



FOR LEASE: 3,600 SF OF  
PRIME COMMERCIAL SPACE

667 Schuylkill Street, Harrisburg, PA 17110

Available for Lease

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## EXCLUSIVELY LISTED BY:

### CRAIG DUNKLE

Sr. Director

Philadelphia

Cell 717.554.4881

Office 215.302.4400

craig.dunkle@scopecre.com

License PA RS324418

### MHER M. VARTANIAN

Director

Philadelphia

Cell 267.664.7118

Office 215.302.4400

mher.vartanian@scopecre.com

License PA RS345557

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SCOPE COMMERCIAL REAL ESTATE SERVICES, LLC.

SCOPE  
INVESTMENT REAL ESTATE SERVICES

## FOR LEASE: 3,600 SF OF PRIME COMMERCIAL SPACE

### Property Overview

SCOPE is pleased to exclusively present 3,600 square feet of commercial space available for lease at 667 Schuylkill Street in Harrisburg, Pennsylvania. This versatile property is zoned Commercial General (CG), making it ideal for a variety of uses, including light industrial operations, auto-related businesses, warehousing, and distribution hubs. Strategically located in Harrisburg's industrial and business corridor, the property offers a prime opportunity for businesses seeking functional, adaptable space in a convenient location. The Subject property features three industrial-sized garage doors for efficient loading and unloading, along with ceiling heights averaging 16.06 feet and peaking at 29.32 feet, providing ample vertical clearance for industrial and commercial operations. Built with durable block masonry construction, the building offers long-term structural integrity, and its on-site parking lot with 20 spaces ensures ample capacity for employees and customers. The property is equipped with 200-amp electrical service, providing sufficient power for a wide range of industrial and commercial applications. Situated on a 10,019-square-foot lot (0.23 acres), the building also has public water and sewer utilities available, making it move-in ready for many types of businesses.

### STRATEGIC LOCATION & MARKET DEMAND

Located within minutes of major transportation routes, the Subject property offers exceptional connectivity. It is just 0.5 miles from Route 22/322, 1.5 miles from Interstate 81, and 2 miles from Interstate 83, ensuring easy access to the broader Harrisburg region and key logistics corridors. Its central location also provides convenient access to major markets such as Baltimore, Philadelphia, and Harrisburg International Airport, making it an attractive option for businesses with operational or logistics needs.

The Harrisburg region boasts strong economic fundamentals, driven by diversified employment, consistent population growth, and significant infrastructure investments. Over the past decade, the area has transitioned from a government-dominated economy to one supported by logistics, healthcare, and professional services. With 22,000 jobs added in logistics and warehousing since 2011, Harrisburg has become a key logistics hub, leveraging its superior transportation infrastructure. Annual consumer spending reflects this demand, with \$164 million spent on automotive repair and maintenance within 10 miles and \$1.26 billion on transportation and maintenance. These figures underscore the market's strength and alignment with the Subject property's potential uses. Harrisburg's population has grown by 3.3% over the past decade, adding 19,000 new residents and reaching 610,000 in 2024, driven by migration from higher-cost markets. The median household income has risen to \$77,484, supporting strong consumer spending and a thriving local economy. Infrastructure upgrades, such as the \$104 million I-83 widening project and improvements to the Capital Beltway, further enhance the region's appeal for industrial and commercial businesses.

## PROPERTY HIGHLIGHTS

FOR LEASE: 3,600 SF OF PRIME COMMERCIAL SPACE

667 Schuylkill Street, Harrisburg, PA 17110



### AVAILABLE FOR IMMEDIATE OCCUPANCY

### TAILORED TENANT OPPORTUNITIES

The Subject property is particularly well-suited for:

- ▶ Auto repair or body shops, supported by robust local spending on automotive maintenance.
- ▶ Light manufacturing operations, benefiting from high ceilings and flexible industrial space.
- ▶ Distribution hubs, with proximity to major highways and ample loading facilities.

