

INDUSTRIAL PROPERTY FOR LEASE

916 S 18TH ST |
HARRISBURG, PA 17104

Presented By:

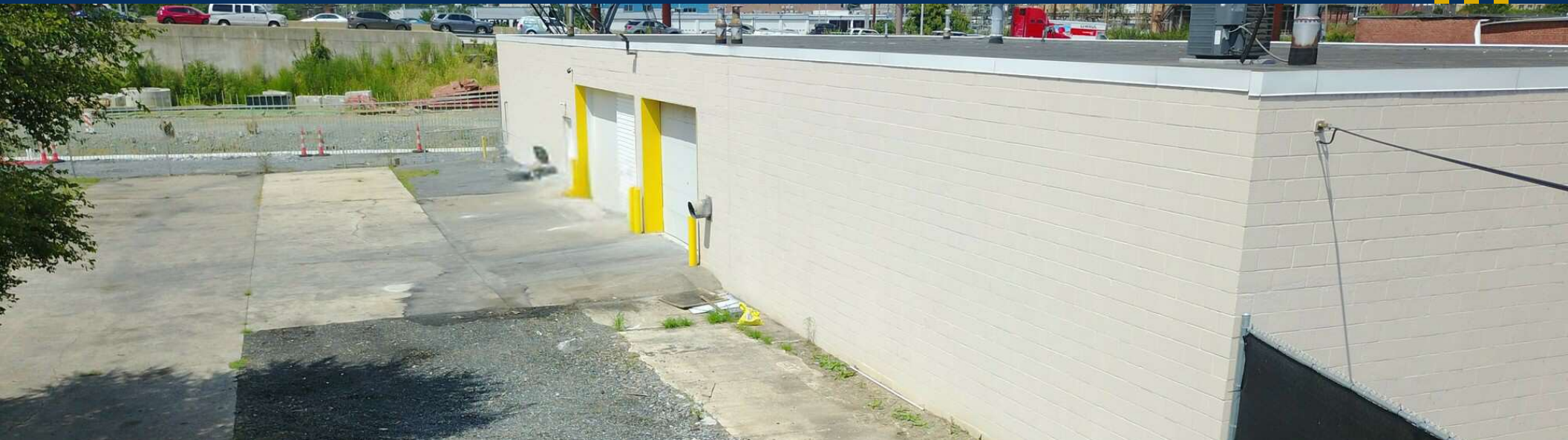
Ida McMurray,
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PROPERTY OVERVIEW

916 S 18th St | Harrisburg, PA 17104



PROPERTY DESCRIPTION

Available for lease is an 8,160 SF flex commercial space with two 12' drive-in doors, a fenced-in outside storage lot, 1,320 SF of office space, and great visibility from I-83. The new 18th St exit for I-83 is directly next door to the property. The building was renovated in 2025. It is possible for the space to be fully conditioned.

PROPERTY HIGHLIGHTS

- 8,160 SF available for lease
- Fenced outside lot
- 1,320 SF of office
- (2) 12' drive-in doors
- Renovated in 2025
- Possibility to be fully conditioned

OFFERING SUMMARY

Lease Rate:	\$7.50/SF/Yr NNN
CAM:	\$3.02/SF
Number of Units:	1
Lot Size:	1.05 Acres
Building Size:	8,160 SF
APN:	02-061-005
Zoning:	Commercial General
Municipality:	City of Harrisburg
County:	Dauphin



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PROPERTY DETAILS

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BUILDING INFORMATION

Building Size	8,160 SF
Tenancy	Single
Ceiling Height	12 ft
Office Space	1,320 SF
Number of Floors	1
Year Built	1969
Year Last Renovated	2025
Roof	Rubber
Free Standing	Yes
Number of Buildings	4
Walls	Block
Ceilings	Metal
Floor Coverings	Concrete
Exterior Walls	Block

LEASE INFORMATION

Lease Rate	\$7.50/SF/Yr
CAM	\$3.02/SF

LOCATION INFORMATION

Street Address	916 S 18th St
City, State, Zip	Harrisburg, PA 17104
County	Dauphin
Township	City of Harrisburg

