



Professional Office Building

FOR SALE & SUITES FOR LEASE

1201 FULLING MILL RD, MIDDLETOWN

1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING & OFFICE SUITES

FOR SALE OR LEASE



OFFERING SUMMARY

Building Size	59,637 SF
Sale Price	\$7,295,000
Property Taxes	\$42,014.10
APN	36-009-359
Available SF for Lease	617 SF - 7,725 SF
Lease Rate	\$15.00-17.95 per SF/yr
Lease Type	Gross Full Service
Zoning	IP-L Industrial Park Limited
Municipality	Lower Swatara Township
County	Dauphin County

PROPERTY OVERVIEW

Class A Office for Sale or Lease

Situated at 1201 Fulling Mill Road, this ± 59,900 square foot office building on 5.01 acres offers a prime opportunity for both owner-occupiers and investors in Central Pennsylvania. Boasting a strategic location, the three-story structure is within 5 minutes of Harrisburg International Airport, and provides easy access to major highways. This property epitomizes convenience and accessibility, making it an attractive prospect for businesses looking for a first-class corporate office space in a thriving area.

PROPERTY HIGHLIGHTS

- Easy access to major highways including , , / and
- Close to major restaurants and retailers including: , , ,
- Five minute drive to:

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

TOM POSAVEC, SIOR
 SENIOR VP, CORPORATE SERVICES
 TPOSAVEC@LandmarkCR.com
 C : 717.503.7755

NICK MARTIN
 SENIOR ASSOCIATE
 NMARTIN@LandmarkCR.com
 C : 717.317.8481

LANDMARKCR.COM



1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING & OFFICE SUITES

FOR SALE OR LEASE



PROPERTY DETAILS

Number of Buildings	1
Building Size	59,637 SF
Lot Size	5.01 Ac
Building Class	A
Tenancy	Multi
Number of Floors	3
Restrooms	In Common
Parking	On-site 168 spaces
Year Built	1977

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Power	220V
HVAC	Multi-zone
Sprinklers	No
Signage	Tenant Directory

MARKET DETAILS

Cross Streets	Fulling Mill Rd & Oberlin Rd
Traffic Count at Intersection	23,416 ADT at I-283
Municipality	Lower Swatara Township
County	Dauphin County
Zoning	IP-L-Industrial Park Limited

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

TOM POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C : 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C : 717.317.8481