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### Property Information

#### OFFERING SUMMARY

Lease Rate	\$4,000/Month (NNN)
Available SF	3,600 SF Building / 10,000 SF Lot
Lot Size	10,000 SF (additional 10,500 Available)
Building Size	3,600 SF

#### BUILDING INFORMATION

Construction	Block with Steel Beams
# of Floors	1
Restrooms	1 Bathroom with Shower
Electrical Capacity	3 phase / 200 amp
Lighting	LED
Roof	New rubber roof in 2022
Ceiling Height	14.0'
Drive-Ins	Three (3) 11.0'
Parking	20

#### PROPERTY SUMMARY

Address	667 Schuylkill Street, Harrisburg, PA 17110
Municipality	Paxtang Borough
County	Dauphin County
Tax Parcel #	10-009-004
Year Last Renovated	2025
Taxes	\$3,500

#### UTILITIES & ZONING

Water & Sewer	Public
Gas	UGI
Electric	PPL
Zoning	Industrial



#### PROPERTY DESCRIPTION

The subject is improved with a detached single-story light industrial building comprised of 3,600 sqft with a 10,000 sqft fenced-in lot. An additional 10,500 sqft adjacent lot is available. The building features 100 SF of finished office space and a full bathroom with a shower. 14 FT max ceiling clearances with three(3) drive-in doors. The building also offers 2 High-Efficiency Modine Heaters and 3 Phase Electric—proximity to local retail businesses and minutes away from major highway arteries, West Shore and Downtown Harrisburg.

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### Available Suites

SUITES	BUILDING SF	LOT SF	MONTHLY RENT	ANNUAL RENT	LEASE TYPE	TERM
Commercial Warehouse & Lot	3,600 SF	10,019 SF	\$4,000	\$48,000	NNN	Negotiable