PROPERTY INFORMATION

Property Type	Flex
Property Subtype	Commercial
Zoning	Commercial General
Lot Size	1.05 Acres
APN #	02-061-005
Lot Frontage	235 ft
Lot Depth	0 ft

UTILITIES & AMENITIES

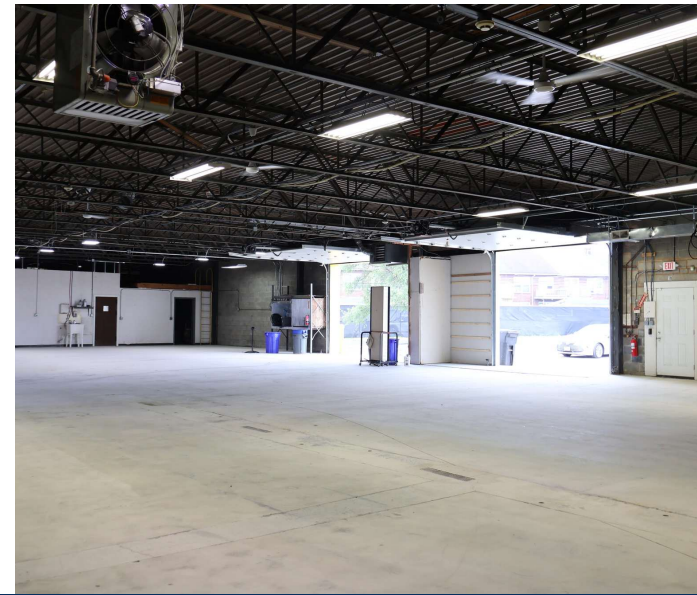
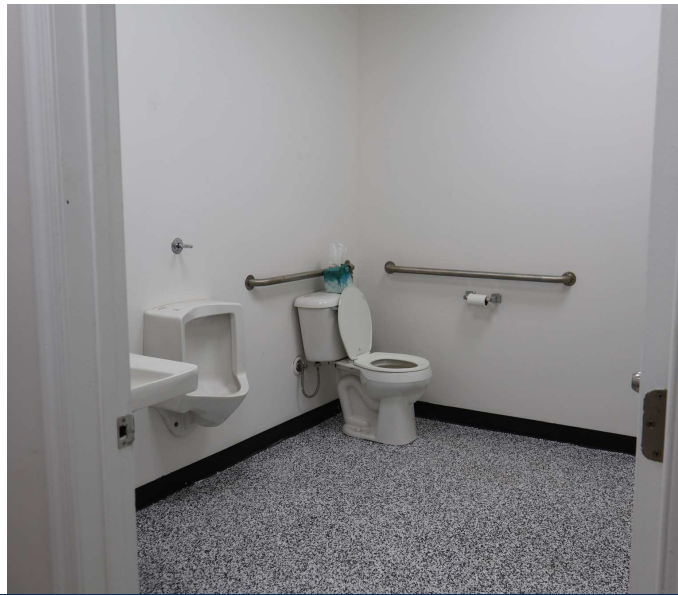
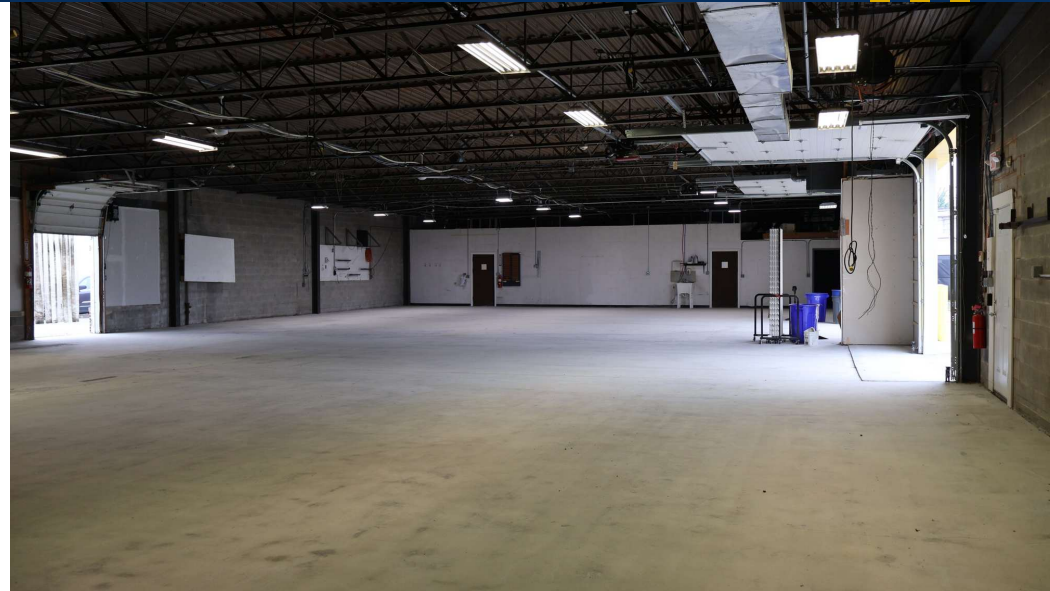
HVAC	Gas hung heaters
Restrooms	2
Gas / Propane	Available
Electric	3 phase Panel A: 200 amp, 208 volt single phase Panel B: 200 amp, 115 volt single phase sub Panel C: 200 amp, 115 volt single phase sub Panel D: 200 amp, 115 volt