LANDMARKCR.COM





GARDEN LEVEL FLOOR PLAN



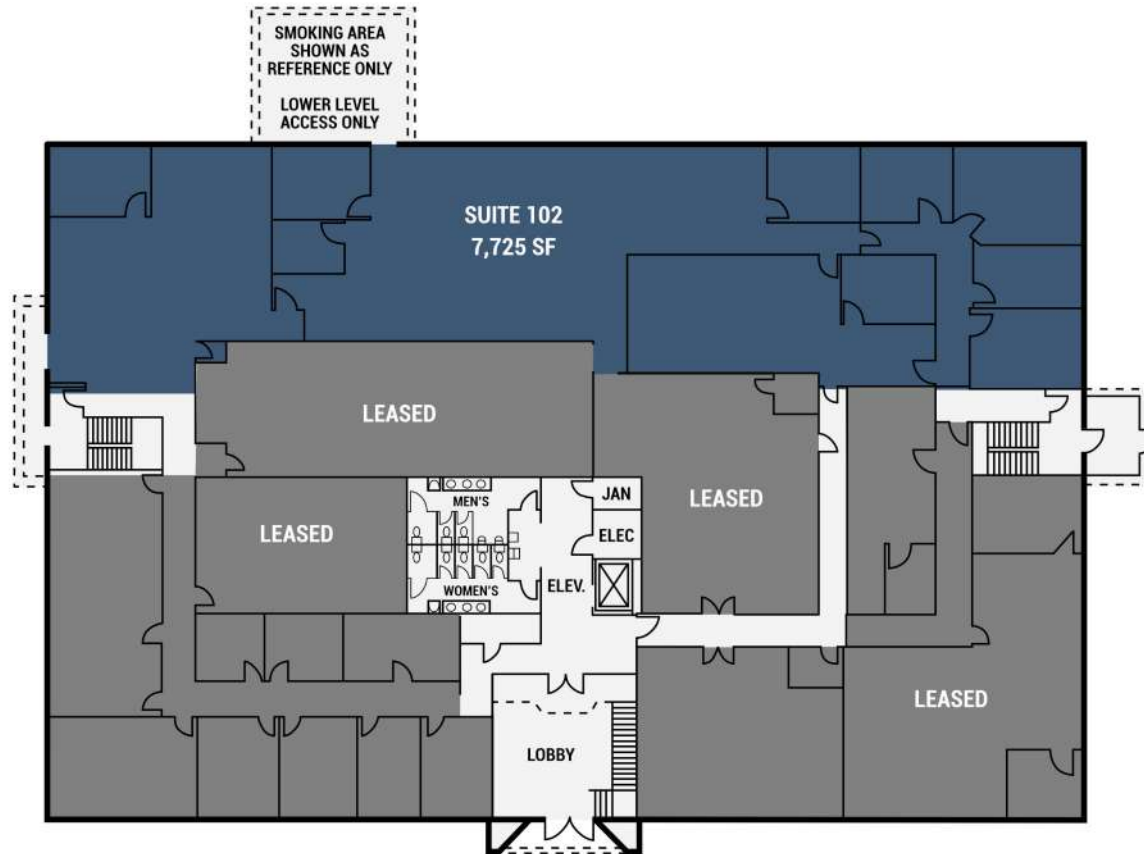
SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
GL-Suite B-17	850 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Small flex space. Ideal for variety of uses.
GL-Suite B-15-a	924 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Small flex space. Ideal for storage or lab.
GL-Suite B-14-b	1,602 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Small flex space. Ideal for storage or office.
GL-Suite B-9	3,398 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Office flex lab space in move-in condition. Ideal for variety of uses.
GL-Suite B-10	4,546 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Office flex lab space in move-in condition. Ideal for variety of uses.
GL-Suite B-8	2,407 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Office flex lab space in move-in condition. Ideal for a variety of uses.



1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057
**PROFESSIONAL OFFICE BUILDING
 & OFFICE SUITES**

FOR SALE OR LEASE

FIRST FLOOR PLAN



SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
102	7,725 SF	\$17.95 per SF/Yr	Full Service (Excludes janitorial)	None	Excellent office, opportunity, ideal for a larger office user seeking a combination of private offices, meeting space, and work areas.

