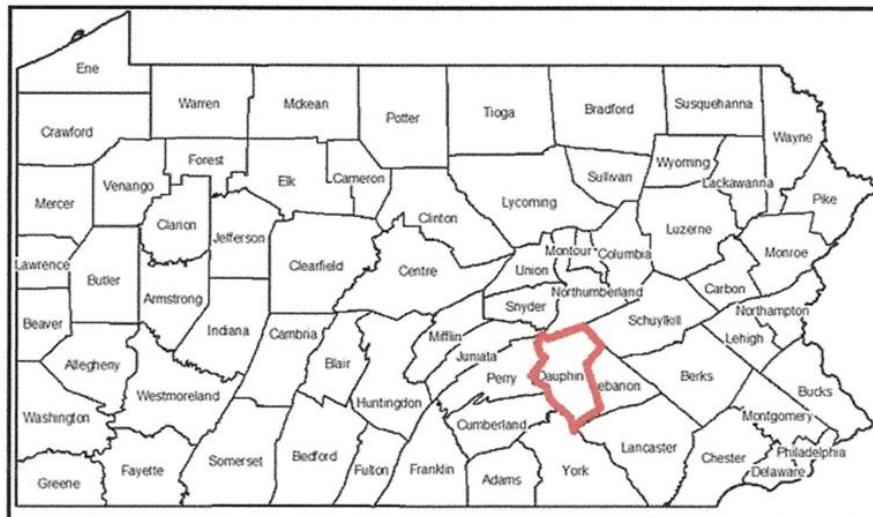


For More Information Contact CGC President, Keith A. Hill
 P: 484-651-2366 E-mail: hillk@consultinggatewaycorp.com

100 Church Street Millersburg, PA A Pennsylvania Flex Use Warehouse Facility



100 Church Street Millersburg, PA 17061

EXECUTIVE SUMMARY

PROPERTY IDENTIFICATION

Property Type: Flex Use – commercial business office space, wholesale and warehousing, storage, minor fabricating and assembly, distribution, freight & trucking, manufacturing of food & dairy products, agricultural operations, retail stores and more uses available (check local zoning)

City, State & Zip: Millersburg, PA 17061

Township & County: Upper Paxton Township, Dauphin County

OWNERSHIP INFORMATION

Owner of Record: Consulting Gateway Corporation

Deed Reference: Instrument #: 20110017785

Property Rights: Fee Simple

SITE DESCRIPTION

Number of Parcels: 1

Parcel Identification: 65-033-097

Land Area: 1.07 Acre

Utilities: All Publicly Available (Water, Sewer, Electric & Propane)

Zoning: Commercial (CM) & Residential Suburban (R-S)

IMPROVEMENT DESCRIPTION

Improvement Type: Upcoming Potential Construction of One (1) or Two (2) Bay Loading Docks (**Currently None**)

Number of Main Buildings: 2

Total Square Feet: Approximately 19,650

Main Building Square Feet: Approximately 16,950

Year Built: 1978 Main Warehouse

Ancillary Building Square Feet: Approximately 2,700

1950 (s) Ancillary Building Warehouse

MAIN CENTRAL TRANSPORTATION HUB

(Distance from 100 Church Street Millersburg, PA 17061)

Harrisburg, PA	26 miles 38 minutes	Washington, DC	142 miles 2 hrs. 44 minutes
York, PA	50 miles 1 hr. 10 minutes	Trenton, NJ	150 Miles 2 hrs. 23 minutes
State College PA	87 miles 1 hr. 32 minutes	New York, NY	179 miles 3 hrs. 12 minutes
Philadelphia, PA	131 miles 2 hrs. 17 minutes	Cleveland, OH	326 miles 5 hrs. 4 minutes
Pittsburg, PA	223 miles 3 hrs. 30 minutes	Columbus, OH	388 miles 5 hrs. 53 minutes
Baltimore MD	103 miles 1 hr. 56 minutes	Boston, MA	396 miles 6 hrs. 10 minutes

Quick Facts

Security, Utility and Support Services (Pricing & Data changes & may be outdated)

Yr. Built & Approx. Size: 1978 Main Office and Warehouse [16,950 SF] / 1950(s) Ancillary Building Warehouse [2,700 SF]

Lot Size: 1.07 acres

Zoning: **Commercial** (CM) & Residential Suburban (R-S)

Security Co.: Vector Security

& Fire Address: 3549 Hempland Rd Suite C, Lancaster, PA 17601, United States

Monitoring & Notice **Phone: XXX-XXX-XXXX To Cancel Active Alarm/ Contact:** **Account: XXXX**
(Deactivate) #xxxx “Enter” (Reactivate) Lock Door from Outside & come back in before closing

Front Door Security Code Indicator should read “Admin Ready” **Hit #XXXX** Enter & Leave Building
Note: If Indicator flashes Admin Not Ready, stand still until Admin Ready (Motion sensitive)

If system does not seem to respond, keep tapping “Enter” button.