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INTERIOR PHOTOS

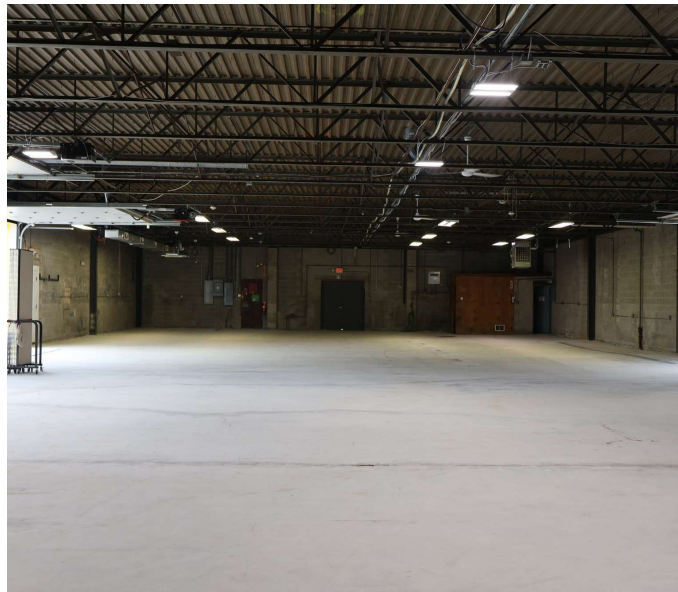
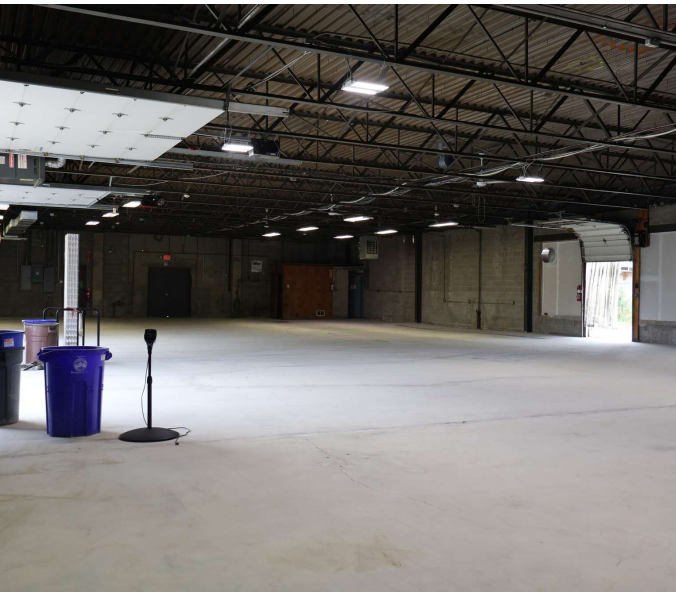
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HIGHWAY PROXIMITY

