



INDUSTRIAL WAREHOUSE SPACE AVAILABLE

801 SPANGLER ROAD | CAMP HILL, PA



WWW.LANDMARKCR.COM

(717) 731.1990





PROPERTY DETAILS

AVAILABLE SPACE	18,000 SF
LEASE RATE	\$6.95 PSF
LEASE TYPE	NNN
BUILDING SIZE	164,600 SF
LOT SIZE	8.2 Acres
SUBMARKET	Harrisburg West
COUNTY	Cumberland
MUNICIPALITY	Camp Hill Borough
ACCESS	Gettysburg Road
ZONING	Light Industrial (LN)

PROPERTY FEATURES

- Excellent opportunity to lease industrial warehouse space in Camp Hill, PA
- The 18,000 SF space offers
 - Three (3) docks and 20'-22' clear ceiling height
 - Fully sprinklered facility with truck court depths of 110'
 - Unparalleled visibility along US-15 & PA-581
- Access to nearly 70% of US & Canadian population with 1 day ship/return service
- Location allows for round trip service to Northern NJ, Baltimore, MD & Philadelphia deep water ports
- Corporate neighbors include Scott Electric, PCS, ADM Milling, GXO Logistics, Eastern Consolidation & Distribution Services, ACME Distribution, D&H Distributing, New Penn, and R.F. Fager's
- Nearby amenities include Capital City Mall, Trader Joe's, and many restaurants and hotels
- Easy access to  with quick connection to 



PROPERTY DETAILS

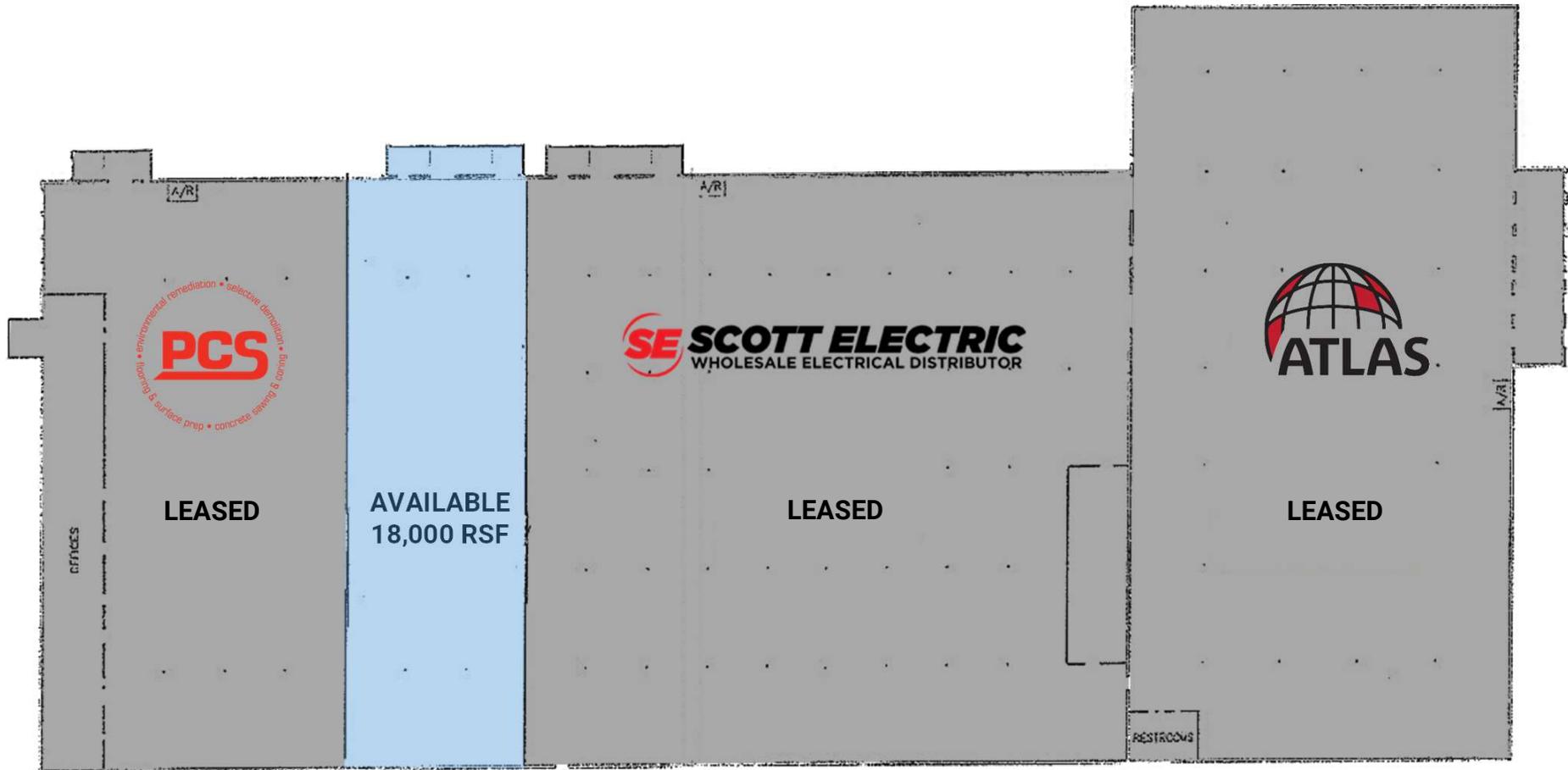
Address	801 Spangler Rd Camp Hill, PA 17011
Property Type	Industrial Warehouse
Property Size	164,600 SF
Lot Size	8.2 Acres
Year Built	1970
Drive In Doors	3
Dock Doors	19
Clear Ceiling Height	20' - 22'
Rail Access	Yes (Norfolk Southern)
Construction	Masonry / Block
Flooring	Concrete 8"
Roof	Rubber Membrane
Heat	Air Rotation
Power	3-Phase
Sprinkler	Yes (Wet)
Signage	Available
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	Camp Hill Borough
Zoning	Light Industrial (LN)
APN	01-22-0533-225
Property Taxes	\$121,121.14 (2024)

