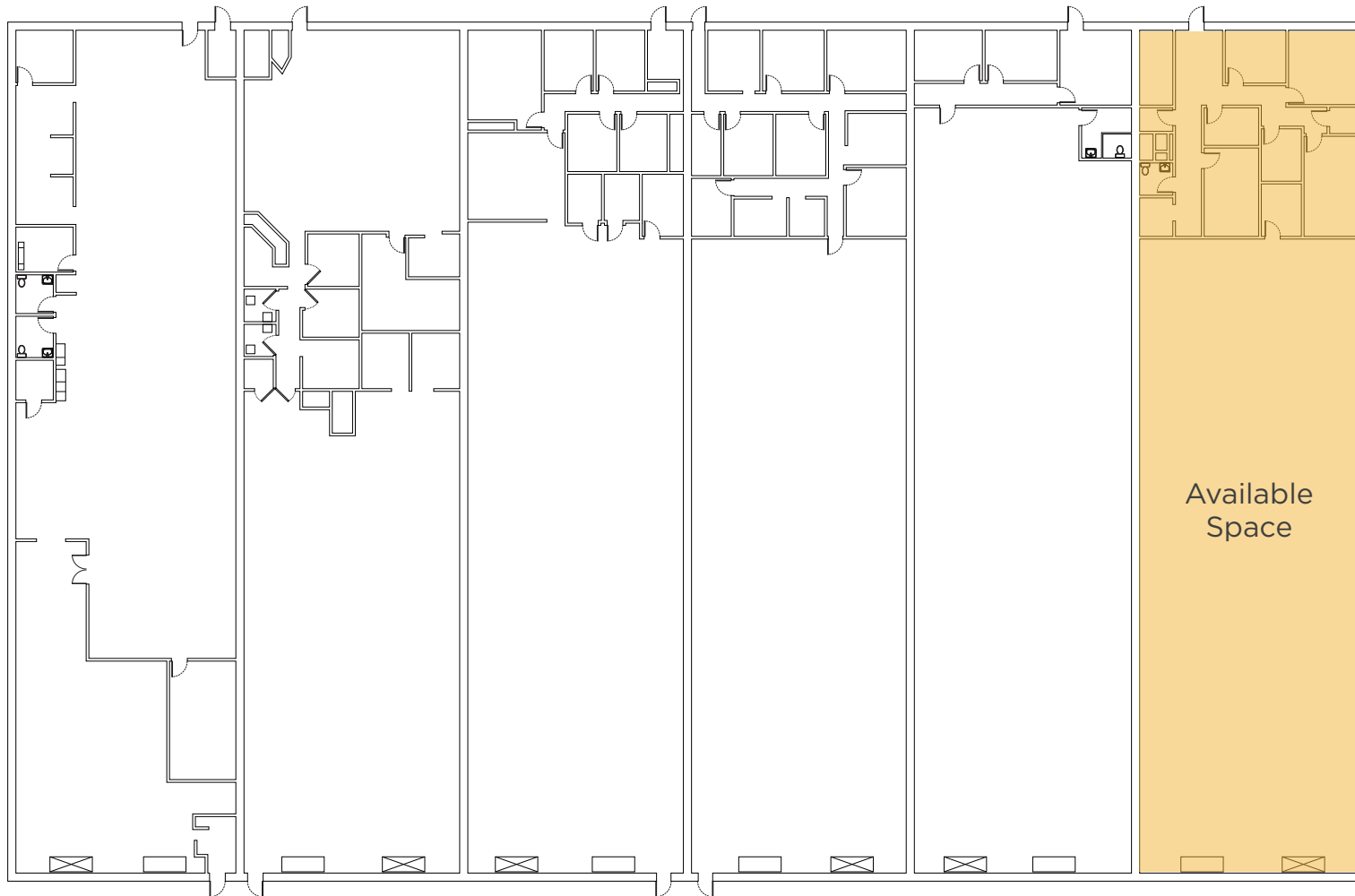
## Property Data

<b>ADDRESS</b>	1351 Eisenhower Blvd Harrisburg, PA 17111
<b>COUNTY</b>	Dauphin
<b>MUNICIPALITY</b>	Swatara Twp
<b>SUBMARKET</b>	Harrisburg East
<b>TAX PARCEL NO.</b>	63-062-94
<b>LOT SIZE</b>	8.17 AC
<b>ZONING</b>	Limited Manufacturing (ML)
<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Flex and R&D
<b>BUILDING SIZE</b>	<b>Total:</b> 81,200 SF <b>Building 1:</b> 45,900 SF <b>Building 2:</b> 35,300 SF
<b>AVAILABLE SF</b>	7,500 SF
<b>YEAR BUILT</b>	2003 (Bldg 1) / 2001 (Bldg 2)
<b>CONSTRUCTION</b>	Pre-engineered steel frame

