

FOR LEASE

5041 Louise Drive



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS

- 3+/- ACRES OF BUILD-TO-SUIT LAND SUITABLE FOR UP TO 18,000 SF SINGLE STORY FLEX BUILDING.
- BUILDING CAN BE 50 FEET DEEP WITH REAR DRIVE-IN LOADING, 10' OVERHEAD DOORS AND 22' HIGH CEILINGS.
- CONVENIENTLY LOCATED AT THE CONVERGENCE OF PA TURNPIKE AND PA RTE. 15 IN THE ROSSMOYNE BUSINESS CENTER.



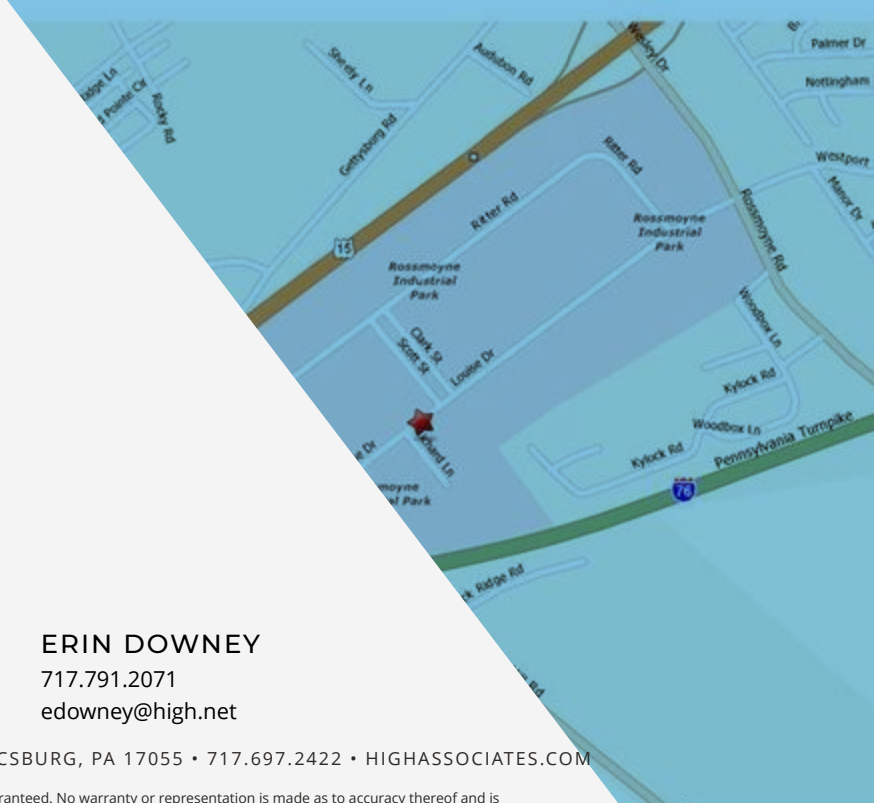
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LEASE INFORMATION

Lease Rate:	Negotiable
County:	Cumberland
Municipality:	Upper Allen
Lot Size:	3 +/- Acres

PROPERTY OVERVIEW

Build-to-suit land is suitable for up to 18,000 SF single story, flex building. An 18,000 SF building can be 50 feet deep with rear drive-in loading, 10' overhead doors and 22' high ceilings. Permitted uses include warehousing and storage, manufacturing - see zoning table for full description, professional office, business and office equipment sales and service, business services, emergency medical treatment, cultural facilities, group day-care, medical labs and clinics, mixed uses and municipal uses and buildings.

OFFERING SUMMARY

Water:	CAM/Pennsylvania American Water Company
Sewer:	CAM/Upper Allen Township Authority
Zoning:	PO Professional Office

