



SINGLE TENANT INDUSTRIAL PROPERTY NNN INVESTMENT

327 W ALLEN ST | MECHANICSBURG, PA



327 W ALLEN STREET MECHANICSBURG, PA

INVESTMENT PROPERTY FOR SALE



PROPERTY HIGHLIGHTS

- Prime single tenant NNN leased industrial flex property for sale on Mechanicsburg, PA
- Long term lease to be executed at settlement with business established in 1976 with high barrier for relocation
- Tenant is a high-demand specialized powder coating service with clients across a myriad of industries
- Well maintained property offers:
 - Functional office space, 2 over-sized dock doors, and 2 drive-in doors
 - Recently renovated and recent phase I & II reports available
- Old Town zoning allows for a multitude of commercial, personal service, and municipal uses by right
- Just off **641** with easy access to 

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
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OFFERING SUMMARY

Address	327 W Allen St Mechanicsburg, PA 17050
Sale Price	\$3,000,000
NOI	\$195,000.00
CAP Rate	6.50%
Lease Type	NNN
Sale Type	Sale Leaseback
Tenant	Advanced Coating Technology
Building Size	33,853 SF
Building Type	Industrial Flex
Lot Size	0.85 Acres
Tenancy	Single
Municipality	Mechanicsburg Borough
County	Cumberland
Submarket	Harrisburg West
Zoning	Old Town (OT)
APN	19-23-0567-062



PROPERTY DESCRIPTION

An exceptional opportunity to acquire a well-located, single-tenant industrial flex property in the heart of Mechanicsburg, Pennsylvania. Positioned just off Main Street (PA Route 641) and adjacent to the popular Soldiers and Sailors Memorial Park, this property benefits from both a central borough location and excellent regional accessibility. With quick connections to major transportation corridors—including PA Route 114, US Route 15, US Route 11, I-81, I-83, and the PA Turnpike (I-76)—the site is strategically situated to serve the greater Central Pennsylvania market and beyond.

Offered for sale with a new long-term NNN lease to be executed at settlement, the property provides a secure and reliable income stream from a well-established tenant. The tenant, a specialized powder coating business founded in 1976, is a regional leader in high-demand surface finishing services, serving a wide and diverse base of industrial clients. Their long-standing presence and continued growth underscore the strength and stability of this investment.

The property itself is a versatile, well-maintained industrial flex facility featuring functional office space, two oversized dock doors, and two convenient drive-in doors—ideal for a range of operational needs. Recent capital improvements include the installation of new energy-efficient windows and an upgraded HVAC system throughout, enhancing both the functionality and aesthetics of the building. The property recently had phase I & II environmental reports completed and are available for review.

Zoned “Old Town,” the site allows for a wide variety of permitted uses, including commercial, municipal, and personal service operations, offering long-term flexibility and value. The current use is a compliant and approved special exception use. Whether for a user, investor, or 1031 exchange buyer, 327 W Allen Street presents a rare combination of location, tenancy, and asset quality in one of Central Pennsylvania’s most stable and sought-after submarkets.



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PROPERTY DETAILS

Property Type	Industrial Flex
Tenancy	Single
Building Size	33,853 SF
Lot Size	0.85 Acres
Dock Doors	2
Drive Ins	2
Parking	Available
Construction	Block & Masonry
Roof	Standing Seam
HVAC	Gas
Power	Heavy
Water/Sewer	Public
Frontage	+/- 105' on Market St
Submarket	Harrisburg West
County	Cumberland
Municipality	Mechanicsburg Borough
Zoning	Old Town (OT)
APN	19-23-0567-062
Taxes	\$10,800.15 (2025)



LEASE DETAILS*

Tenant	Advanced Coating Technology www.advancedcoatingtechnology.com
Leased SF	33,853 SF
NOI	\$195,000.00
Current Base Rent	\$5.75 /SF
Lease Type	NNN
Lease Commencement	At Settlement
Lease Term	15 Years
Rent Increases	3% Annually
Remaining Options	None

