



6951 ALLENTOWN BOULEVARD

HARRISBURG, PENNSYLVANIA 17112



4,800 SF - 9,600 SF of Industrial Flex Space Available

ASKING PRICE \$10.95 SF NNN | CAM \$3.60 SF



Property Highlights

- 4,800 SF - 9,600 SF flex suites available for lease in Golden Eagle Industrial Center
- 16' 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
- Centrally located in the heart of Harrisburg, along US-22 2.5 miles from I-81 and 6 miles from I-83
- Within a five-hour drive of Baltimore, New York City Philadelphia, Pittsburgh and Washington D.C.





Property Data

ADDRESS	6951 Allentown Boulevard Harrisburg, PA 17112	EXTERIOR WALLS	Masonry block
COUNTY	Dauphin	BASEMENT	None
MUNICIPALITY	Lower Paxton	CEILING HEIGHT	16'
SUBMARKET	Harrisburg East	FLOOR THICKNESS	6"
TAX PARCEL NO.	35-034-098	ELECTRIC	PP&L
LOT SIZE	9 Acres	ROOF	EPDM Membrane
ZONING	Light Industrial	SEWER/WATER	Public sewer and well water
PROPERTY TYPE	Industrial	GAS	UGI
PROPERTY SUBTYPE	Flex and R&D	SPRINKLERS	Yes
BUILDING SIZE	81,600 SF	DOCK DOORS	21 total
AVAILABLE SF	4,800 SF (Bay F) up to 9,600 SF (Bays P & Q)	DRIVE-IN DOORS	14 total
YEAR BUILT	2001	PARKING	112 car spaces plus truck parking in rear
CONSTRUCTION	Masonry	ASKING RATE	\$10.95 SF
		CAM	\$3.60 SF

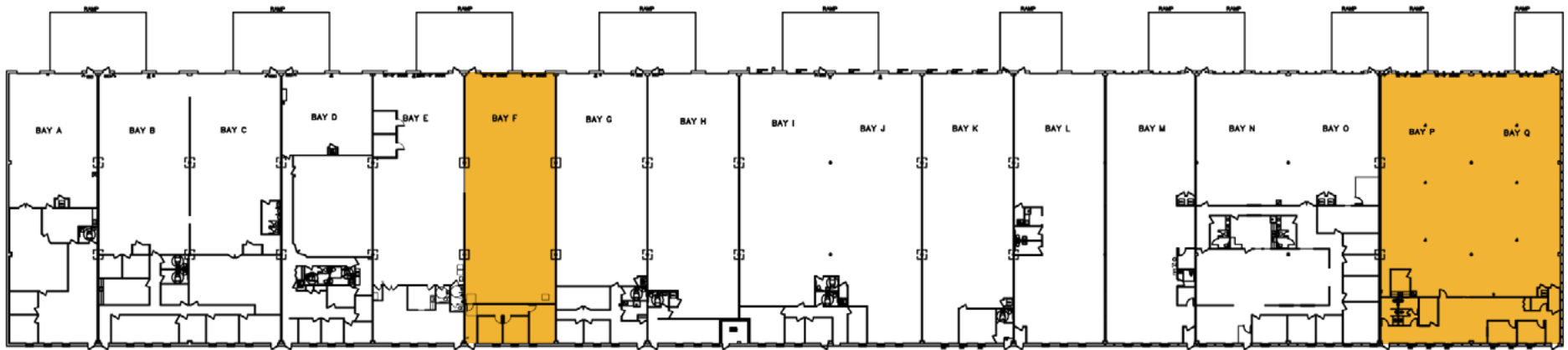
Floor Plan

4,800 SF

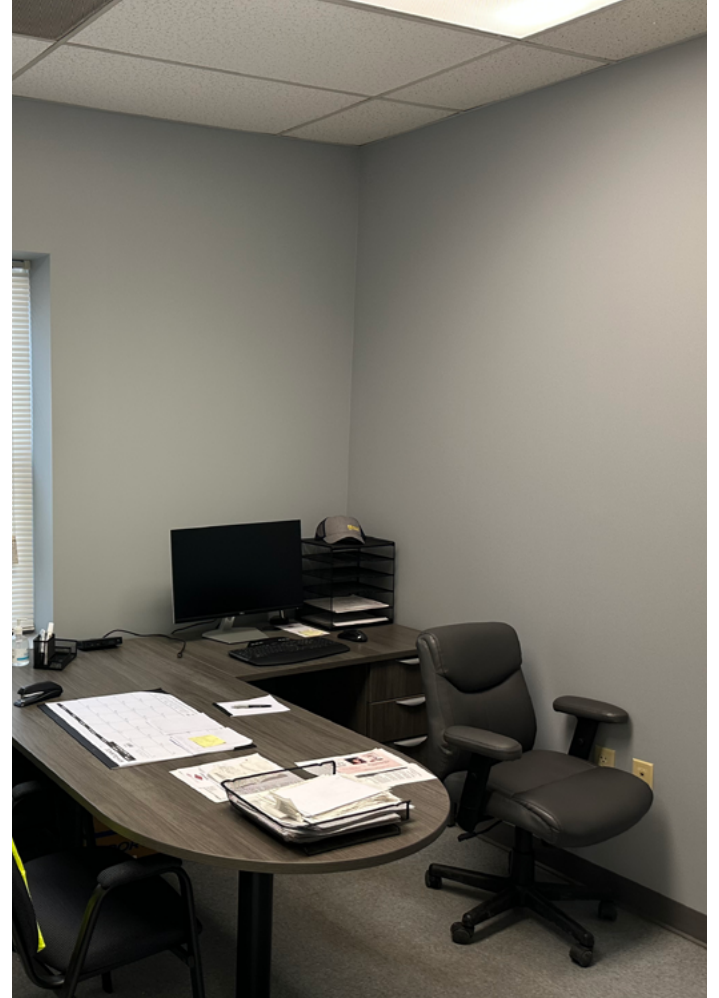
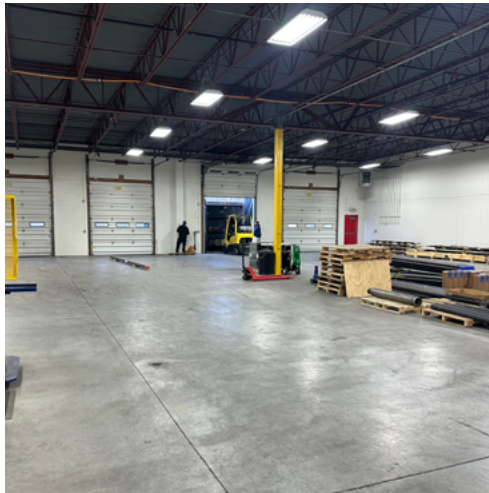
BAYS F