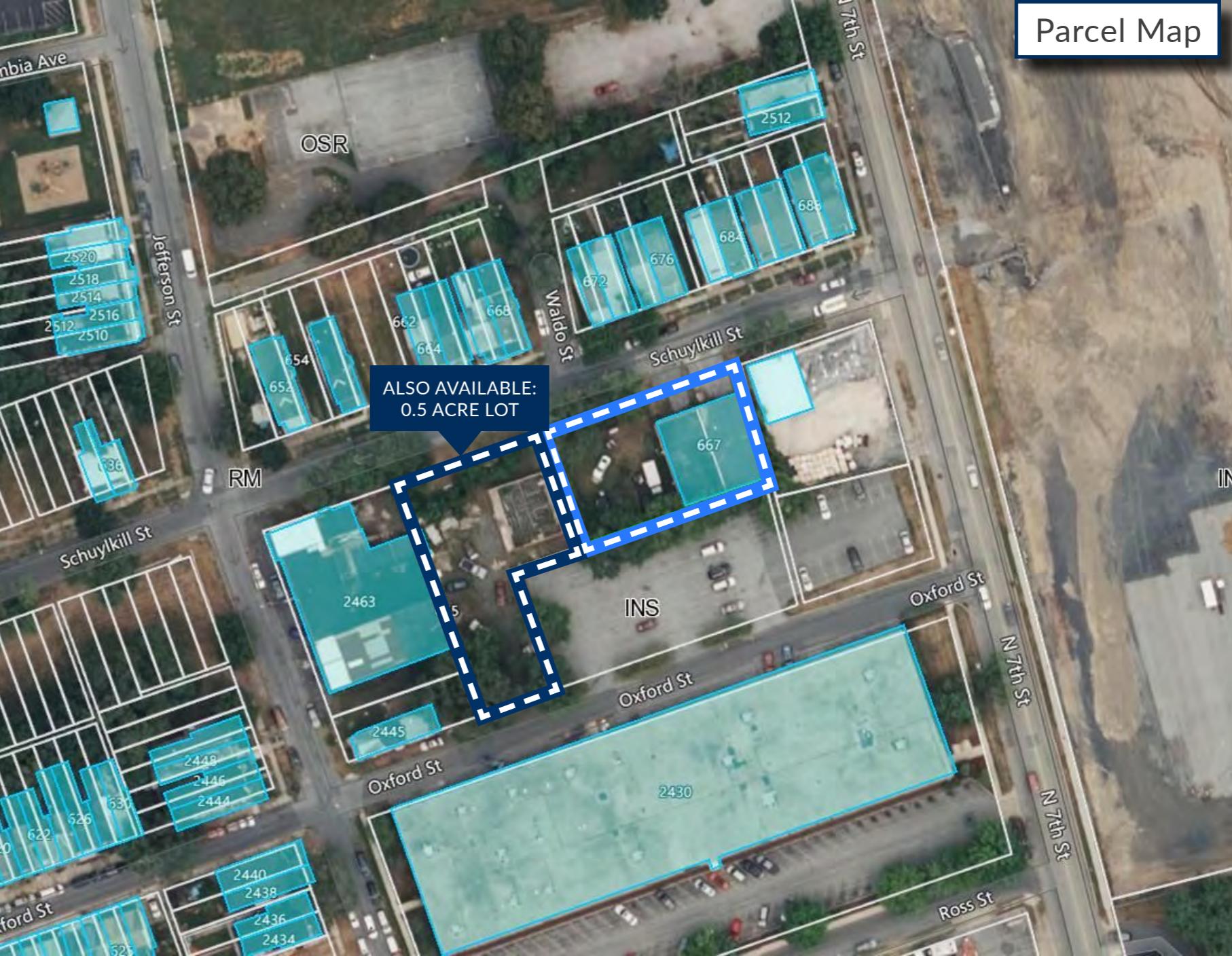
IMMEDIATELY AVAILABLE



### HIGHLIGHTS

- ▶ Turn Key
- ▶ 2 High Efficiency Modine Heater
- ▶ Fenced Secured Lot
- ▶ Additional 10,500 SF Lot Available
- ▶ Proximity to I-83, Paxton Street and Downtown Harrisburg





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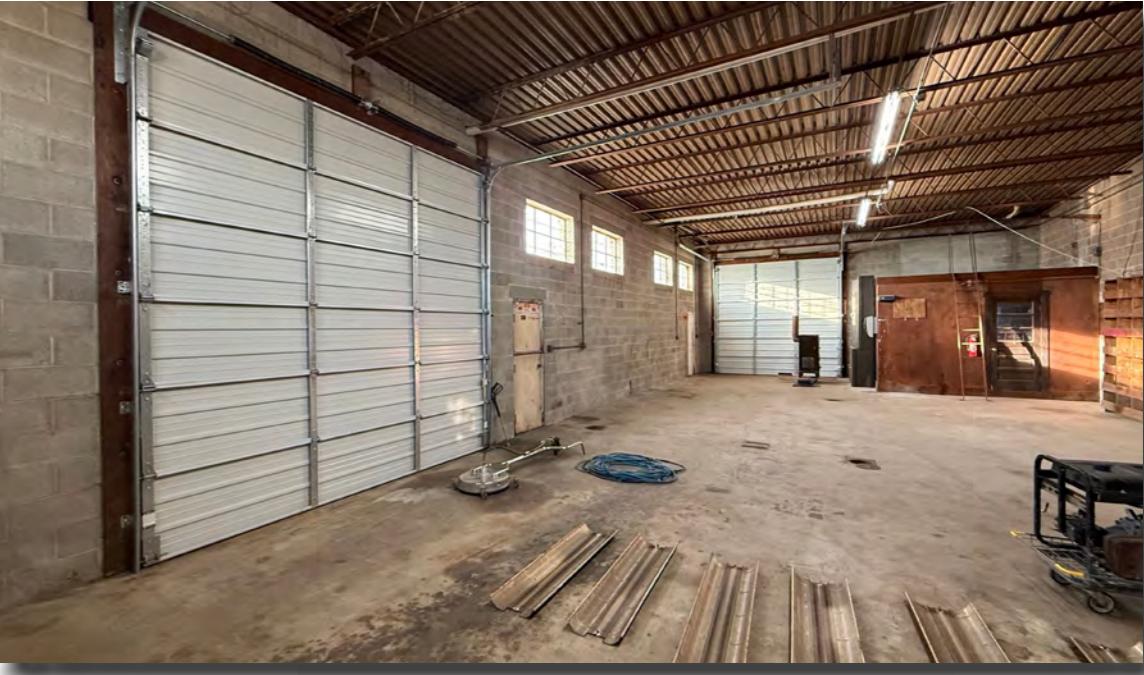
Property Photos



