

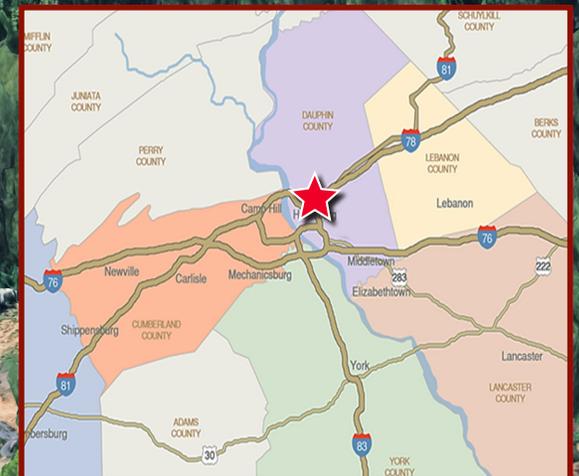


AVAILABLE FOR LEASE

1351 EISENHOWER BLVD, BLDG 2

Eisenhower Business Center
Harrisburg, PA 17111

**20,400 SF
Flex Space Available**





Property Highlights

- 20,400 SF flex suite available for lease in Eisenhower Business Center
- Available May 2026
- 25' -29' ceiling heights in the complex with ample dock and grade level loading
- Property is in excellent condition and professionally managed by institutional ownership with no deferred maintenance
- Less than a mile off of I-283 and the PA Turnpike, providing easy access to I-83, I-81 and the Harrisburg International Airport