LEASE INFORMATION

SUITE	AVAILABLE SF	LEASE RATE	SPACE NOTES
D	18,000 SF	\$6.95 /SF (NNN)	3 Dock Doors & 20'-22' clear height



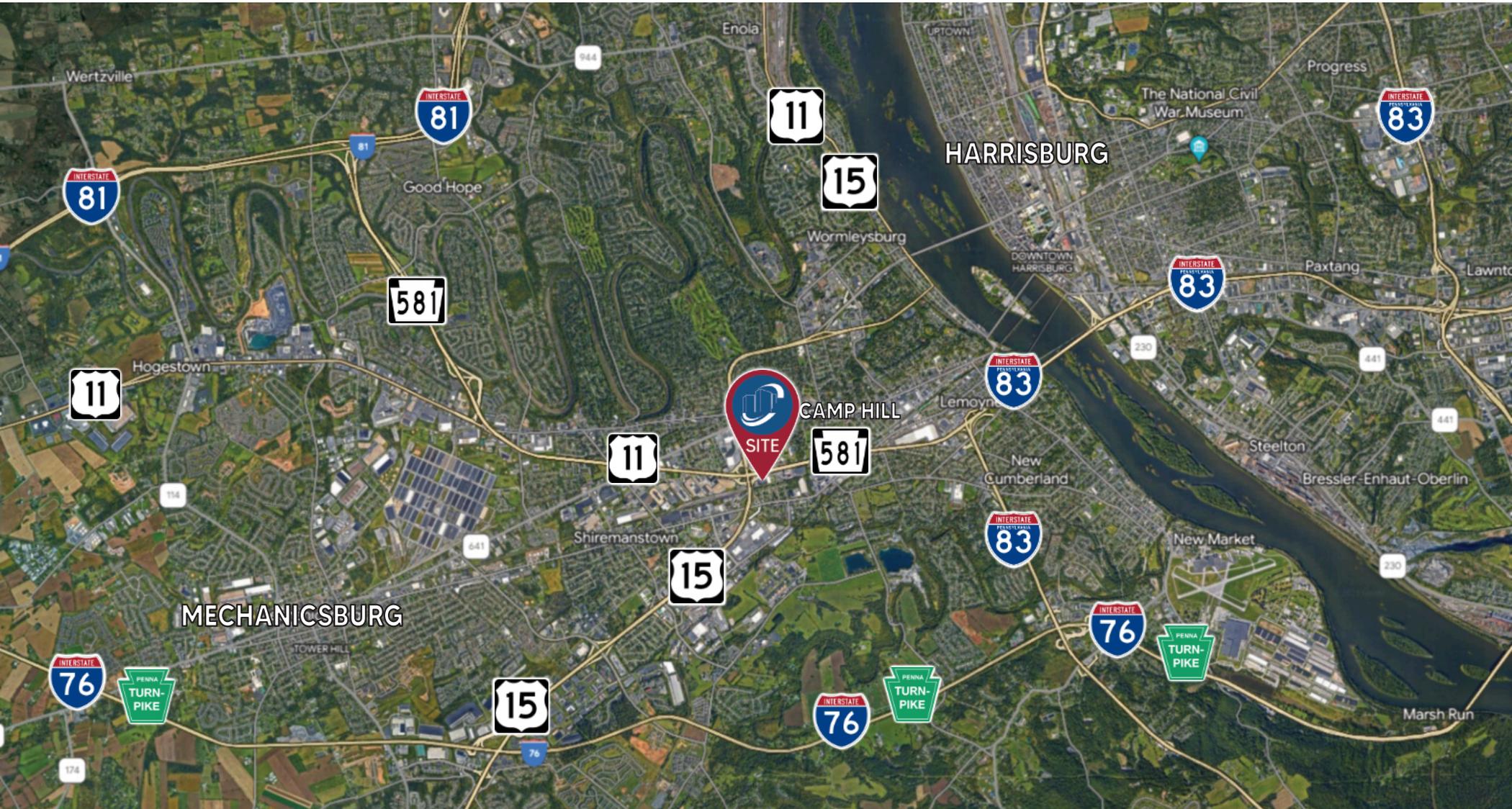
FLOORPLAN



PARCEL AERIAL



REGIONAL AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
