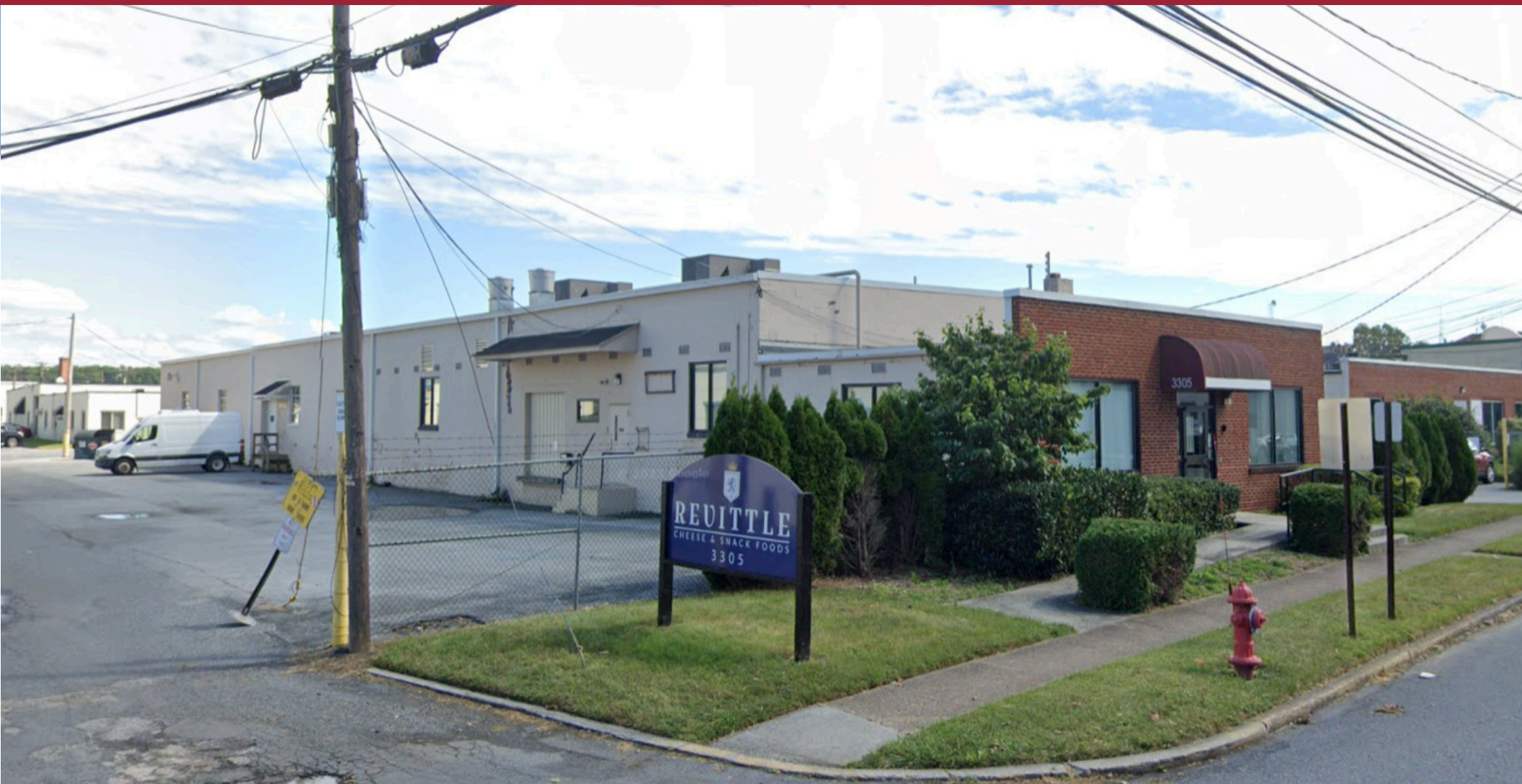




# INDUSTRIAL FLEX BUILDING FOR LEASE

3305 N 6TH STREET | HARRISBURG, PA




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(717) 731.1990







### PROPERTY HIGHLIGHTS

- Turn-key 10,870 SF industrial flex building for lease along N 6<sup>th</sup> St in Harrisburg, PA
- The stand alone building features:
  - 7,195 SF warehouse space, 1,959 SF office area, and 1,716 SF commercial kitchen
  - FDA compliant commercial kitchen with 21' stainless steel hood system & ansul fire suppression
  - Forklift accessible cooler 40'x25' with 13' ceiling height in warehouse area
  - Loading access includes 1 dock door, 1 drive-in door
- Excellent location with easy access to 
- Corporate neighbors include WHTM abc27, WHP CBS 21, 610 ESPN Radio, Theatre Harrisburg Krevsky Center, L&W Supply, All Fabrications, Hershocks, D&F Distributing, Ashley Furniture Homestore Distribution, and Uptown Plaza which includes McDonald's, Save A Lot, and Dollar Tree

