

FOR SALE

# Frozen Storage Facility w/ Covered Docks

1621 N 7<sup>th</sup> Street | Harrisburg, PA 17102

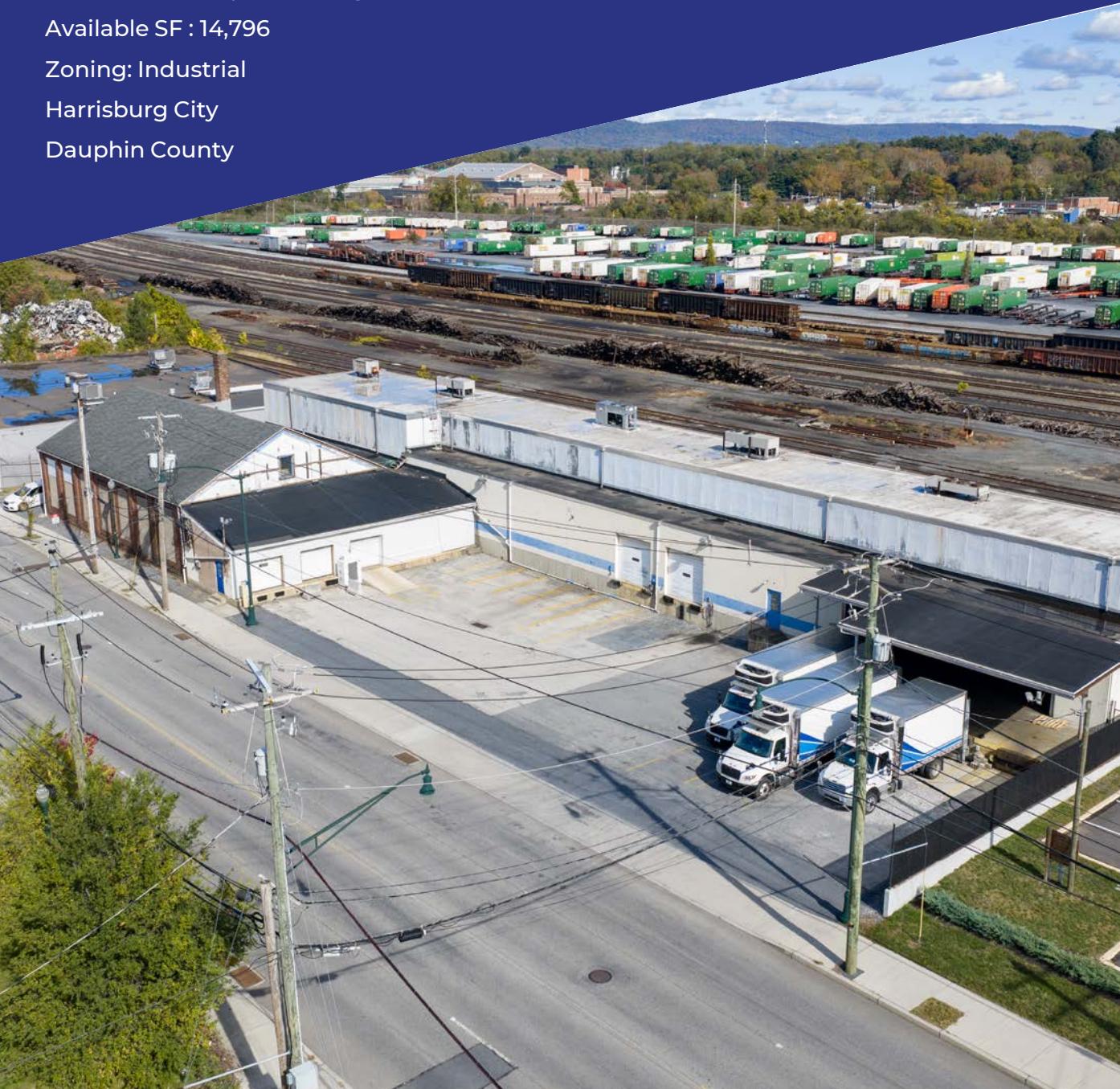
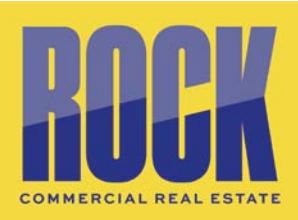
Available SF : 14,796

Zoning: Industrial

Harrisburg City

Dauphin County

\$1,195,000



## PROPERTY HIGHLIGHTS

- ✓ Current Business Relocating
- ✓ Nearly 6,800 SF of frozen storage w/ 20' ceilings
- ✓ About 6,000 SF of dry storage warehouse or shop space
- ✓ 3 Phase power – 1,200 Amps / 600 Volts
- ✓ 6 Trailer docs, 2 with levelers and engine block heaters for frozen storage access
- ✓ 2 van height doors & 1 drive-in door for dry warehouse
- ✓ Frozen storage can be divided into 3 sections

## CONTACT

Kevin A. Hodge, CCIM

717.854.5357 ext 110

[khodge@ROCKrealestate.net](mailto:khodge@ROCKrealestate.net)