2 1351 Eisenhower Blvd | Harrisburg, PA 17111



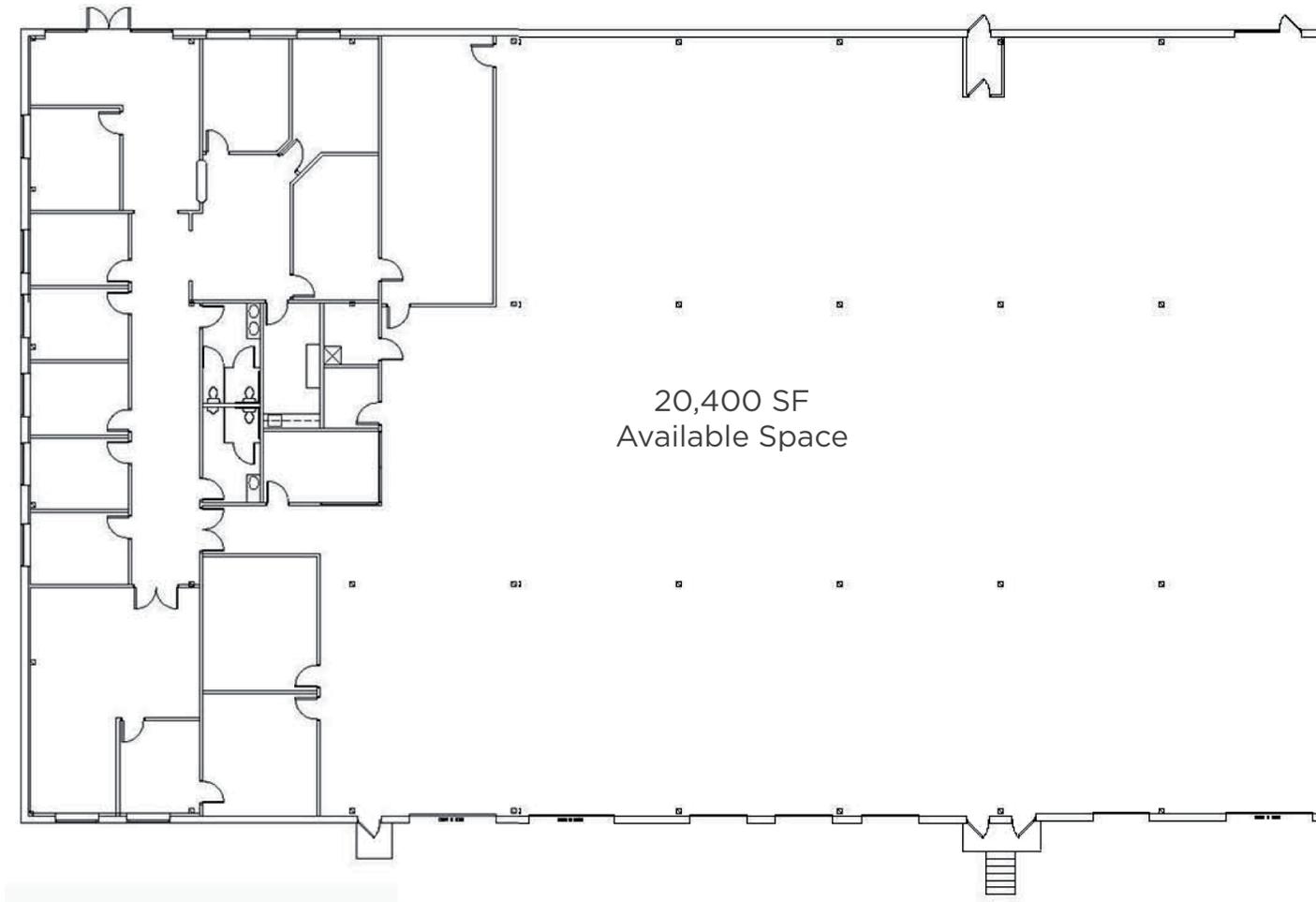
Property Data

ADDRESS	1351 Eisenhower Blvd Harrisburg, PA 17111
COUNTY	Dauphin
MUNICIPALITY	Swatara Twp
SUBMARKET	Harrisburg East
TAX PARCEL NO.	63-062-94
LOT SIZE	8.17 AC
ZONING	Limited Manufacturing (ML)
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex and R&D
BUILDING SIZE	Total: 81,200 SF Building 1: 45,900 SF Building 2: 35,300 SF
AVAILABLE SF	20,400 SF
YEAR BUILT	2003 (Bldg 1) / 2001 (Bldg 2)
CONSTRUCTION	Pre-engineered steel frame

EXTERIOR WALLS	Masonry block & metal panel
BASEMENT	None
CEILING HEIGHT	25' - 29'
FLOOR THICKNESS	6"
ELECTRIC	PP&L
ROOF	Standing seam metal
SEWER / WATER	Public
GAS	UGI
SPRINKLERS	Wet
DOCK DOORS	4
DRIVE-IN DOORS	3
PARKING	34 car spaces plus truck parking in rear
ASKING RATE	\$10.50/SF NNN
CAM	\$4.28/SF

Floor Plan

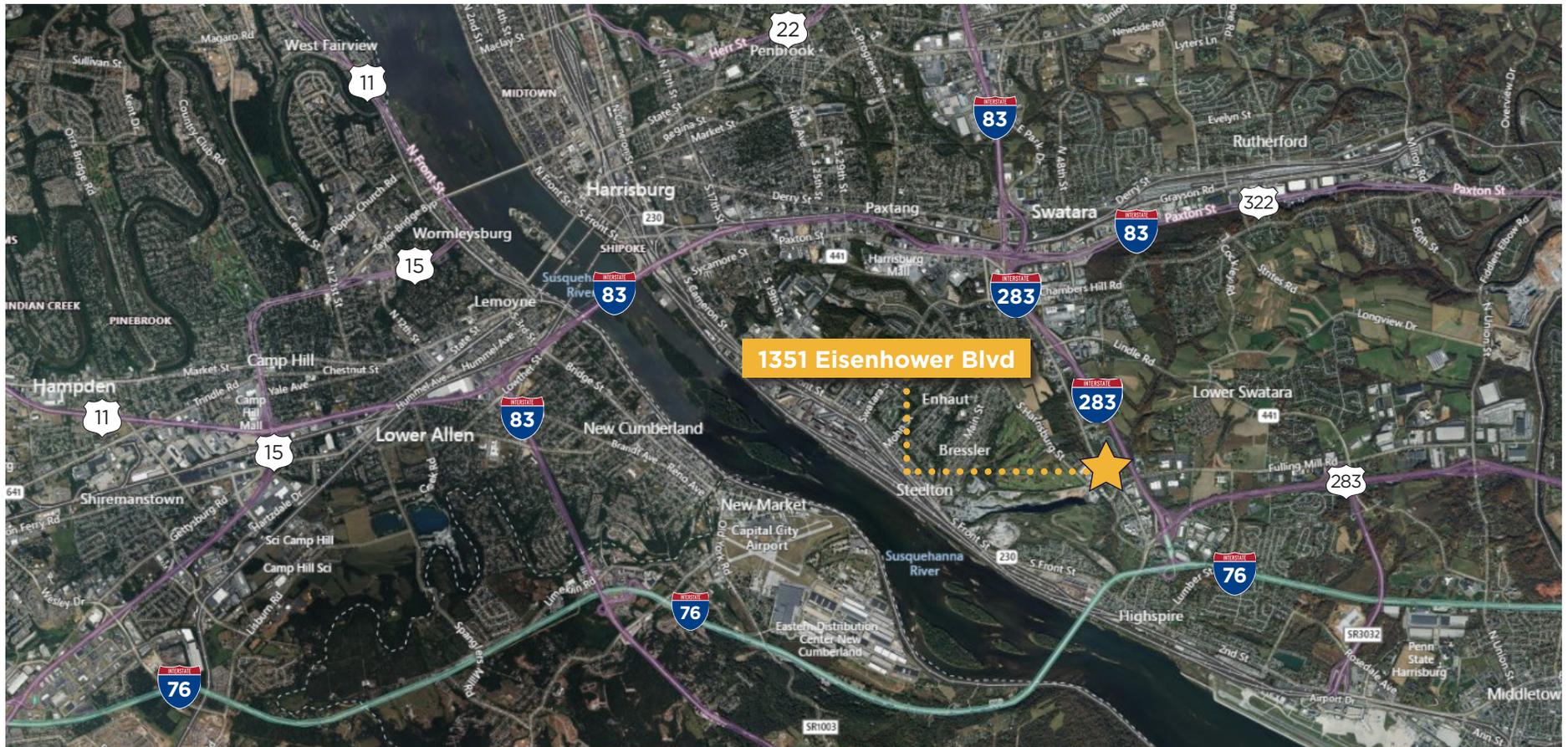
Building 2 | 20,400 SF



Warehouse Photos



Location Map



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