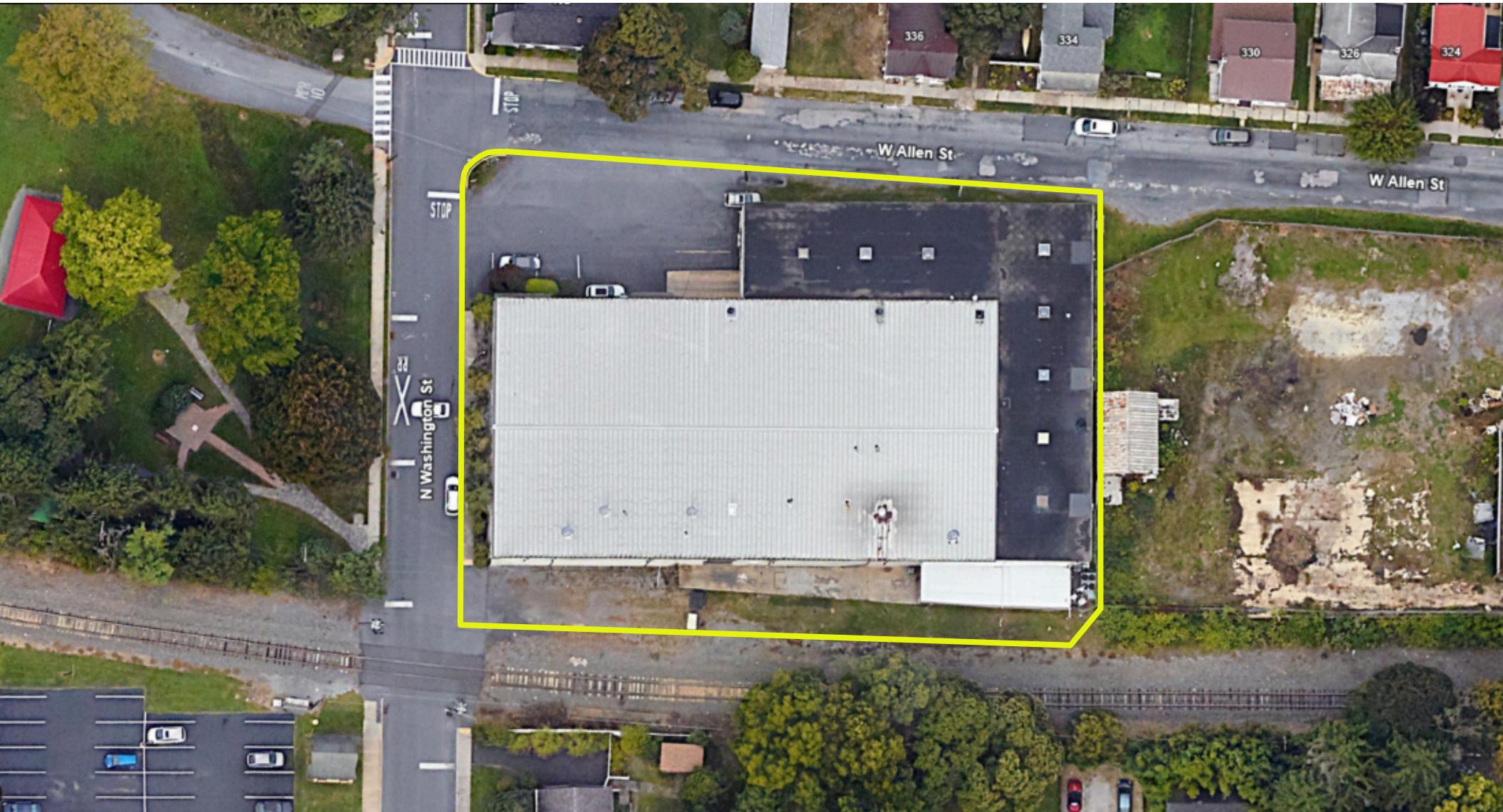
* Subject to Sale Leaseback to be executed at Settlement