Reed Gunderson

717.854.5357 ext 101

[rgunderson@ROCKrealestate.net](mailto:rgunderson@ROCKrealestate.net)

Amber Keppol

717.854.5357 ext 128

[akeppol@ROCKrealestate.net](mailto:akeppol@ROCKrealestate.net)

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## PROPERTY INFORMATION

Acreage	0.65
Number of Stories	1
Year Built	Dry Storage – Unknown Freezer Storage - 1974
Heating	Gas/ electric in bathroom
Roof Construction	Frozen storage replaced 2019-2021; Dry storage 2006-2009
Air Conditioning	In Office
Floor Construction	Concrete
Ceiling Height	Approx. 14' – 20'; Approx 20' in Frozen Storage Area
Daily Traffic Count	6,360'
Parking	6
Power	3 Phase – 1200 Amp / 600 Volts
Docks	6 Truck & 2 Van
Drive-Ins	1

## GENERAL INFORMATION

Parcel ID	07-017-004-000-0000
Availability	TBD
School Tax	\$6,565
County Tax	\$1,751
Municipal Tax	\$3,089
Sewer	Public
Water	Public
Gas	UGI
Electric	PPL

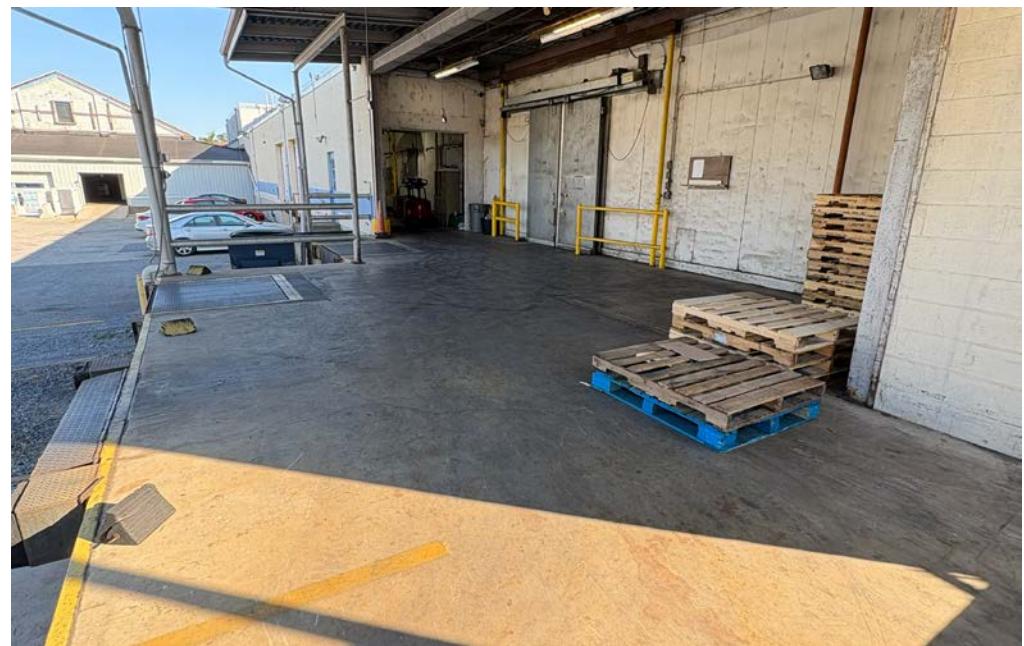
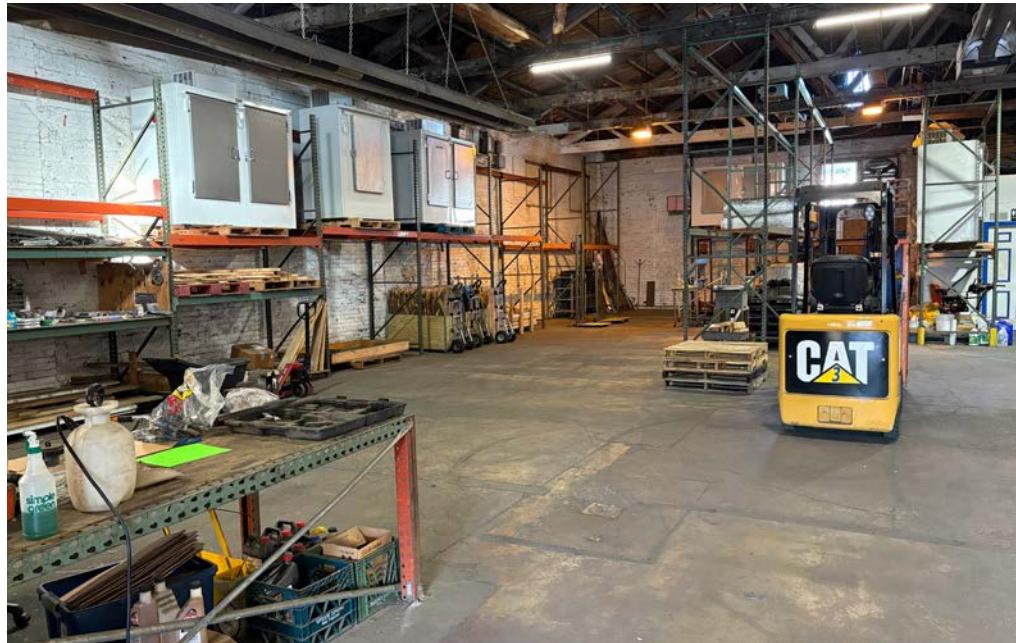
## LOCATION DESCRIPTION

