

CAMPBELL

Commercial Partners LLC

1135 W. GOVERNOR ROAD, HUMMELSTOWN

3,700 +/- SF OFFICE

SALE OR LEASE



525 N. 12th Street, Suite 203
Lemoyne, PA 17043
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ART CAMPBELL
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JESSICA GASPER
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OFFERING SUMMARY

SINGLE TENANT OFFICE BUILDING ON HIGH-TRAFFIC RT. 322 ACROSS FROM THE PSU HERSHEY MEDICAL CENTER

Building SF: 3,700 +/- SF

Sale Price: \$1,250,000

Lease Term: 3-5 Years

Inquire about lease rate.

Available: Immediately

Lessee Pays:

Water & Sewer, Electric, Trash Removal, Snow Removal, Parking Lot Maintenance, Light Bulbs, Heat, AC, Janitorial, Interior Repairs & Supplies



LOCATION INFORMATION:

Zoning: Neighborhood Commercial

Municipality: Derry Township

County: Dauphin

Traffic Volume: AADT - 17,088

PROPERTY HIGHLIGHTS:

- Popular nearby amenities
- Ample on-site parking
- Individual office spaces
- Easy access to Rt. 322 and 422

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

PROPERTY DETAILS

Building SF	3,700 +/- SF
Built	1970
Land	0.76 +/- ACRES
Construction Type	MASONRY
Number of Floors	1
Walls	DRYWALL
Roof	FLAT BUILT-UP
Floors	CARPET/VINYL TILE/WOOD PLANK
Lighting	FLUORESCENT
HVAC	CENTRAL FORCED AIR
Ceiling Type	2X4 ACOUSTIC TILES
Ceiling Height	9'
Restrooms	3
Parking Count	28 SPACES INCLUDING 2 HANDICAPPED

Electric	PPL
Water	PUBLIC
Sewer	PUBLIC (DERRY TWP)
Gas	UGI



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