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

TOM POSAVEC, SIOR
 SENIOR VP, CORPORATE SERVICES
 TPOSAVEC@LandmarkCR.com
 C: 717.503.7755

NICK MARTIN
 SENIOR ASSOCIATE
 NMARTIN@LandmarkCR.com
 C: 717.317.8481



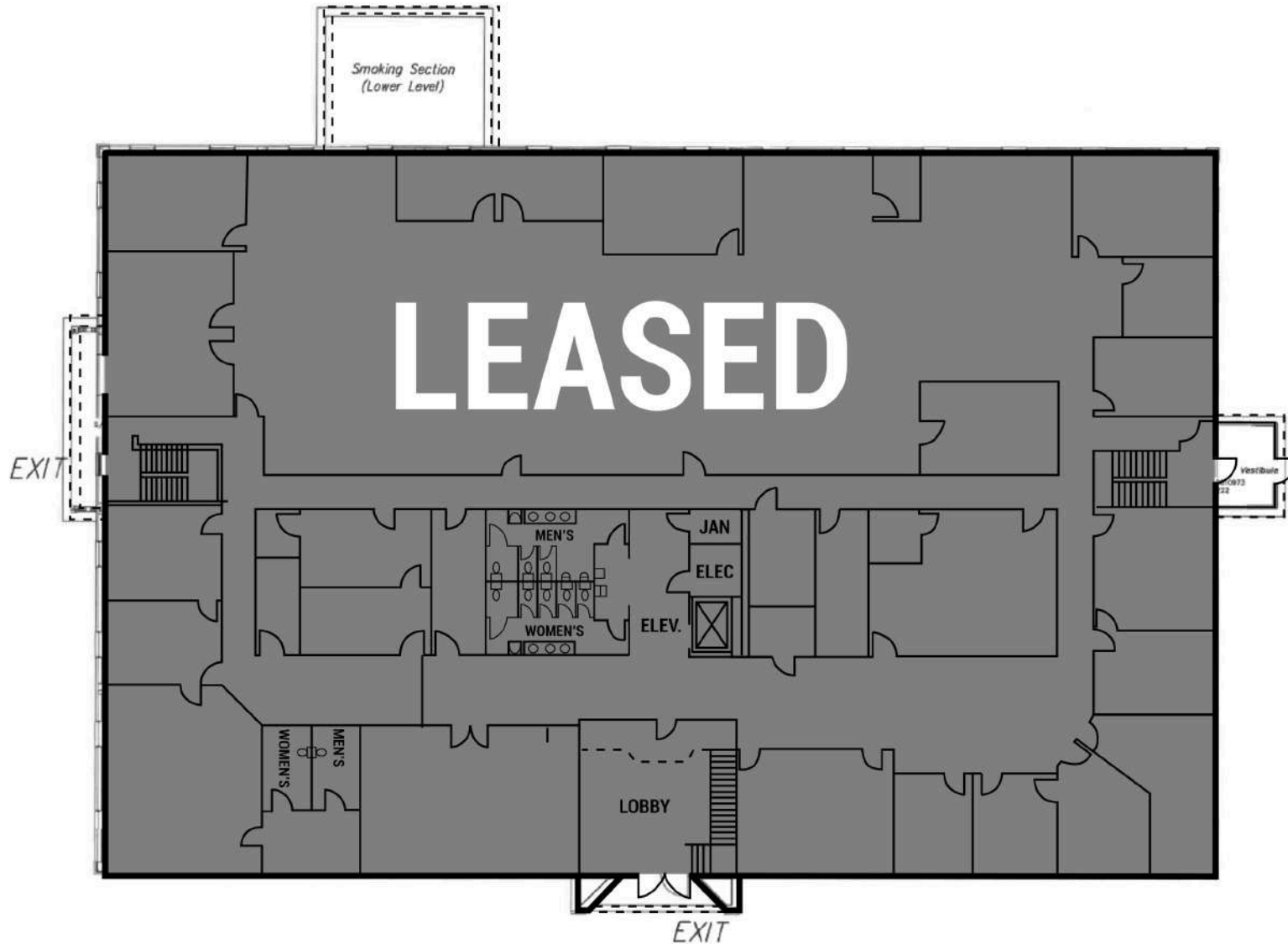
LANDMARKCR.COM

1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING
& OFFICE SUITES

FOR SALE OR LEASE

SECOND FLOOR PLAN



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TOM POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481