<b>EXTERIOR WALLS</b>	Masonry block & metal panel
<b>BASEMENT</b>	None
<b>CEILING HEIGHT</b>	25'- 29'
<b>FLOOR THICKNESS</b>	6"
<b>ELECTRIC</b>	PP&L
<b>ROOF</b>	Standing seam metal
<b>SEWER / WATER</b>	Public
<b>GAS</b>	UGI
<b>SPRINKLERS</b>	Wet
<b>DOCK DOORS</b>	1
<b>DRIVE-IN DOORS</b>	1
<b>PARKING</b>	48 car spaces plus truck parking in rear
<b>ASKING RATE</b>	\$10.95/SF NNN
<b>CAM</b>	\$2.91/SF

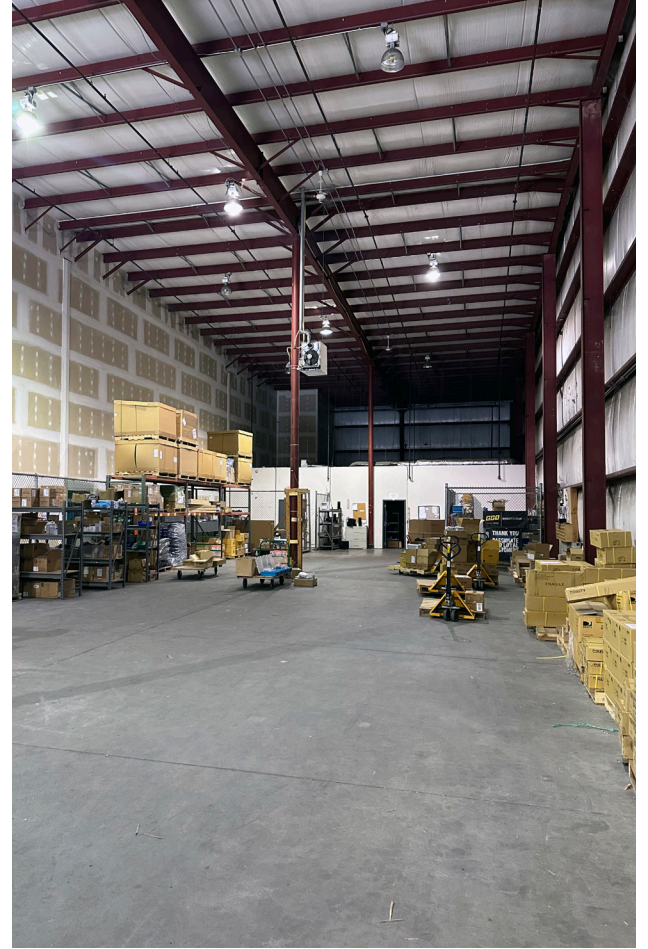
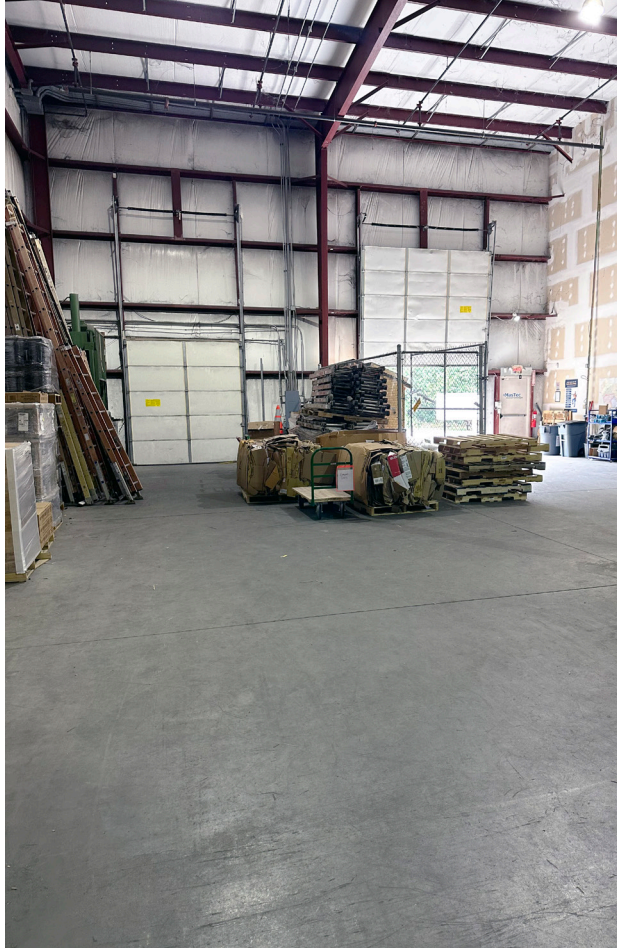
# Floor Plan

