

# INDUSTRIAL PROPERTY FOR LEASE

## 7651 DERRY STREET | HARRISBURG, PA 17111

**Presented By:**  
**Ida McMurray,**  
**CCIM, SIOR**

PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701  
C: 717.443.5500





# PROPERTY OVERVIEW

7651 Derry Street | Harrisburg, PA 17111



## PROPERTY DESCRIPTION

Crossdock warehouse with 24 docks, a modern office area and yard space. New dock doors and all manual levelers.

## OFFERING SUMMARY

Lease Rate:	\$20,000.00 per month (NNN)
Available SF:	10,968 SF
Lot Size:	4.27 Acres
Building Size:	16,248 SF
APN:	63-018-087
Zoning:	Limited Manufacturing/Industrial
Municipality:	Swatara Twp
County:	Dauphin



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# PROPERTY DETAILS

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## BUILDING INFORMATION

Building Size	16,248 SF
Occupancy %	50.0%
Tenancy	Single
Ceiling Height	12.5 ft
Office Space	2,420 SF
Number of Floors	1
Year Built	1975
Column Space	49 ft on center
Construction Status	Existing
Roof	Rubber
Free Standing	Yes
Number of Buildings	1
Ceilings	Metal
Floor Coverings	Concrete + Tile
Exterior Walls	Block

## LOCATION INFORMATION

Street Address	7651 Derry Street
City, State, Zip	Harrisburg, PA 17111
County	Dauphin
Township	Swatara Twp

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Limited Manufacturing/Industrial
Lot Size	4.27 Acres
APN #	63-018-087
Lot Frontage	100 ft
Power	Yes

## UTILITIES & AMENITIES

HVAC	Heat in office not in warehouse
Restrooms	2
Gas / Propane	Yes



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# EXTERIOR

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# LEASABLE AREA

7651 Derry Street | Harrisburg, PA 17111



**CAPSTONE**  
COMMERCIAL

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# INTERIOR

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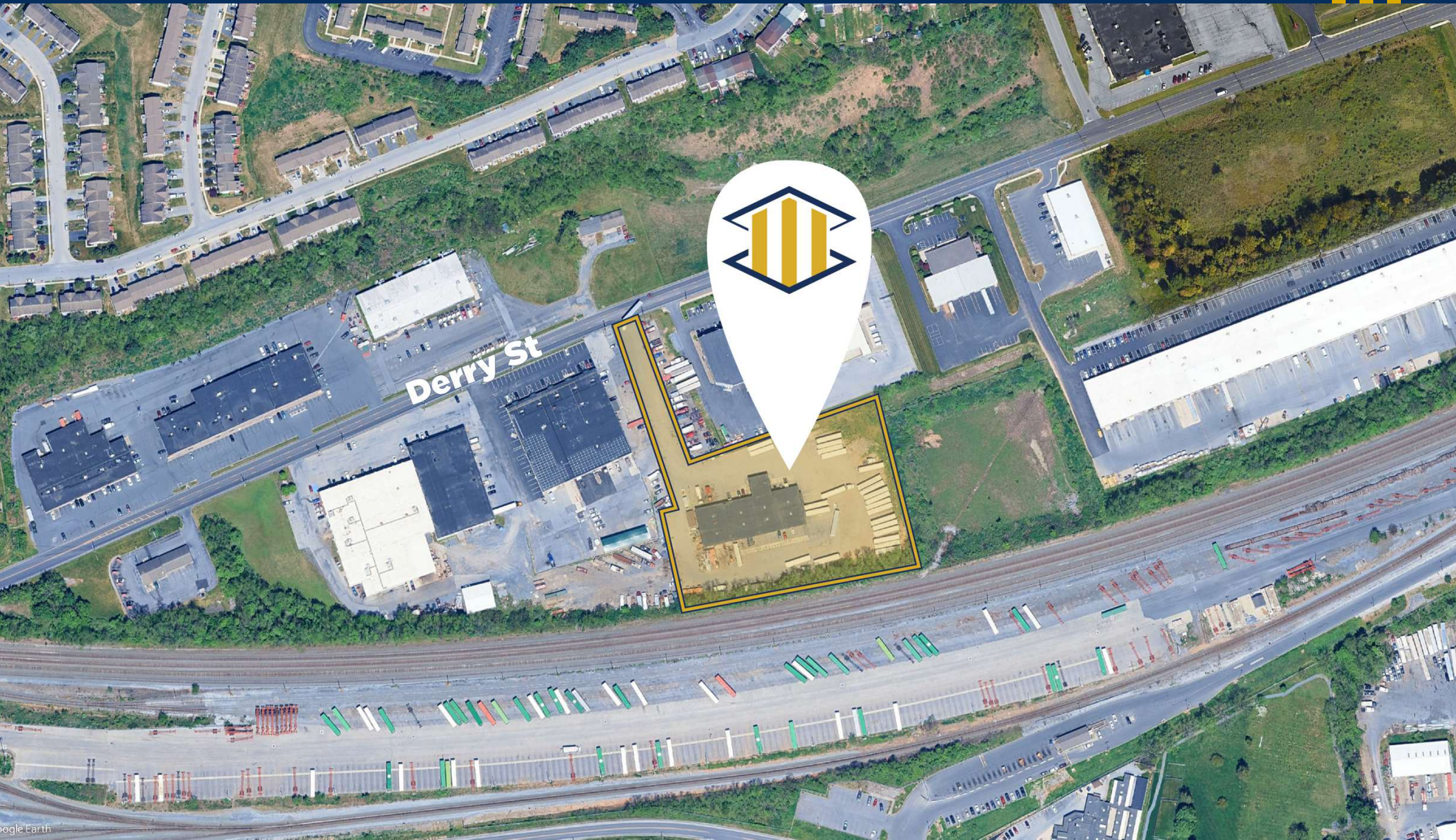