### OFFERING DETAILS

<b>AVAILABLE SPACE</b>	<b>10,870 SF</b>
<b>LEASE RATE</b>	<b>\$6.95 SF</b>
<b>LEASE TYPE</b>	<b>NNN</b>
<b>OP EX</b>	<b>\$1.07 PSF (2025)</b>
<b>AVAILABLE</b>	<b>Q3 2025</b>
<b>BUILDING SIZE</b>	<b>10,870 SF</b>
<b>BUILDING TYPE</b>	<b>Industrial Flex</b>
<b>LOT SIZE</b>	<b>3.26 Acres</b>



### PROPERTY DETAILS

Property Type	Industrial Flex
Tenancy	Single
Building Size	10,870 SF
Warehouse Size	7,195 SF
Office Size	1,959 SF
Commercial Kitchen Size	1,716 SF
Lot Size	3.26 Acres
Year Renovated	2009
Dock Doors	1
Drive-In Doors	1
Clear Ceiling Height	13'
Parking	22 Spaces (in common)
Restrooms	3
Construction	Masonry & Block
Column Spacing	Clear Span
Roof	Rubber Membrane
Lighting	T-5
HVAC	Gas modine (Warehouse) Forced hot air (Office)
Power	600+ amp 3-Phase
Sprinkler	Yes (Dry)
Water/Sewer	Public
Submarket	Harrisburg East
County	Dauphin
Municipality	Susquehanna Twp
Zoning	Industrial General (IG)
APN	62-018-033







**3305 N 6TH STREET  
HARRISBURG, PA**

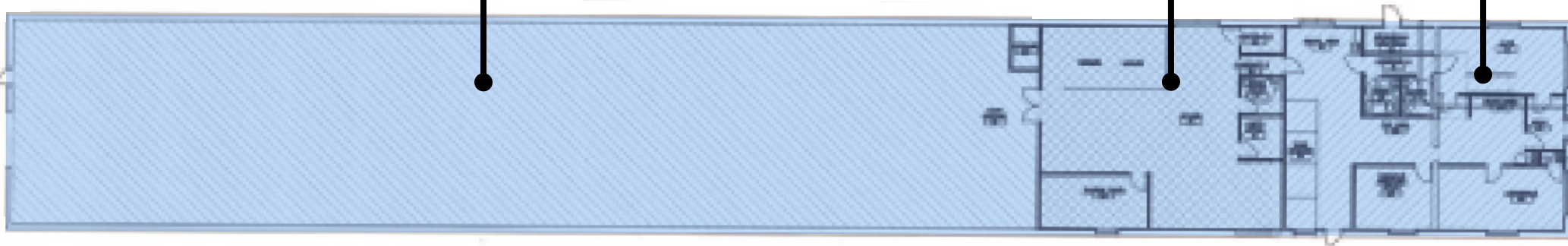
**INDUSTRIAL FLEX SPACE  
AVAILABLE**

AVAILABILITY

**WAREHOUSE  
7,195 SF**

**COMMERCIAL  
KITCHEN  
1,716 SF**

**OFFICE  
1,959 SF**



### LEASE INFORMATION

SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	OPEX
3305	10,870 SF	\$6.95 /SF	NNN	\$1.07 PSF/yr (2025)