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PARCEL MAP



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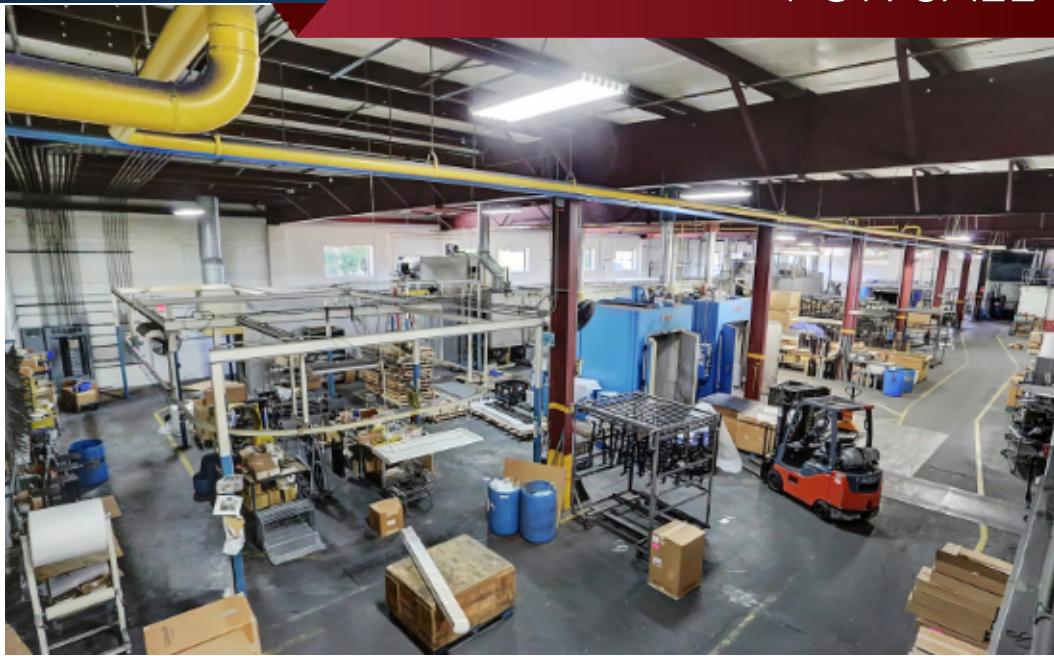
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PROPERTY PHOTOS