Building 1 | 7,500 SF



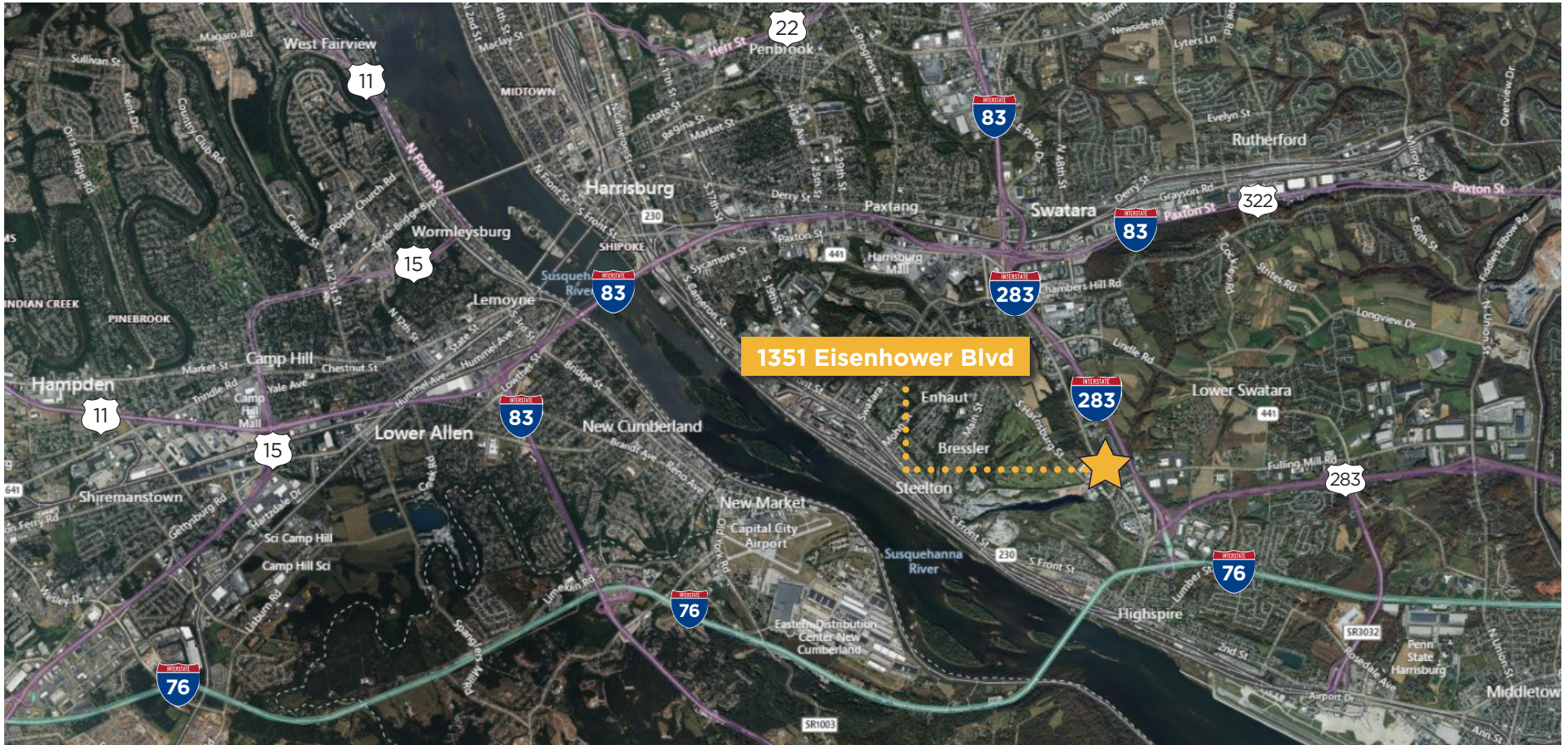


# Warehouse Photos





# Location Map



## CONTACT

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