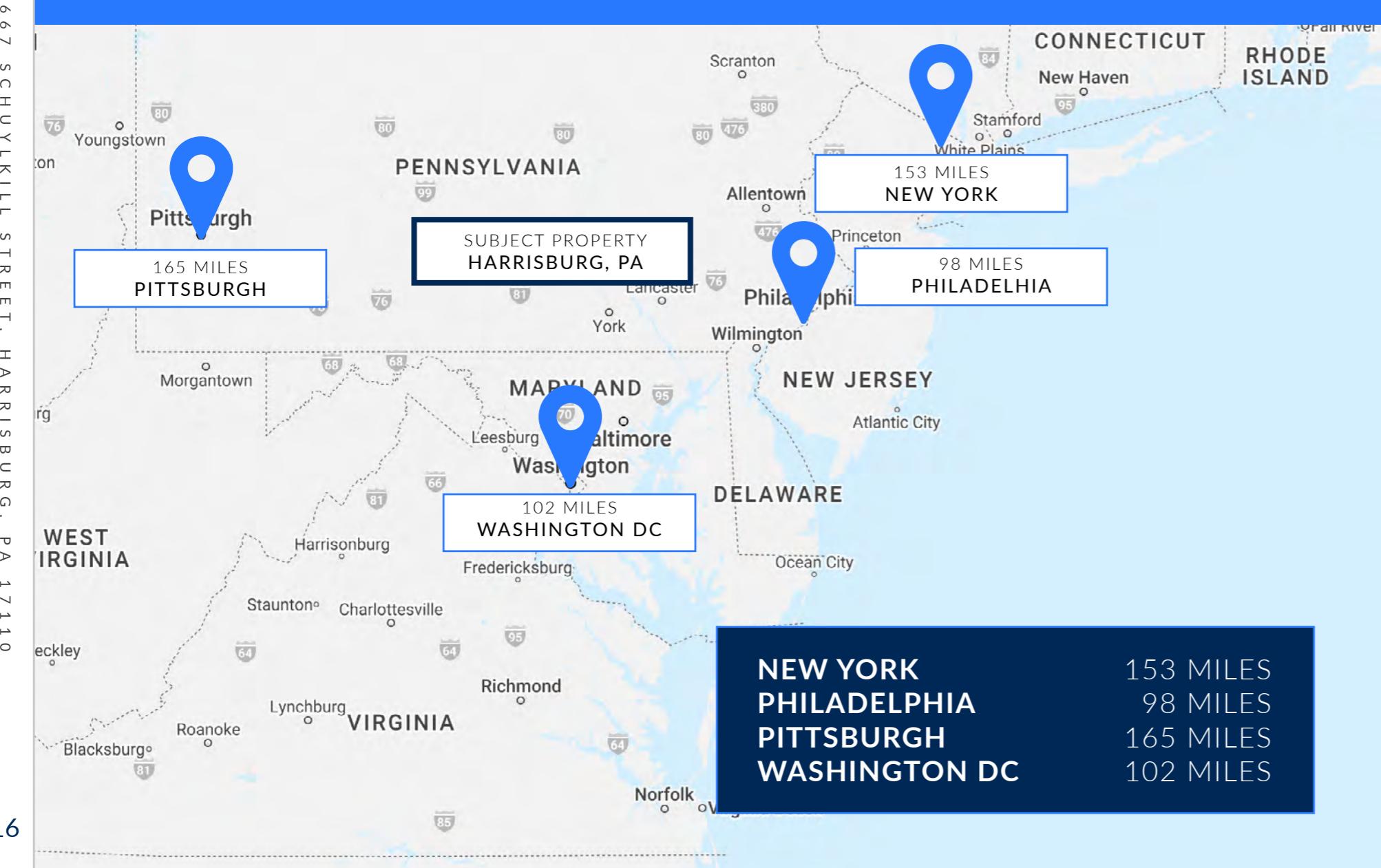
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## LOCATION MAP