916 S 18th St | Harrisburg, PA 17104



CAPSTONE
COMMERCIAL

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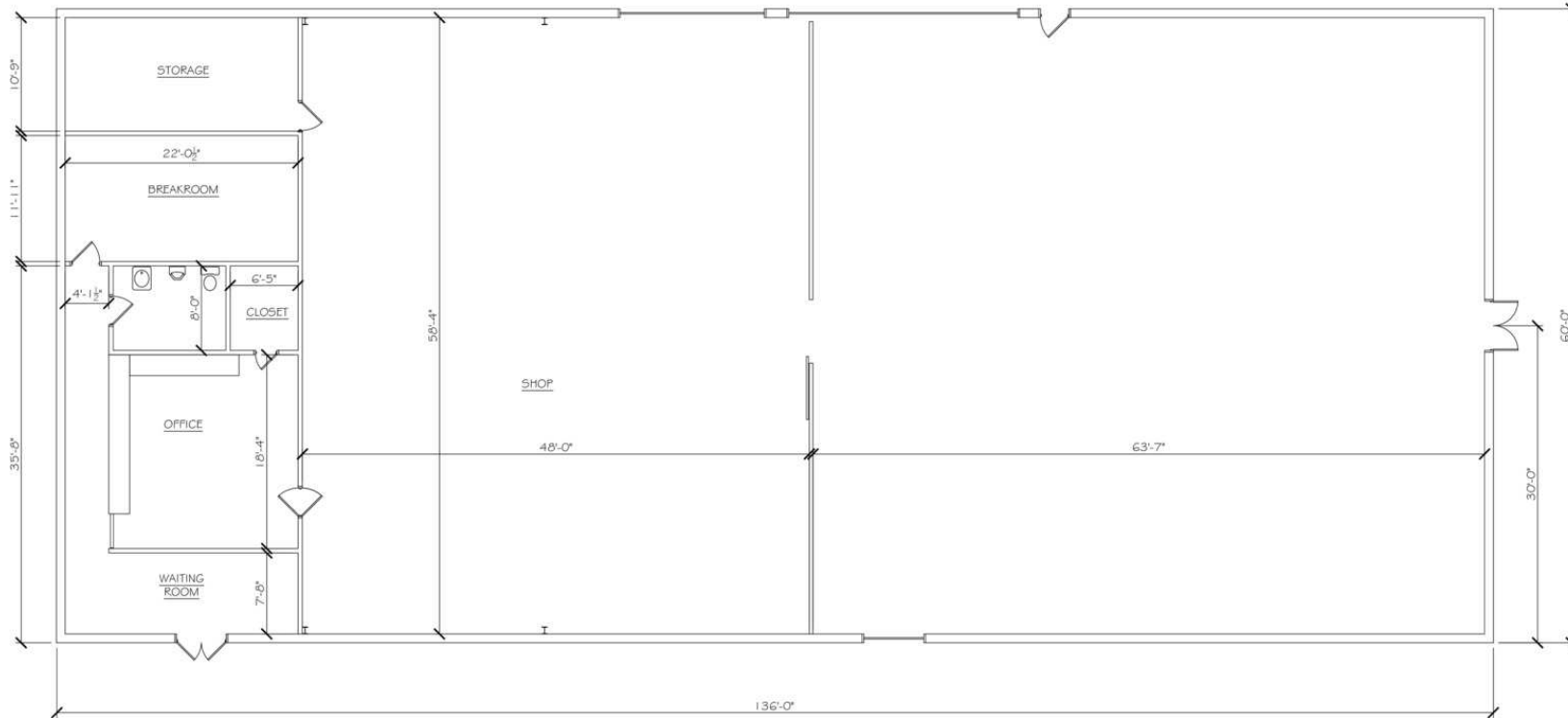
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FLOOR PLAN

916 S 18th St | Harrisburg, PA 17104



FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE:
ALL DIMENSIONS ARE ± AND SHOULD
BE VERIFIED IN THE FIELD BEFORE ANY
WORK IS DONE



CONTRACTOR SHALL CHECK
AND VERIFY ALL
DIMENSIONS AND EXISTING
CONDITIONS AT THE SITE.
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WAREHOUSE
916 S 18th STREET
HARRISBURG, PA 17104

ISSUE: .
DATE: 10-14-2022
PROJ. # .
DRAWN: ETH
CHECKED: H.B.