Fire: Extinguisher & Emergency Lighting **Company:** Peifer’s Fire Protection, Inc.

Address: 3439 State Route 25 Millersburg, PA 17061

Co. Phone: 800-281-9764 **Contact:** _____

Account: XXXX

Content: ABC Dry Service **Last Service:**

Electric: **Company:** PPL Electric Utilities (Average \$700/mo.) or as modified

Address: 827 Hauseman Road Allentown, PA 18104

Normal Customer & Emergency Service: 1-800-342-5775

Account: XXXX

Water & Sewer: **Company:** Millersburg Area Authority (Average \$210/mo.) or as modified

Address: 311 S. Market Street Millersburg, PA 17061

Co. Phone: 717-692-4711

Office Hrs.: Monday-Friday 9:00 AM – 4:30 PM (Closed for Lunch 1:00 PM – 2:00PM)

Acct. No.: XXXXX-XX **Parcel #:** 65-033-097 **Issued Date:** 2/7/2025

Internet: **Company:** Comcast Business (Xfinity.com/overview) Frontier Fiber **[Mo Fiber 500-\$44.99 or as modified]**

Address: 151 State Route 209 Millersburg, PA 101 West Street Millersburg, PA 17061

Phone: 570-798-1591[Harrisburg 800-266-2278] **Phone:** 1-855-942-6068

Account: _____ **Account:** _____

Mitel XL Controller IP Adress: XXX.XXX.X.XXX **Options:** 1 Gig \$64.99; 2 Gig \$99.99; 5 Gig \$129.99
(or as modified)

Phone: **Company:** Frontier **“Frontier Ring Central”**

Address: 101 West St. Millersburg, PA 17061 **Phone Switch - PGE**

Phone: XXX-XXX-XXXX **Account:** XXXX

Propane: **Company:** Heller’s Gas www.hellersgas.com **Thermostat Locations:** Dry Storage

(Heat) Adress: Lewisburg, Mifflintown, Bloomsburg, PA Front Space Room; Ecomm. Area

Phone: 800-422-0560 Storage Warehouse

Account: XXXX Serial #XXXXXXXX(1,000gal); #XXXXXXXX (100gal)

Contact: _____

Refuse: **Company:** Valley Waste Solutions, Inc. (3 CY Dump. Owned by Bldg./Picked up Tuesday Weekly/\$115/mo.)

Adress: 234 E. Grand Ave. Tower City, PA 17980 (or as modified)

Phone: 717-647-9391 **Contact:** _____ **Account:** XXXX

Rates: 15 CY \$485 Rent Includes first 2 Ton. Material + \$130/Ton (2 Weeks Rental) or as modified

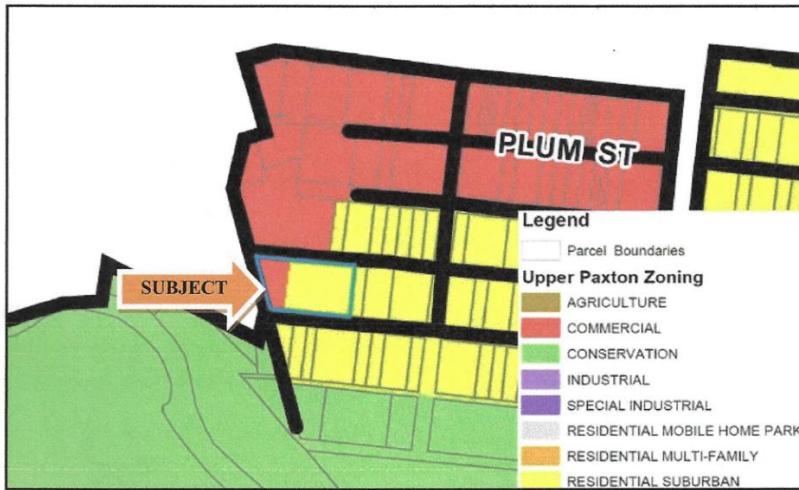
30 CY \$820 Rent Includes first 4 Ton Material + \$130/Ton (2 Weeks Rental) or as modified

40 CY \$975 Rent Includes first 5 Ton Material + \$130/Ton (2 Weeks Rental) or as modified

Credit: The following Municipal/Area information can be found at <https://upperpaxontwp.org/docs.php>
Upper Paxton Township, Dauphin County, PA
506 Berrysburg Road, PA 17061 P: 717 – 692 – 4665

ZONING

The subject property is currently dual zoned Commercial along Church Street {highlighted in red} and Residential Suburban towards Green Street (highlighted in yellow). A summary of the important regulations of the zoning district follows along with the zoning map which illustrates the subject property with the orange arrow.