APN: 42-10-0256-034

ADDITIONAL COMMENTS

Conveniently located at the PA Turnpike and PA Route 15 in the Rossmoyne Business Center in Cumberland County. Neighboring companies include Siemens, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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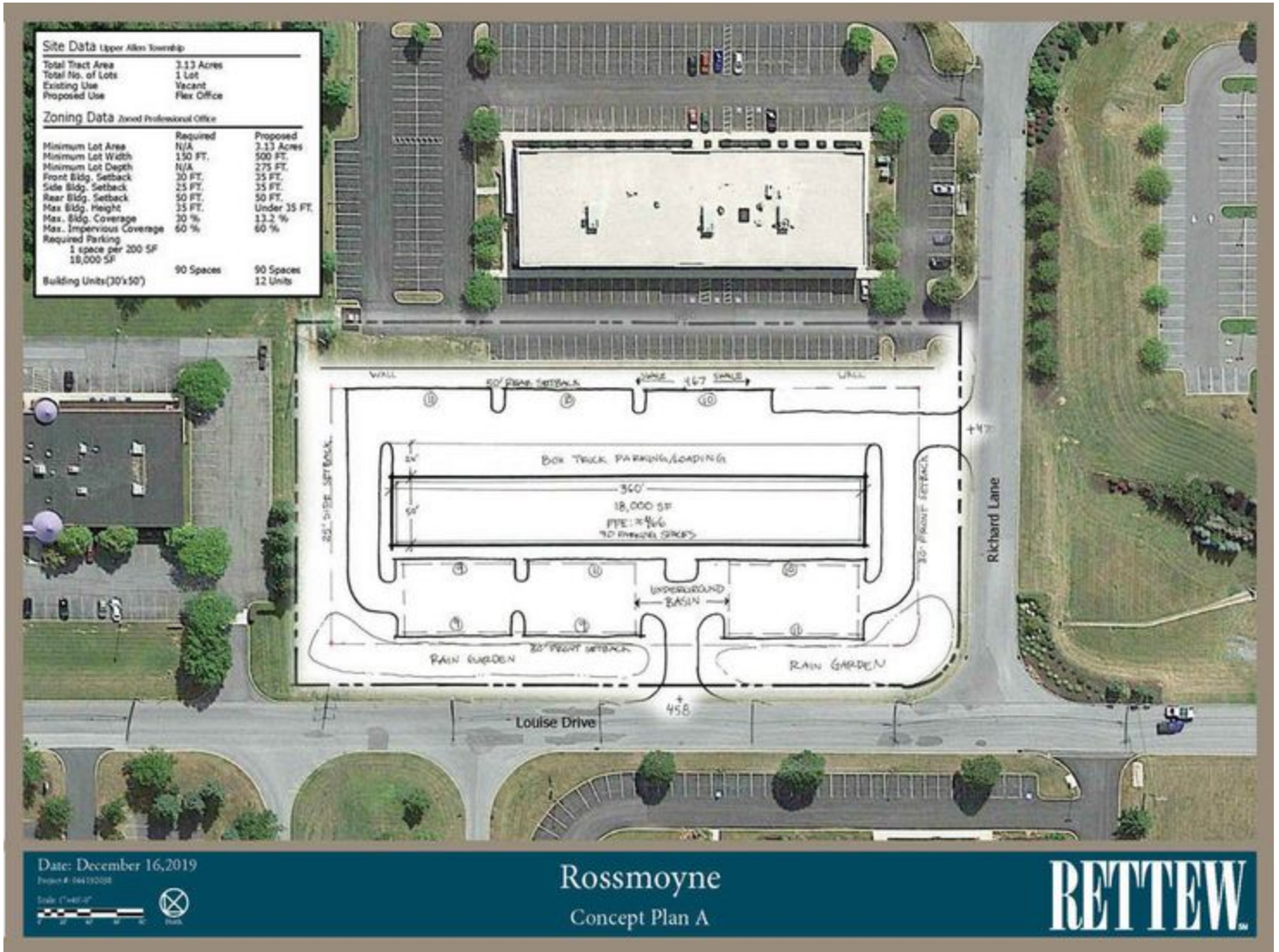