**AS BUILT
FLOOR
PLAN**

EXTERIOR PHOTOS

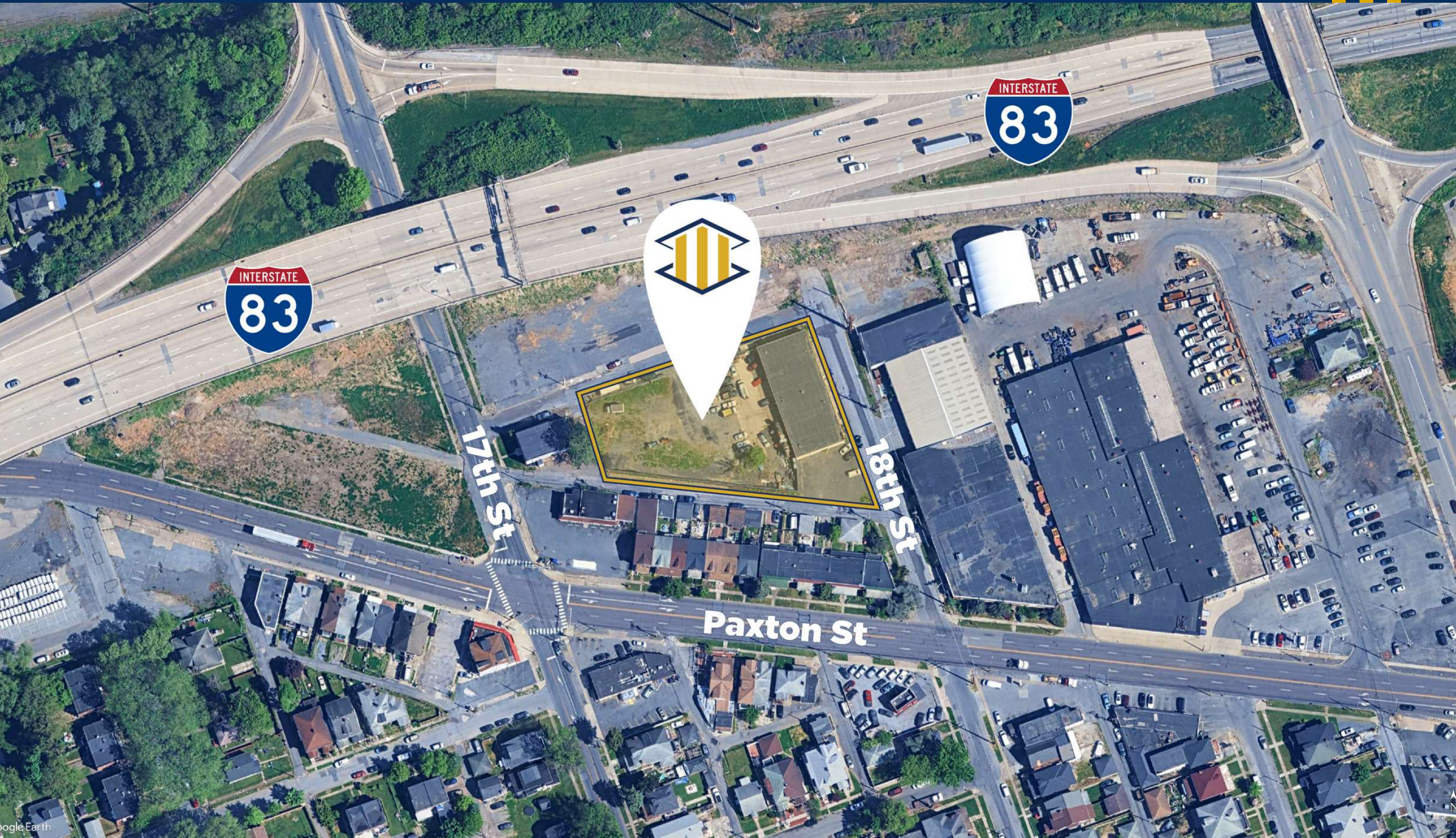
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PARCEL