Located in the Midtown area of Harrisburg City along N 7th Street with easy access to N/S bound highway and I-81 & I-83

## NOTES

Current Business Relocating - Operated for nearly three decades, this frozen storage location provides a great location to ship product to northern PA customers while being easily accessible for restocking deliveries. Frozen storage area can be demised into two or three separate spaces for multiple tenants or used wholly by one operator. Roofing has been recently replaced, and cooling units have been meticulously maintained. "Security system in place for connectivity"

\*Use Restriction of current use to be recorded at time of sale.



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221 W Philadelphia St | Ste 19  
York, PA 17401

313 W Liberty St | Ste 117  
Lancaster, PA 17603

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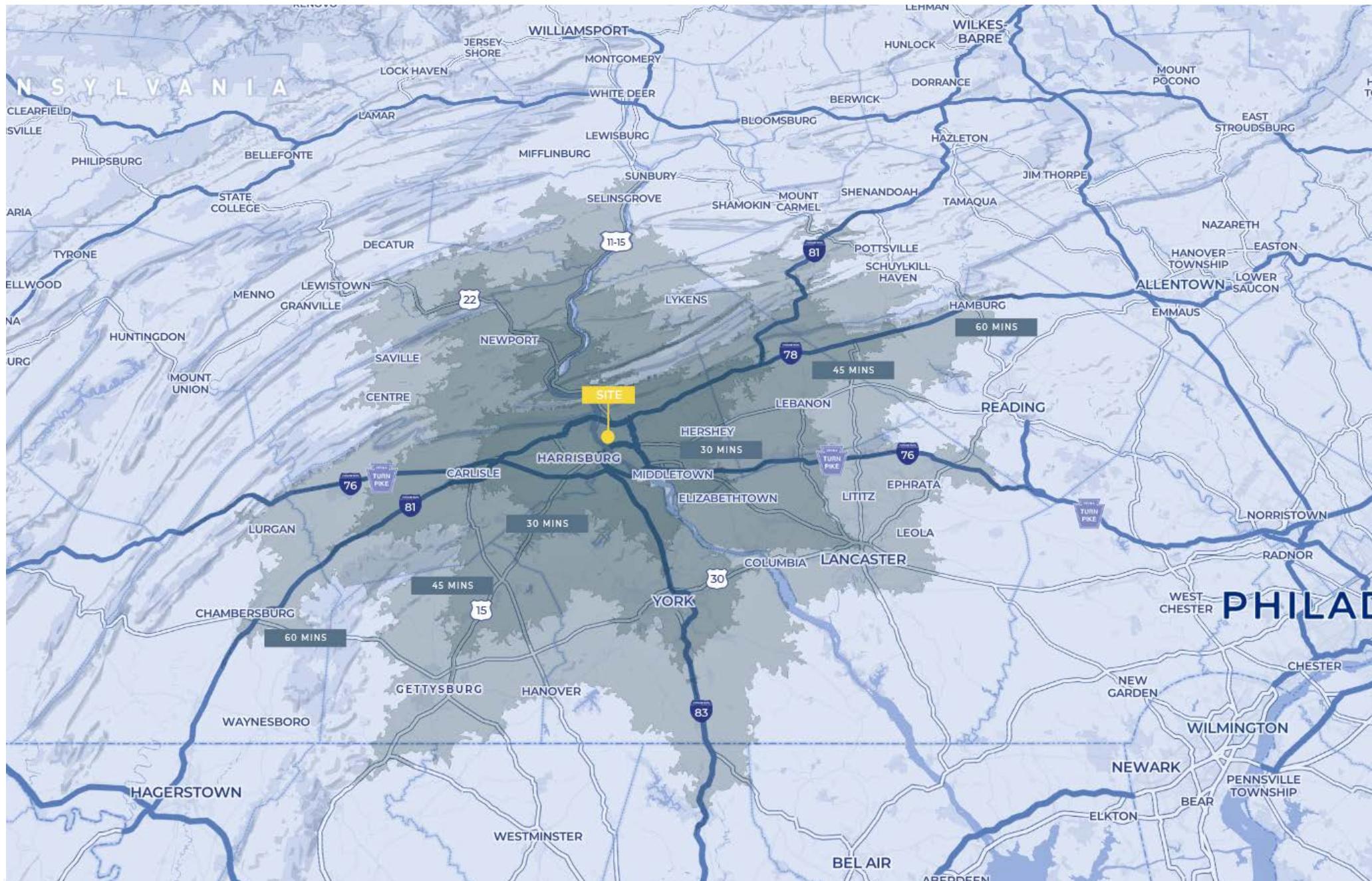
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## Drive Times – 30, 45, & 60 minutes

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