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# PARCEL

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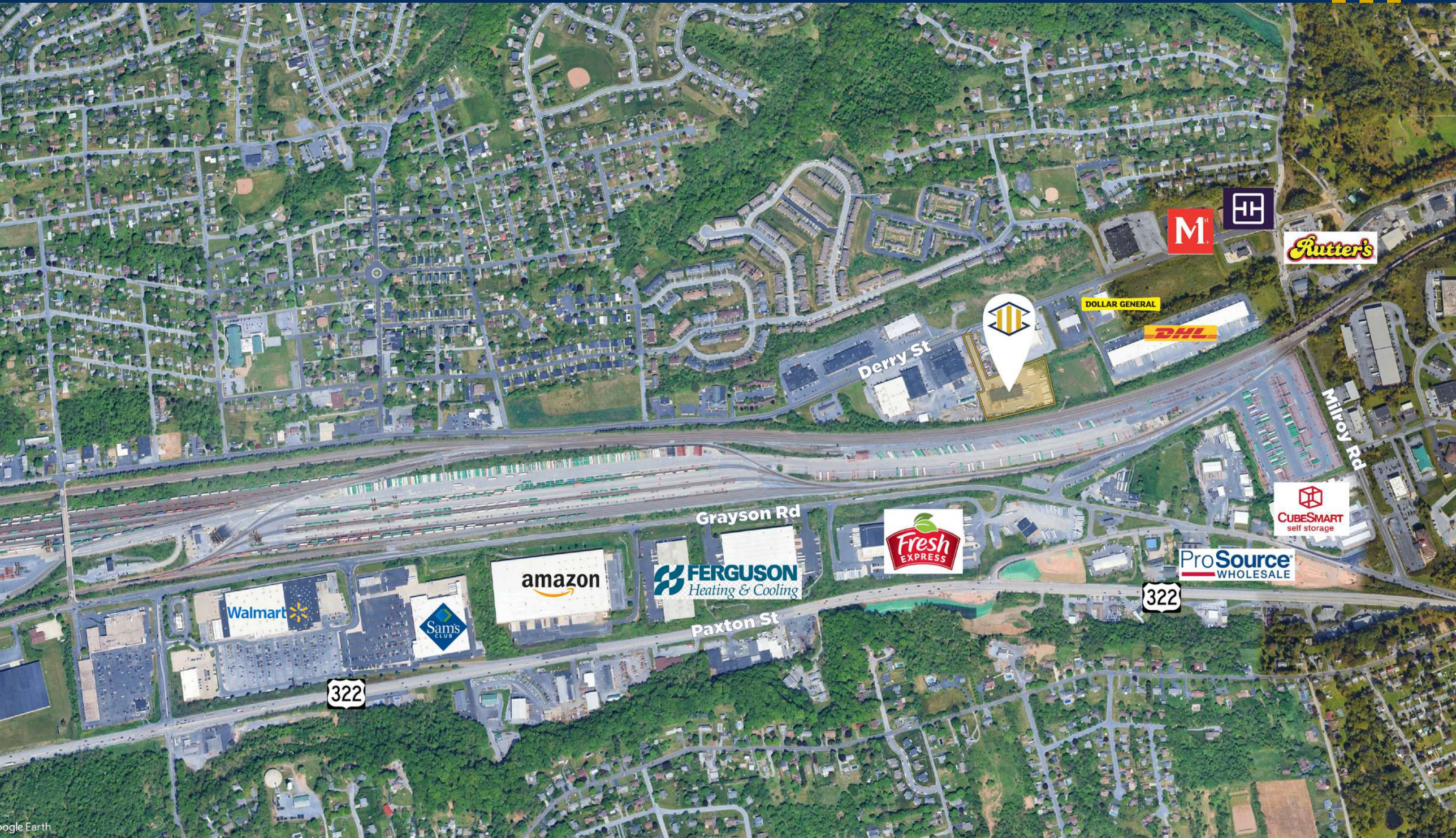
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COMMERCIAL