LANDMARKCR.COM



1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING & OFFICE SUITES

FOR SALE OR LEASE

LOCATION AERIAL



LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

TOM POSAVEC, SIOR
 SENIOR VP, CORPORATE SERVICES
 TPOSAVEC@LandmarkCR.com
 C: 717.503.7755

NICK MARTIN
 SENIOR ASSOCIATE
 NMARTIN@LandmarkCR.com
 C: 717.317.8481

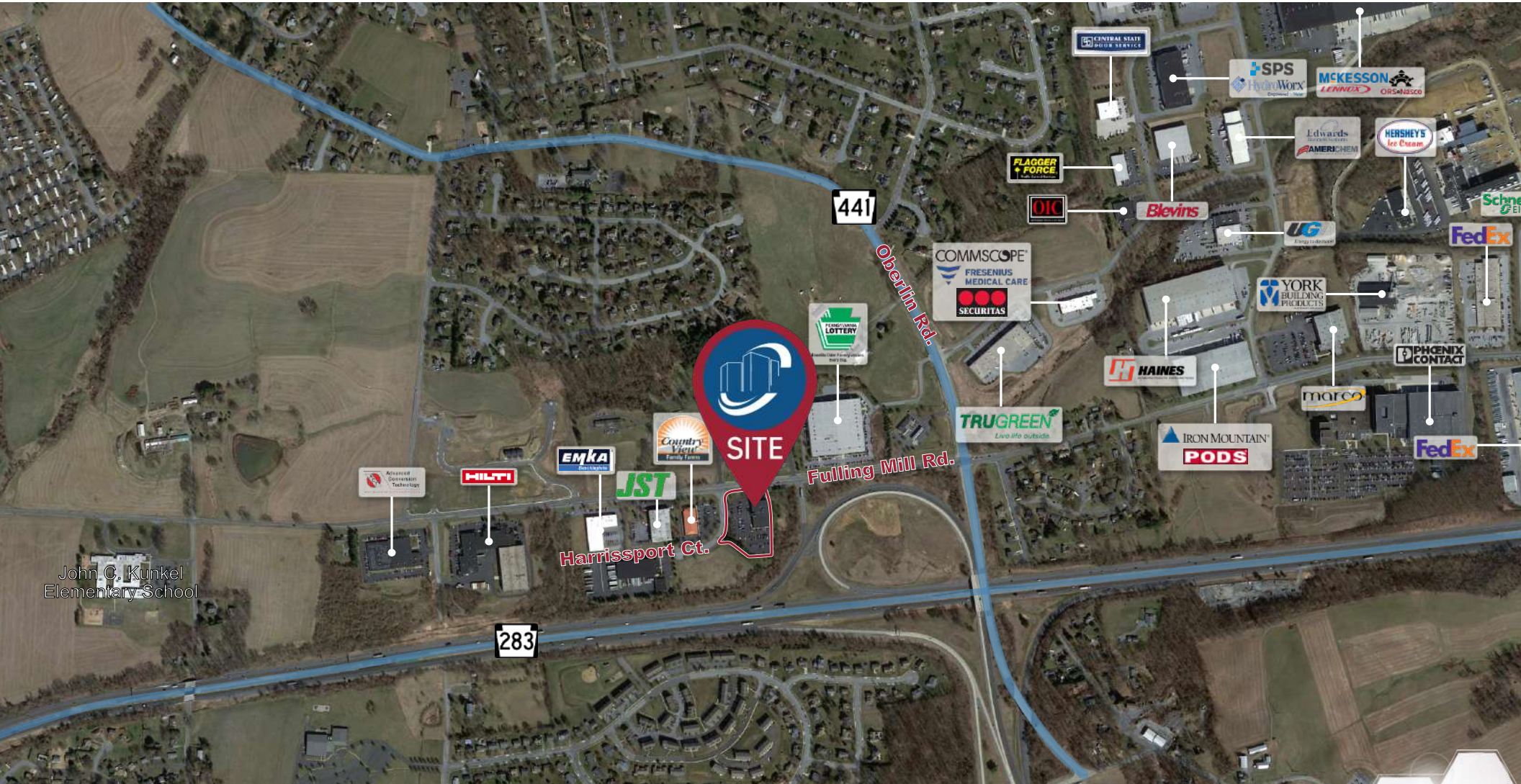
LANDMARKCR.COM

1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING & OFFICE SUITES

FOR SALE OR LEASE

REGIONAL AERIAL



John C. Kunkel
Elementary School



Harrissport Ct.