## HARRISBURG at a glance

**610,000**

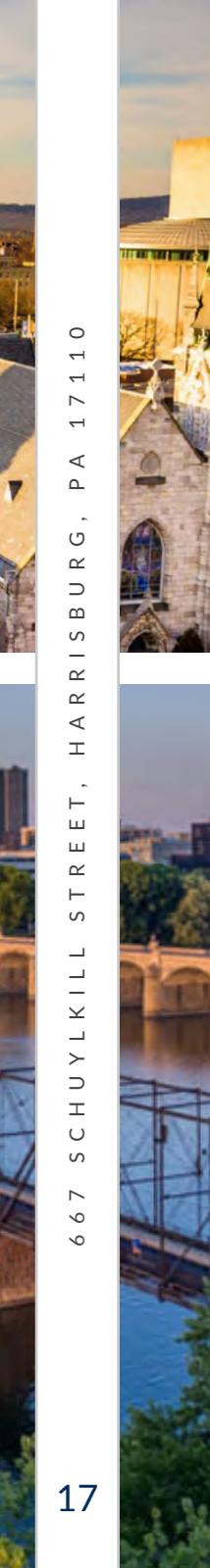
Total Population

**\$77,484**

Median Household Income

**19,000**

New Residents

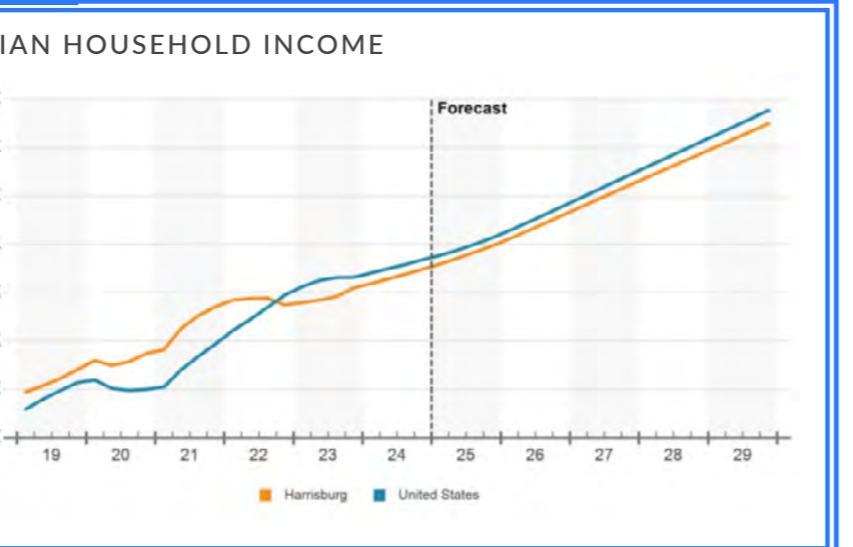
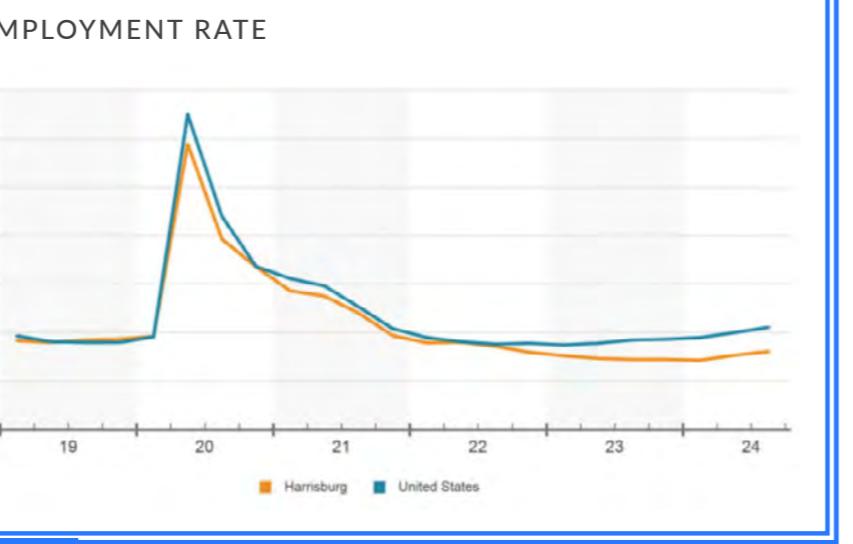