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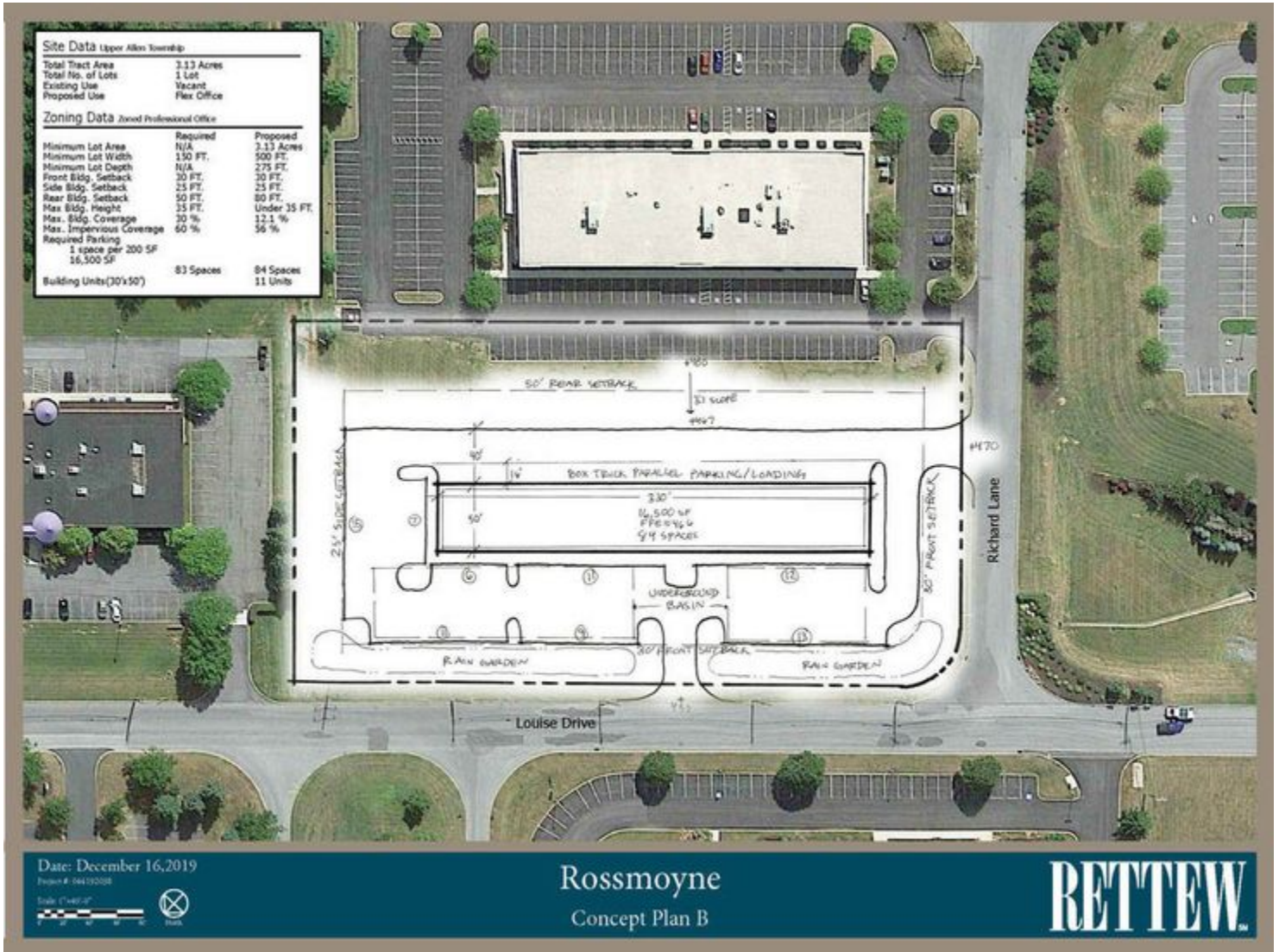
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Rossmoyne Business Center features office, light industrial, hospitality and retail facilities for lease in the Greater Harrisburg, PA, market. This master-planned corporate center is located in Mechanicsburg, PA, in the heart of Pennsylvania's Capital Region.