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AERIAL



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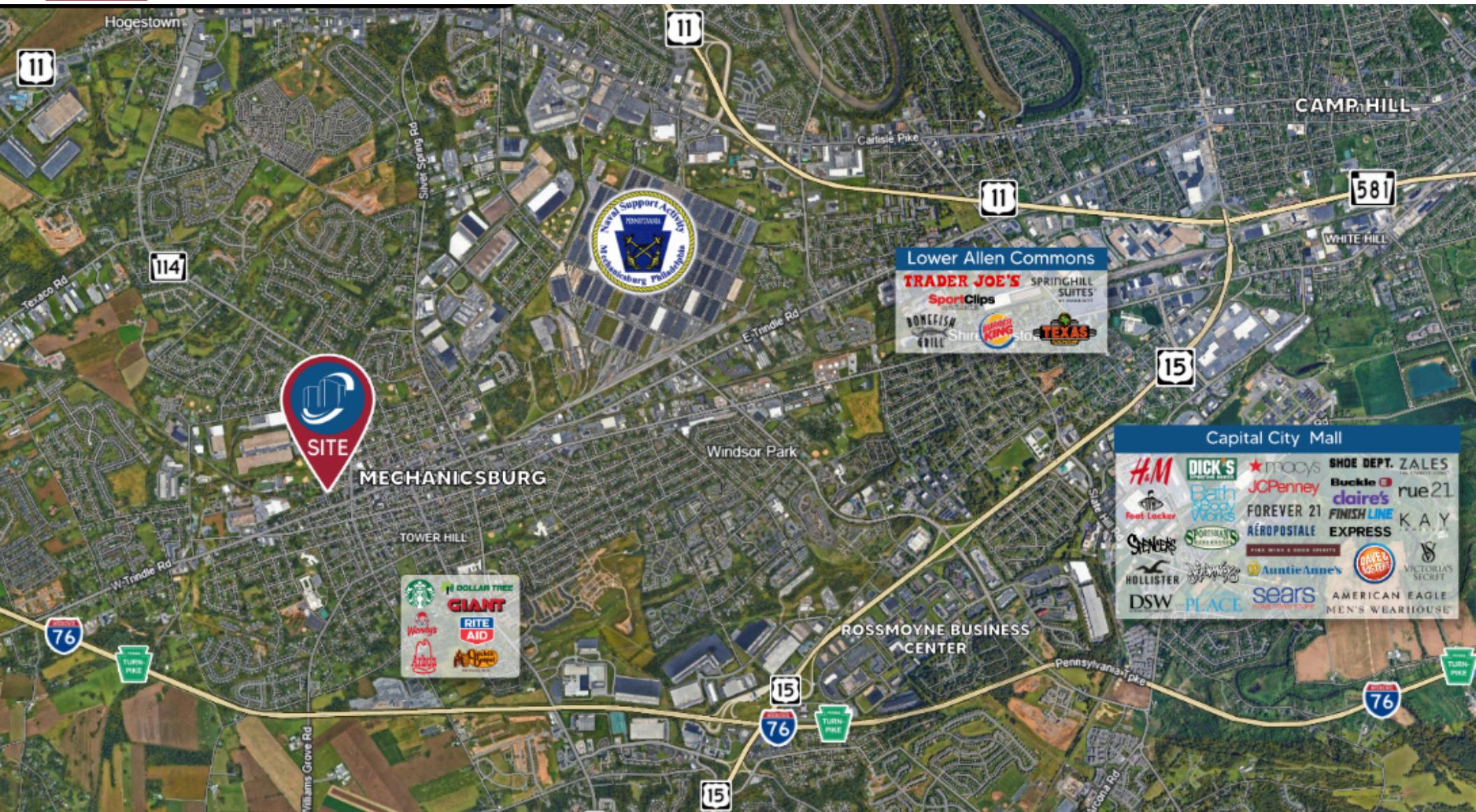
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TRADE AERIAL



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AREA OVERVIEW

MECHANICSBURG, Pennsylvania, is a dynamic area that encompasses multiple municipalities within the 17050 and 17055 zip codes, deriving its name from the central Borough of Mechanicsburg. It offers diverse business and residential opportunities, from historic neighborhoods to modern developments, creating a unique blend of the old and the new. Mechanicsburg's name dates to the 19th century when skilled mechanics who repaired and crafted wagons settled here. As a transportation hub, Mechanicsburg has a rich history, connecting through rail and major roadways, including Interstates 76, 81, 83, and US Routes 11 & 15. This strategic location ensures easy access to major East Coast metropolitan areas within a two hour drive. The area is well-served by several school districts, including the Cumberland Valley, Mechanicsburg, and West Shore School Districts, along with various educational options. In sum, Mechanicsburg provides a unique blend of historical charm, modern development, and exceptional connectivity, making it an attractive place to live and work.