441

283

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TOM POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481

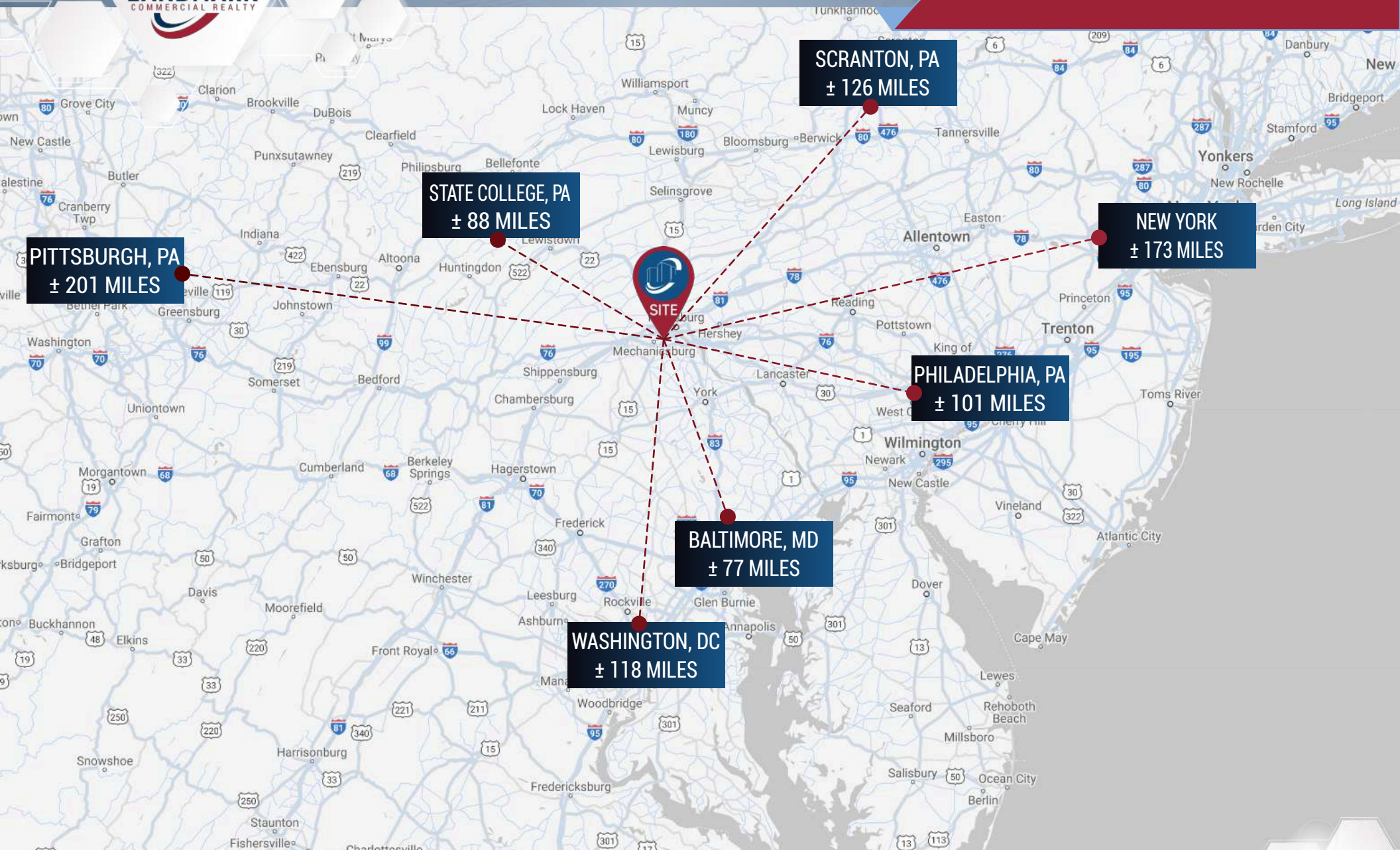


LANDMARKCR.COM

1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING & OFFICE SUITES

FOR SALE OR LEASE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TOM POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481