9,600 SF

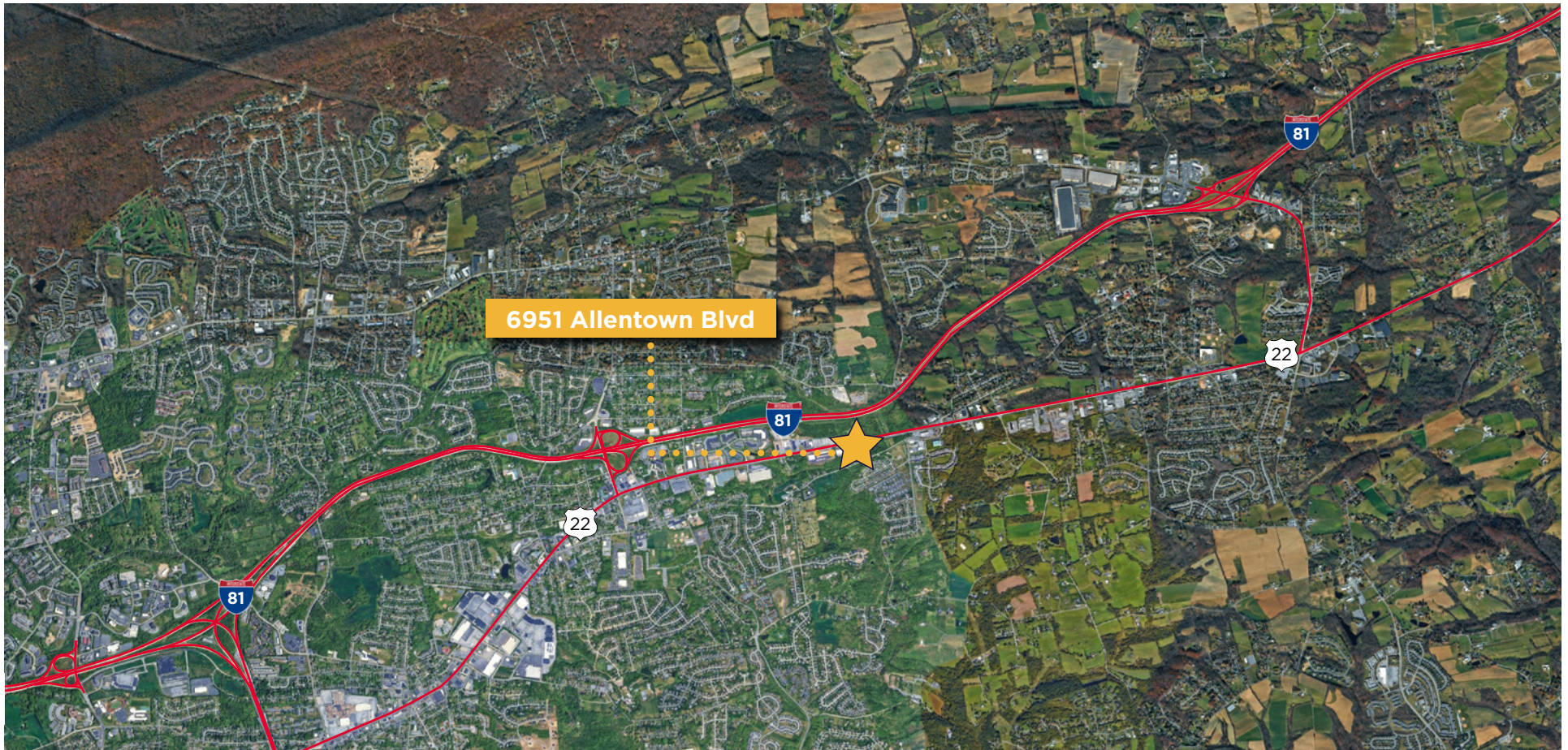
BAYS P&Q



Warehouse Photos



Location Map



FOR MORE INFORMATION, PLEASE CONTACT:

JASON SOURBEER

Director

+1 717 231 7451

jason.sourbeer@cushwake.com

CUSHMAN & WAKEFIELD OF PENNSYLVANIA, LLC

4423 North Front Street

Harrisburg, PA 17110 | USA

+1 717 231 7290

cushmanwakefield.com