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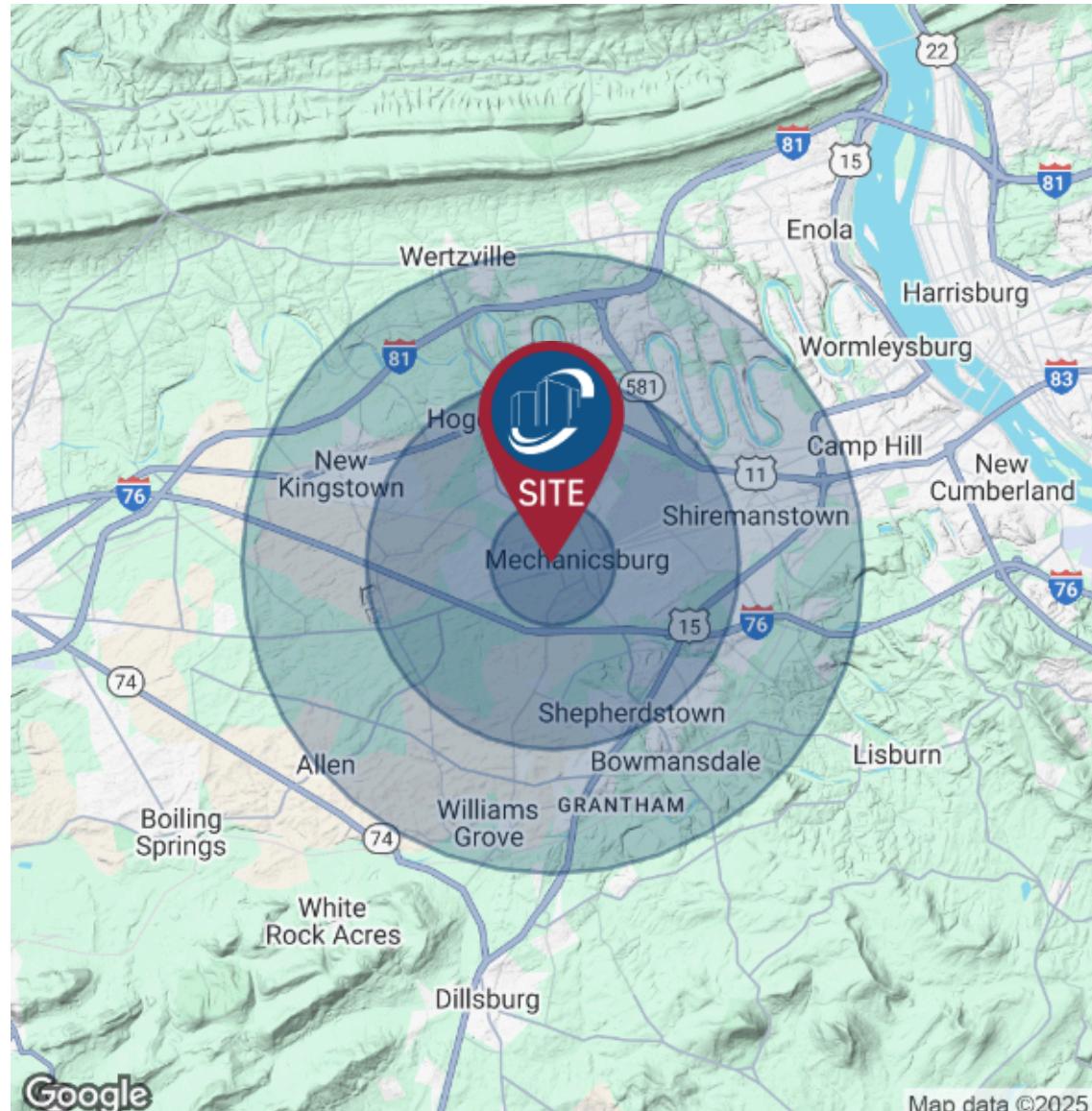
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,438	47,229	100,047
Average age	41	43	42
Average age (Male)	40	41	41
Average age (Female)	42	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,829	19,850	38,248
# of persons per HH	2.4	2.4	2.6
Average HH income	\$107,085	\$118,863	\$129,981
Average house value	\$276,881	\$319,666	\$393,050



Map data ©2025



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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For More Information Contact:

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