# MARKET ANALYSIS

## HARRISBURG REGION

The Harrisburg region boasts strong economic fundamentals, driven by diversified employment, consistent population growth, and significant infrastructure investments. Over the past decade, the area has transitioned from a government-dominated economy to one supported by logistics, healthcare, and professional services. The logistics and warehousing sectors have been particularly transformative, adding over **22,000 jobs between 2011 and 2022**, solidifying Harrisburg's position as a strategic logistics hub. This growth is anchored by the region's exceptional connectivity to major transportation corridors, including **I-81, I-83, and the Pennsylvania Turnpike**, which provide direct access to key Northeast markets like New York, Philadelphia, and Baltimore.

The healthcare sector further strengthens Harrisburg's economy, with substantial investments from leading providers such as **UPMC and Penn State Health**, including the \$375 million Hampden Medical Center. These developments, combined with a low unemployment rate of 3.2%, underscore the region's stability and capacity for sustained economic growth. Infrastructure upgrades, such as the **\$104 million I-83 widening project** and improvements to the Capital Beltway, enhance the region's logistical appeal, further supporting industrial and commercial growth.



Consumer spending patterns in the Harrisburg region also reflect strong demand for services aligned with the proposed uses of the Subject property. In 2024, annual spending on **automotive repair and maintenance** within 10 miles totaled **\$164 million**, with \$77 million spent within a 5-mile radius. Additionally, total expenditures on **transportation and maintenance** reached **\$1.26 billion** within 10 miles, highlighting robust activity in transportation-related services, logistics, and vehicle support. Spending on **house maintenance and repair**, totaling **\$186 million** within 10 miles, further underscores opportunities for light industrial and contractor-focused tenants. These figures demonstrate the strength of the local market and its alignment with the Subject property's potential tenant uses.

Harrisburg's population has grown steadily, increasing by **3.3%** over the past decade, with **19,000 new residents** bringing the total to **610,000** in 2024. This growth is driven by migration from higher-cost Northeast markets, attracted by Harrisburg's lower cost of living and expanding job opportunities. The median household income has risen to **\$77,484**, with a consistent year-over-year increase that supports strong consumer spending and demand for industrial space.

The **Subject property** is ideally positioned to benefit from these favorable market conditions. Located in Harrisburg's industrial and business corridor, it offers seamless access to the region's robust transportation infrastructure and proximity to a growing workforce and consumer base. The property's modern features and strategic location make it a prime choice for tenants in logistics, light manufacturing, or industrial operations. With the region's long-term growth trajectory and continued investment in infrastructure, the Subject property offers an exceptional opportunity to succeed in one of Pennsylvania's most dynamic markets.



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