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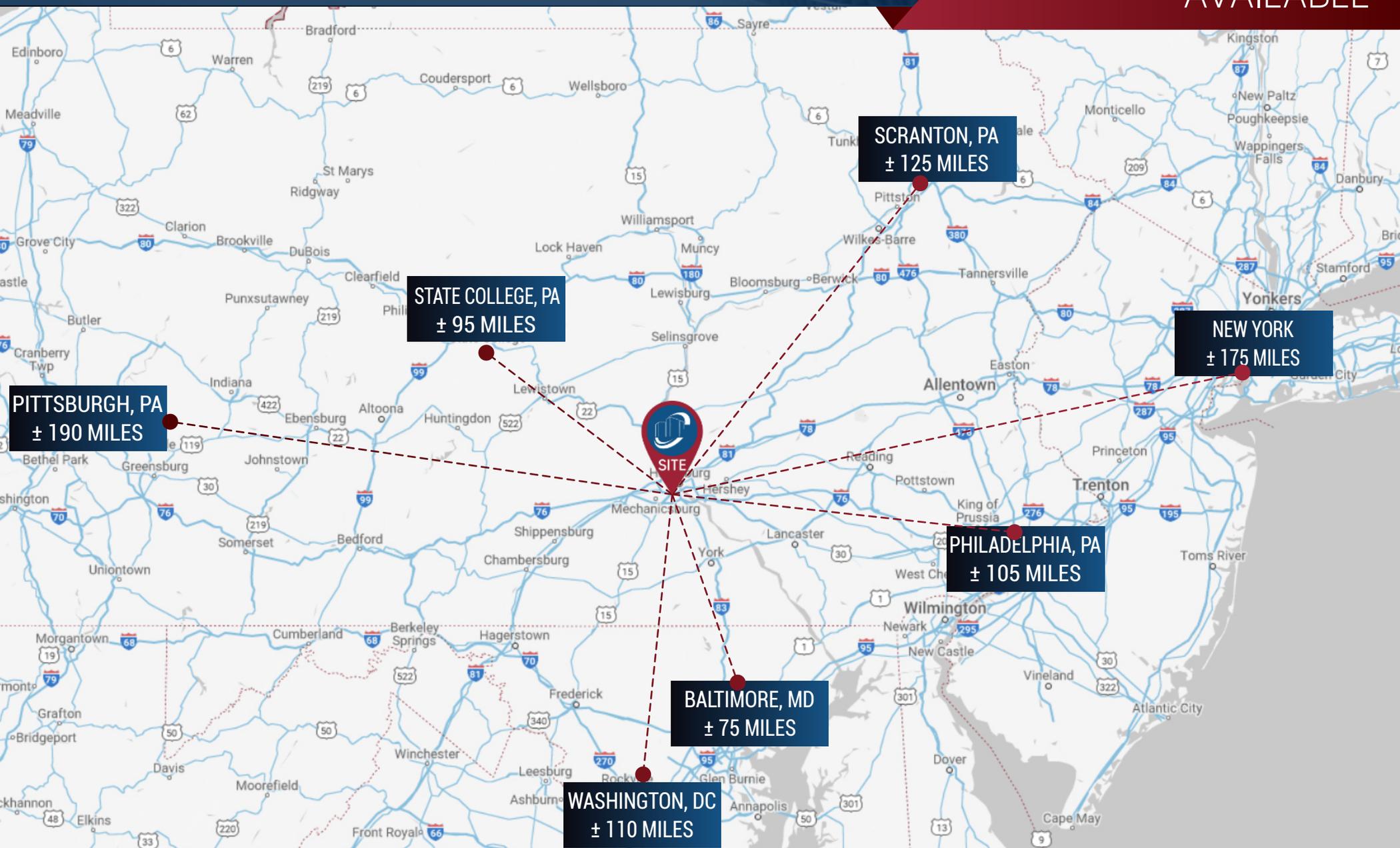
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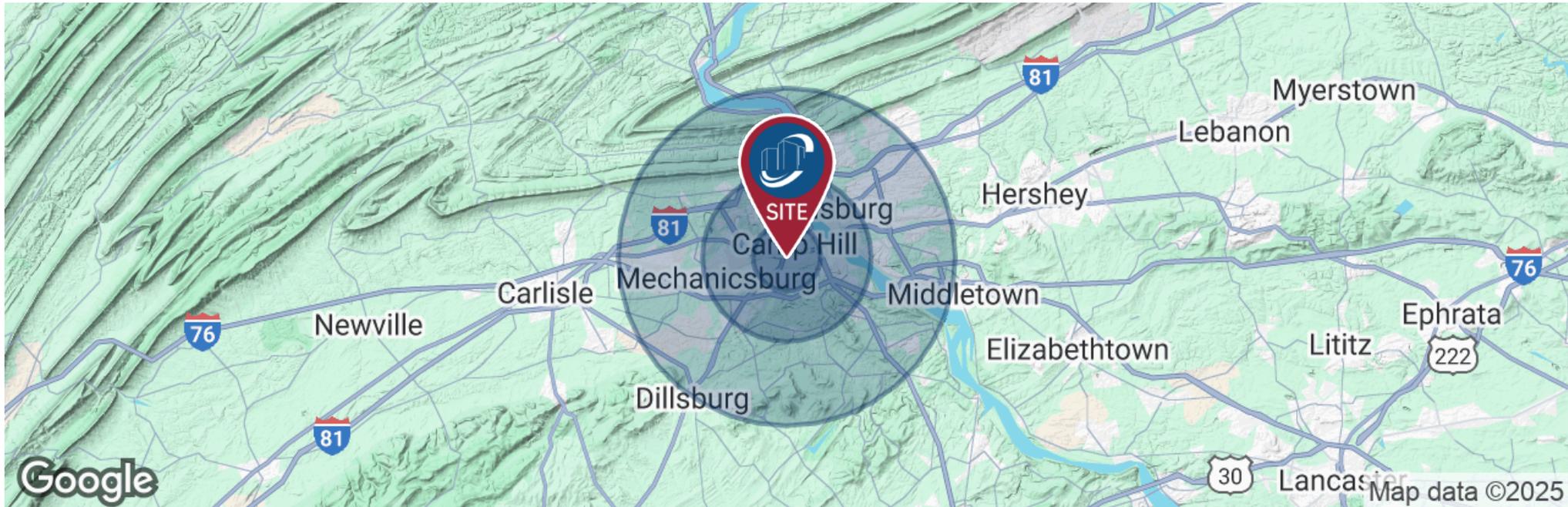
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DEMOGRAPHICS



	2 MILES	5 MILES	10 MILES
Total households	12,329	74,783	157,871
Total persons per hh	2.5	2.4	2.5
Average hh income	\$119,968	\$105,331	\$107,931
Average house value	\$332,883	\$269,690	\$290,178
Total population	31,398	180,437	391,854
Median age	43	41	41



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