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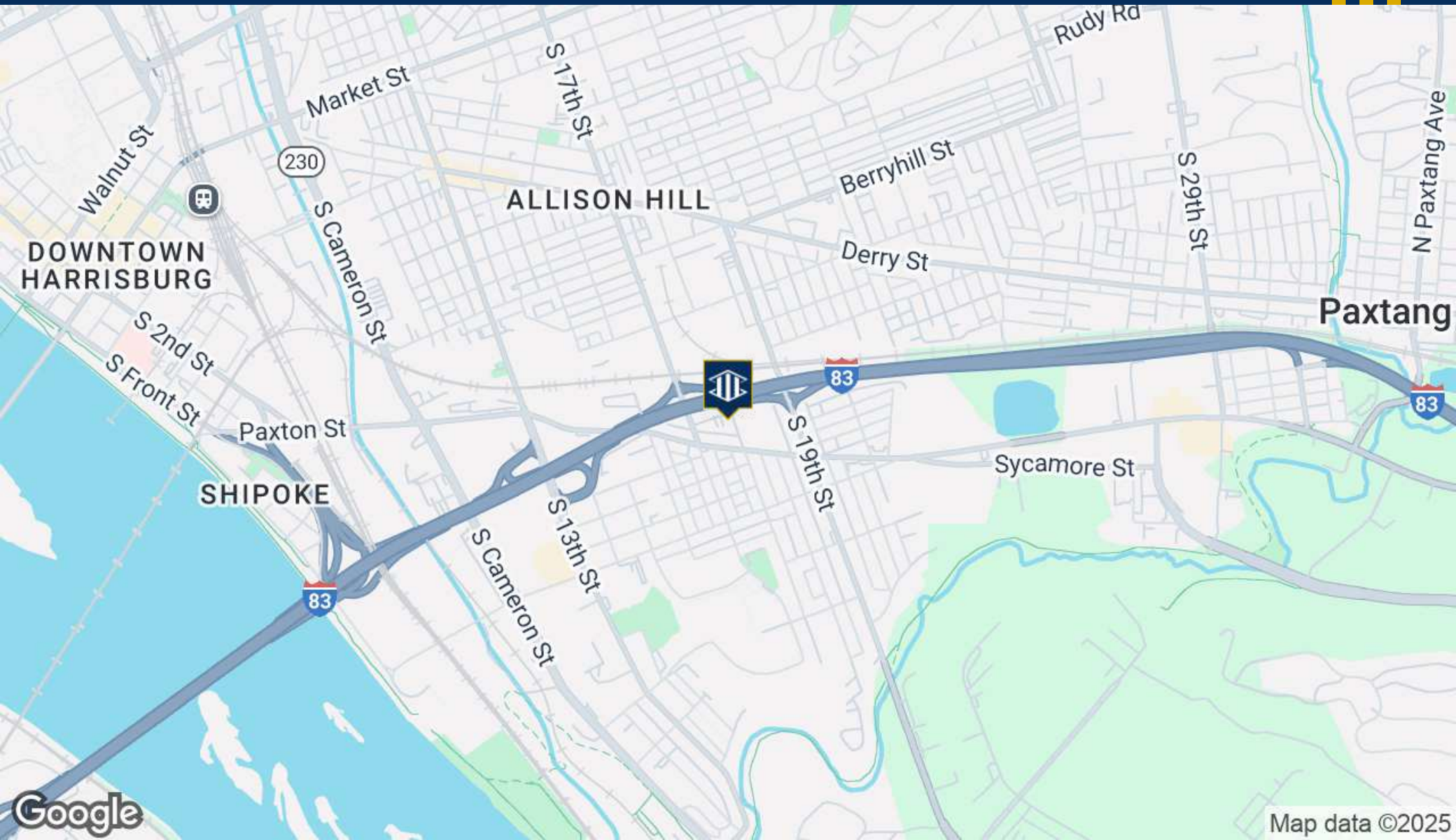
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AREA MAP