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

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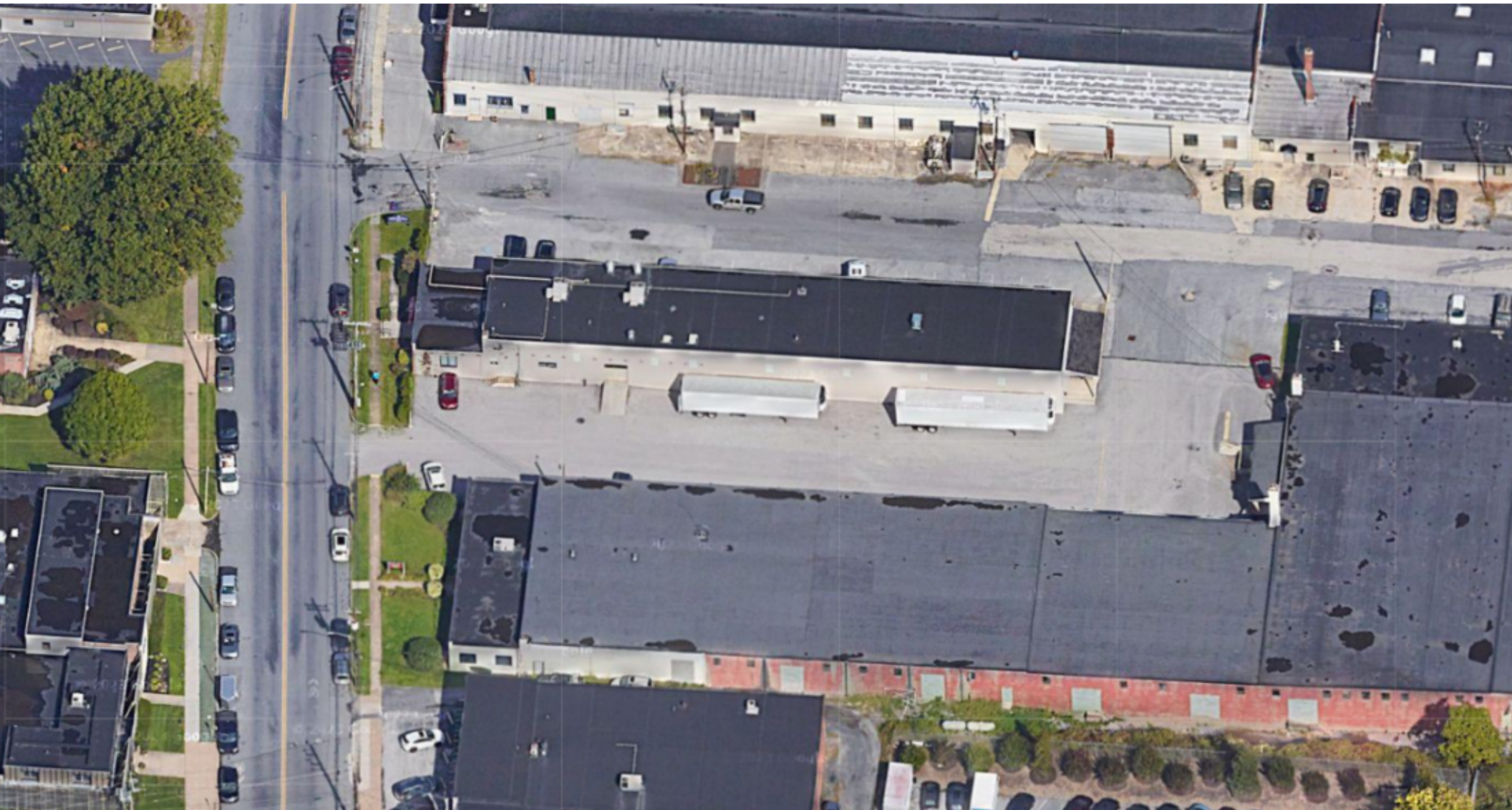
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**3305 N 6TH STREET  
HARRISBURG, PA**

**INDUSTRIAL FLEX SPACE  
AVAILABLE**

AERIAL



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AERIAL



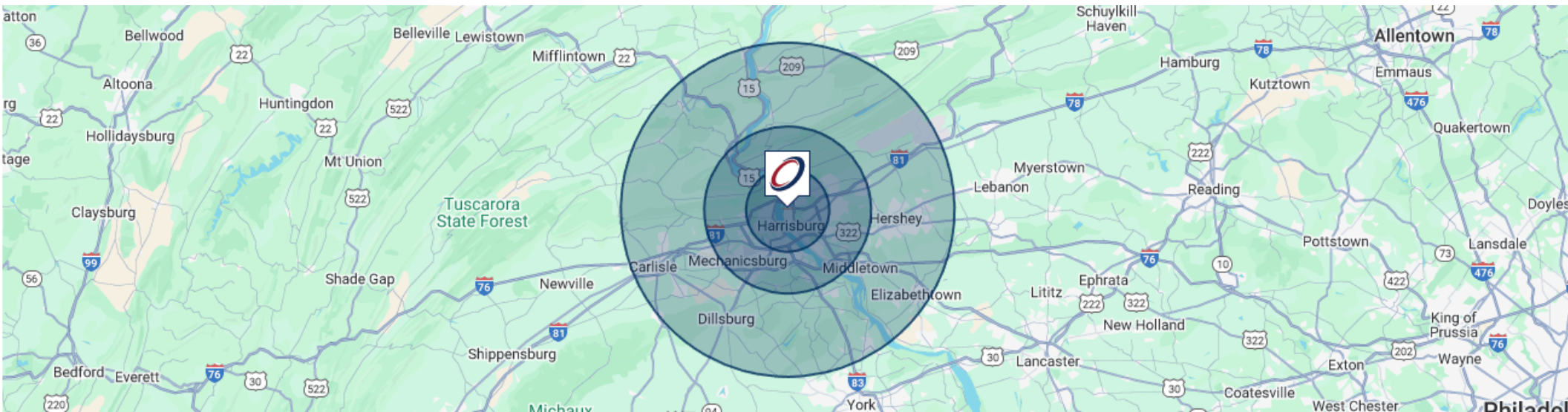


### TRADE MAP





### DEMOGRAPHICS



	5 Miles	10 Miles	20 Miles
Total households	71,242	152,706	275,491
Total population	169,005	374,281	687,574
Persons per household	2.4	2.5	2.5
Average household income	\$92,274	\$106,380	\$106,790
Average house value	\$229,780	\$274,848	\$292,411
Average age	41	41	42