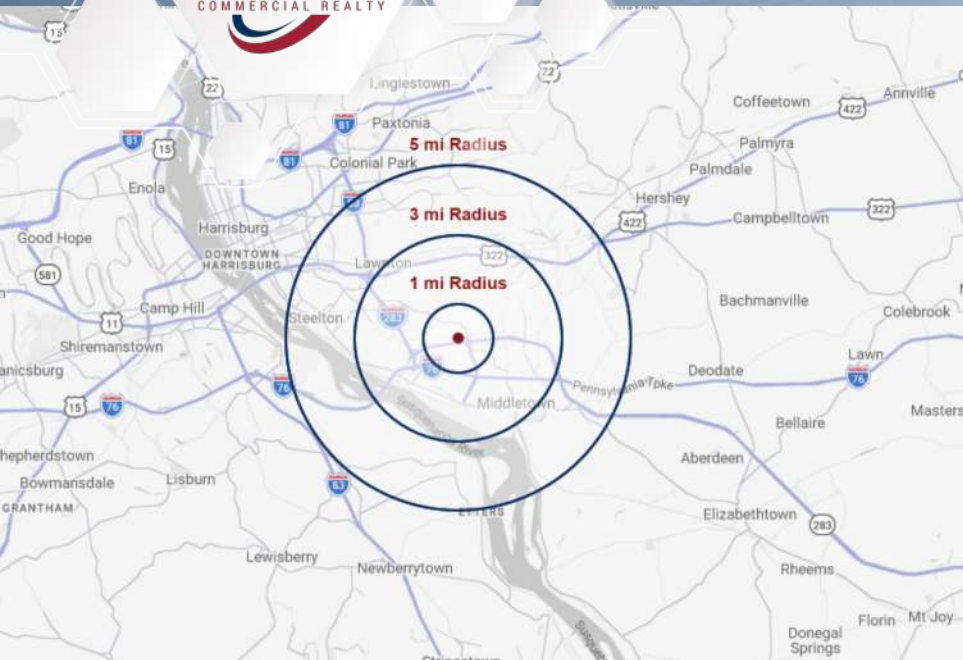


LANDMARKCR.COM

1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING & OFFICE SUITES

FOR SALE OR LEASE



LOCATION & DEMOGRAPHICS

MIDDLETOWN, Pennsylvania is a strategically positioned borough within the Harrisburg–Carlisle metropolitan area, offering direct access to Central Pennsylvania’s key economic corridors. Located along the Susquehanna River just 10 miles southeast of Harrisburg, the state capital, Middletown benefits from strong regional connectivity via PA Route 283, the Pennsylvania Turnpike (I-76), and nearby rail service. Its most significant asset is Harrisburg International Airport (MDT), a major transportation hub serving South Central Pennsylvania and supporting both passenger travel and air cargo logistics—making the area particularly attractive for distribution, office, and service-oriented users.

The borough is anchored by Penn State Harrisburg, a growing campus that brings a steady population of students, faculty, and workforce talent to the area. Middletown is also within close proximity to several regional destinations, including Hershey (home to Hersheypark and major employers), Lancaster’s thriving business and tourism market, and Indian Echo Caverns, a well-known local attraction. With its blend of small-town accessibility and proximity to major employment centers, transportation infrastructure, and established regional draws, Middletown presents a compelling location for commercial investment and business growth.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,740	36,296	99,616
Households	1,514	14,710	40,078
Average Household Income	\$153,927	\$111,095	\$109,114
Businesses	83	1,236	3,210
Employees	1,905	24,231	47,616



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

TOM POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481



LANDMARKCR.COM

1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING & OFFICE SUITES

FOR SALE OR LEASE



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

TOM POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.317.8481



LANDMARKCR.COM