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DEMOGRAPHICS

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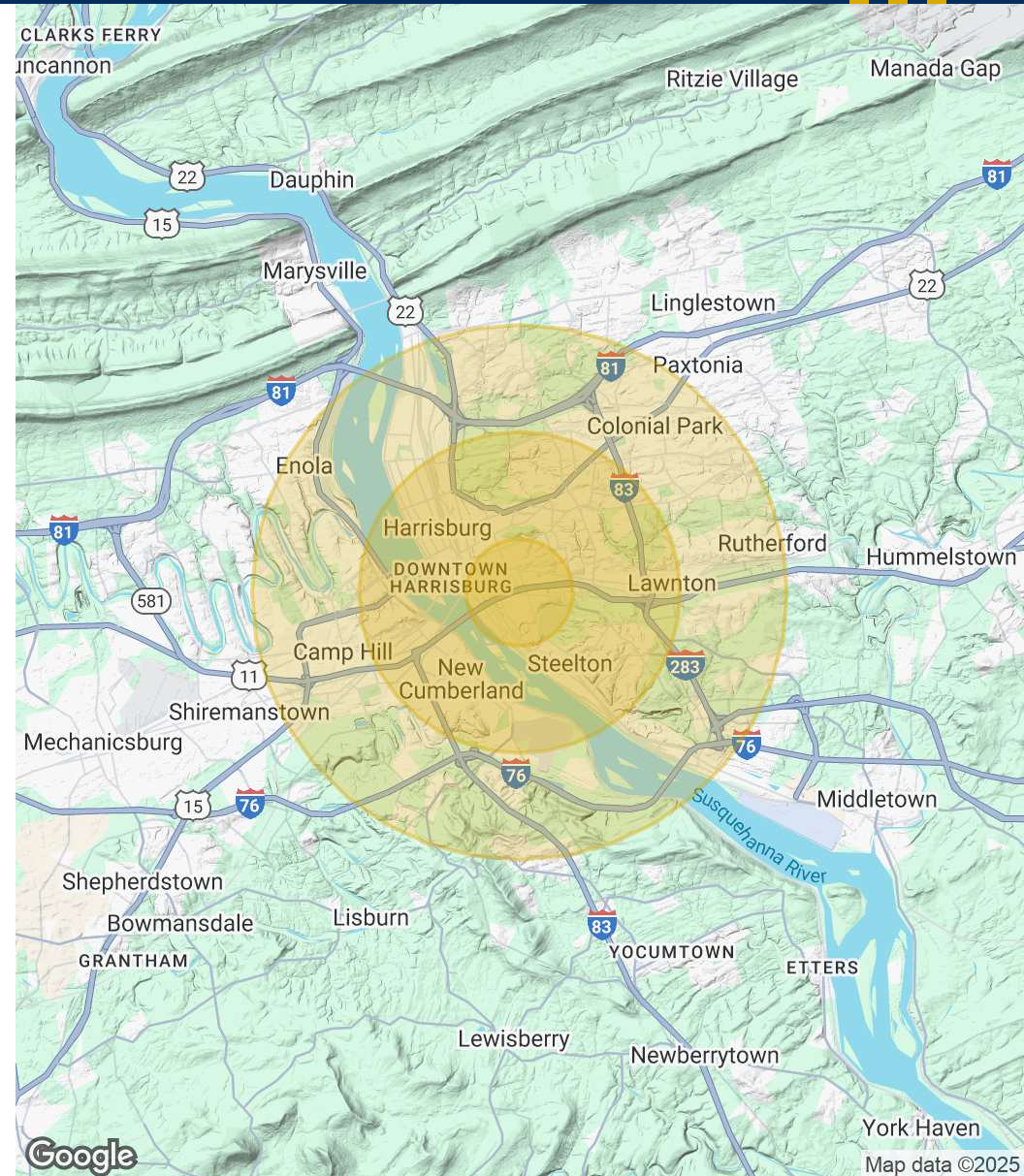
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,635	101,941	190,080
Average Age	35	39	40
Average Age (Male)	34	38	39
Average Age (Female)	36	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,060	42,664	77,727
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$59,795	\$74,655	\$89,304
Average House Value	\$130,526	\$178,385	\$227,817

Demographics data derived from AlphaMap



ADVISOR BIO

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Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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LEGAL

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