Directly accessible from the Pennsylvania Turnpike and convenient to other major transportation corridors, Rossmoyne's location is ideal for the more than 125 businesses located here as well as those who service them. Rossmoyne features the following nearby and on-site amenities

- The Shoppes at Rossmoyne: Italian Delight, Asian Express, Subway, and other retailers
- Marzoni's Brick Oven
- Isaac's Restaurant & Deli
- Homewood Suites by Hilton
- The Hampton Inn by Hilton
- TownePlace Suites by Marriott
- Member's First Credit Union
- Children's Family Center
- The Goddard School
- Life Storage
- McDonalds
- Gulf
- Exxon



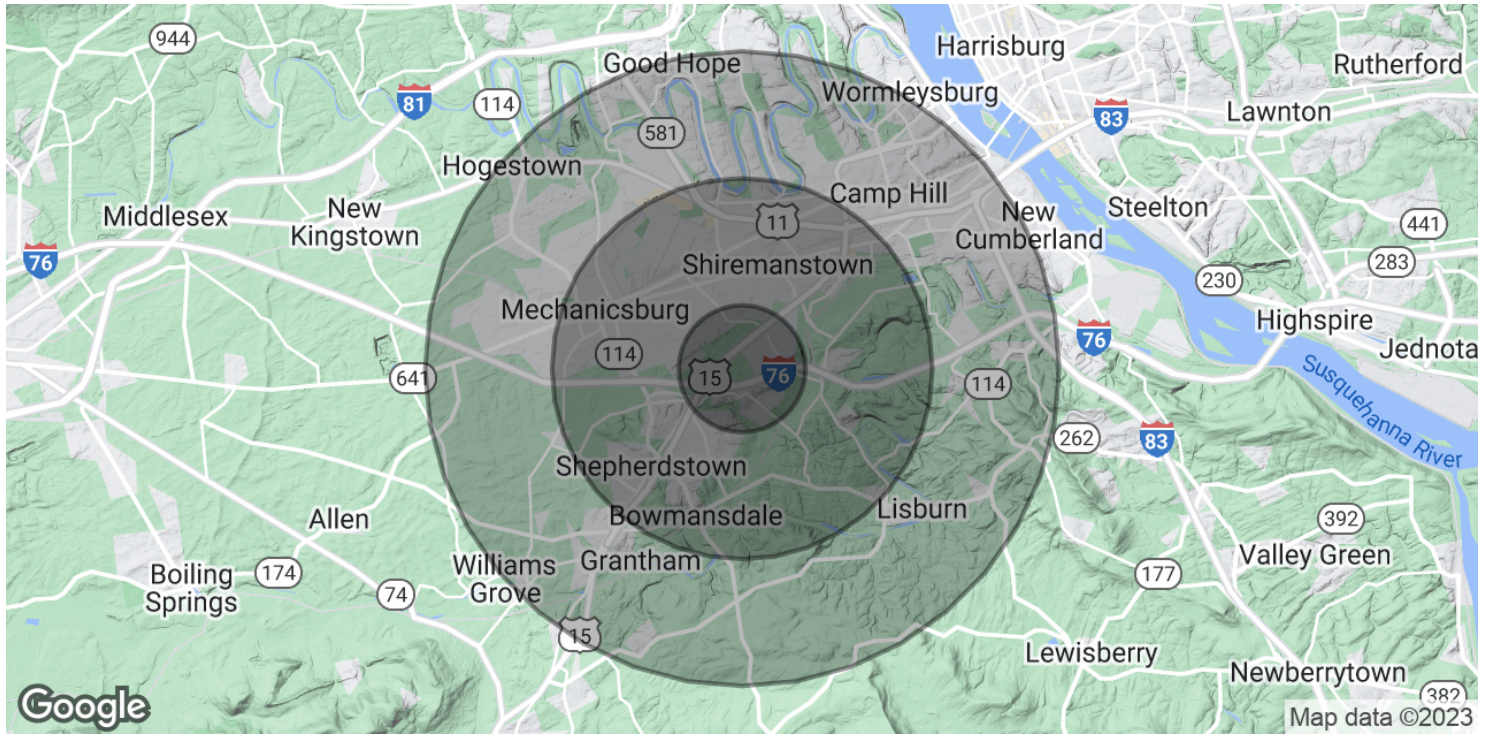
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,072	42,098	101,385
Average Age	45.8	42.7	41.6
Average Age (Male)	43.0	40.5	39.3
Average Age (Female)	49.0	44.9	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,419	18,203	41,350
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$62,024	\$70,496	\$79,305
Average House Value	\$167,249	\$206,519	\$216,387

* Demographic data derived from 2020 ACS - US Census

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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