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# NEARBY BUSINESSES

7651 Derry Street | Harrisburg, PA 17111



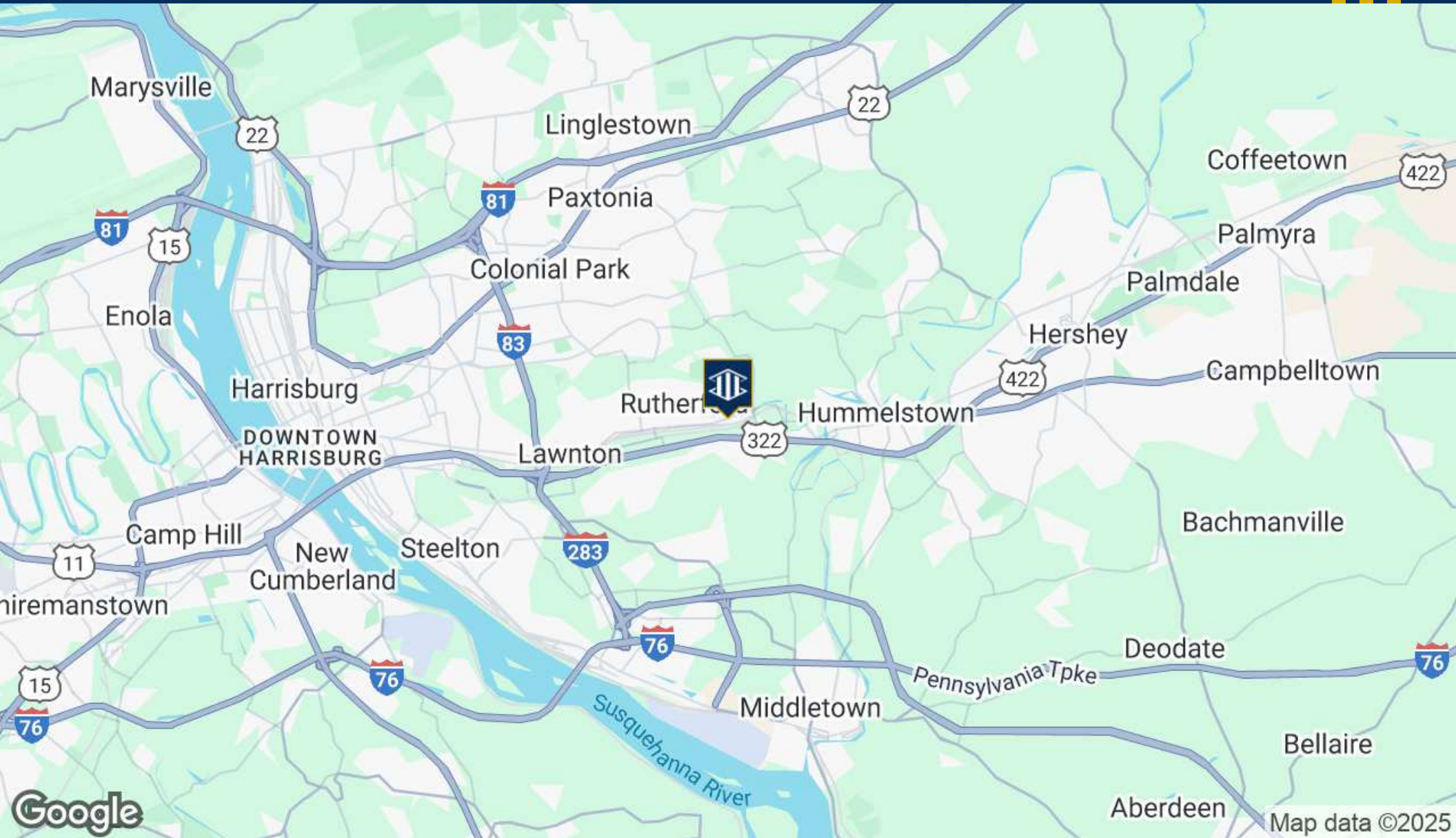
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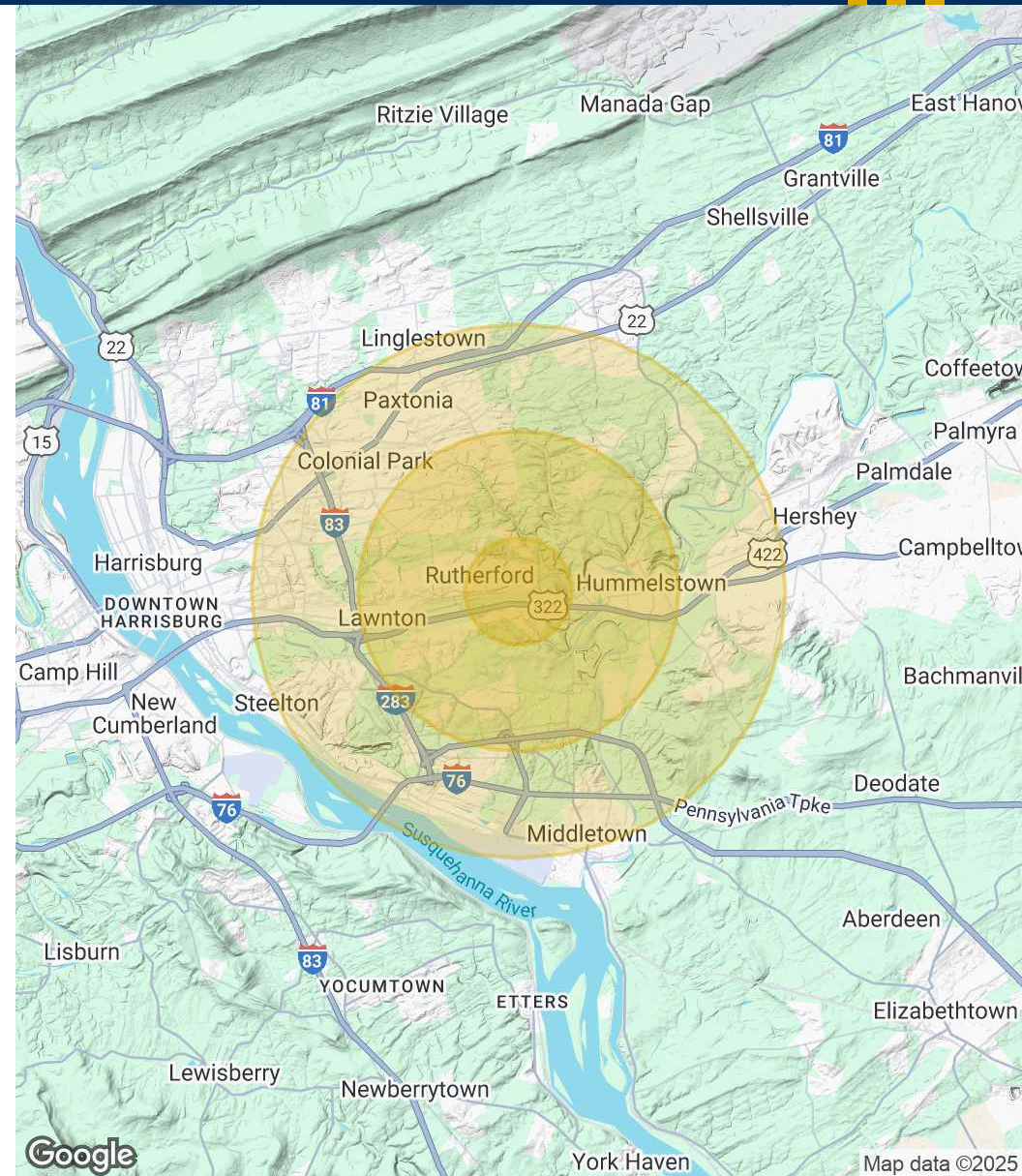
# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,287	44,443	139,045
Average Age	39	41	41
Average Age (Male)	38	40	39
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,838	17,692	55,109
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$109,265	\$112,482	\$95,750
Average House Value	\$249,276	\$301,071	\$254,967

*Demographics data derived from AlphaMap*



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# ADVISOR BIO

7651 Derry Street | Harrisburg, PA 17111



## **Ida McMurray** **CCIM, SIOR**

Principal & Senior Advisor

[imcmurray@capstonecre.com](mailto:imcmurray@capstonecre.com)

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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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