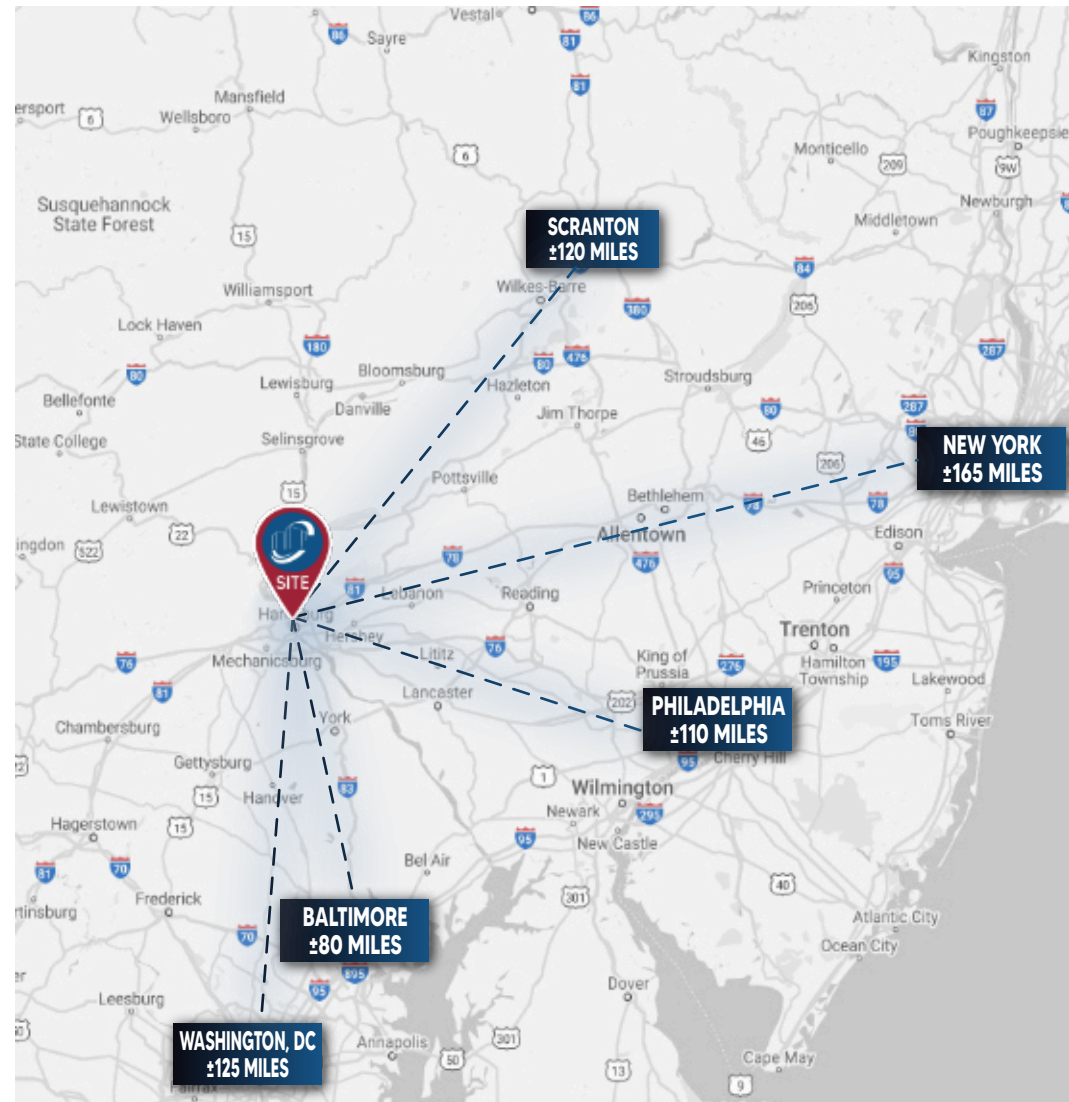
## AREA OVERVIEW

**DAUPHIN COUNTY :** is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.







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HARRISBURG, PA**

**INDUSTRIAL FLEX SPACE  
AVAILABLE**

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