Commercial

Purpose:

The purpose of the Commercial District is to provide reasonable standards for the development of a variety of commercially oriented uses in areas where such uses already exist and where, due to the character of the undeveloped land, the establishment of such uses is feasible. The standards of this district are designed to minimize traffic congestion on the street and provide for convenient public access to commercial services.

Permitted Uses:

- Nursing/convalescent homes
- Agricultural operations, nurseries, green houses, boarding stables, animal hospitals
- All uses similar to the specified permitted uses and not otherwise prohibited by law
- Amusement enterprises, including theaters, bowling alleys, skating rinks or similar uses
- Automobile sales and services, including automobile garages and body shops
- Banks, business, and professional offices
- Bed-and-breakfast establishments
- Body shops, painting, tire retreading or recapping, welding shops, and the like
- Bookbinding
- Bottling works
- Carpenter, cabinet making, furniture repair and upholstery, electrician, HVAC, metal working, tinsmiths, plumbing, welding and machine shops and other similar minor fabricating and assembly businesses

- Churches or similar places of worship and cemeteries
- Clubs and lodges
- Commercial recreation facilities
- Constructing and farming materials and equipment storage, sales, and repair businesses, including lumberyards
- Dance or music studios
- Day-care center/home
- Department and variety stores
- Distribution plants and other service industries
- Fitness centers
- Forestry
- Fraternal organizations, clubs, and lodges
- Freight and trucking terminals
- Home occupations
- Hospitals
- Hotels and motels
- Institutional care facilities
- Laboratories
- Libraries
- Machine shops
- Manufacturing
- Medical and dental clinics
- Medical marijuana facility
- Metal fabrication and forging
- Mortuary
- Nurseries, garden stores, and florists
- Personal service establishments, including barbershops & beauty shops, tailors, dry cleaning, and self-service laundries
- Printing and newspaper publishing
- Public and private schools
- Public/municipal buildings, structures, facilities and uses
- Public Park and recreation areas
- Public utility service structures and facilities
- Raising crops, fruits, and vegetables
- Recycling facility
- Restaurants, tea rooms, cafes and other similar places serving food or beverages

- Signs
- Storage rental facilities
- Stores
- Veterinary services and animal hospitals
- Wholesale and warehouse businesses, including distribution activities
- Wireless communication facilities

Conditional Uses:

- Wind energy facilities

Accessory Uses:

- Accessory uses and buildings located on the same lot with a customarily incidental to any permitted uses
- Single-family dwelling
- Solar collectors and solar-related equipment

Area Requirements:

- Maximum building height – 35 feet
- Minimum lot area – 20,000 SF (served by public water/sewer)
- Minimum lot width – 100 feet (served by public water/sewer)
- Maximum lot coverage – 65%
- Minimum front yard setback – 40 feet
- Minimum side yard setback – 20 feet
- Minimum rear yard setback – 35 feet

Residential Suburban

Purpose:

The purpose of the Commercial District is to provide reasonable standards for the development of a variety of commercially oriented uses in areas where such uses already exist and where, due to the character of the undeveloped land, the establishment of such uses is feasible. The standards of this district are designed to minimize traffic congestion on the street and provide for convenient public access to commercial services.

Permitted Uses:

- Accessory apartments (single family)
- Manufactured and industrialized housing dwellings
- Single family detached dwelling units
- Churches or similar places of worship and cemeteries

- Day-care home
- Forestry
- Home occupations
- Hospitals
- Libraries
- Medical and dental clinics
- Public and private schools
- Public/municipal buildings, structures, facilities and uses
- Public Park and recreation areas
- Public utility service structures and facilities
- Raising crops, fruits, and vegetables
- Signs
- Wireless communications facilities

Conditional Uses:

- Residential open space/conservation design

Accessory Uses:

- Accessory uses and buildings located on the same lot with a customarily incidental to any permitted uses
- Containment of large pets and farm animals' accessory to a residential use
- Home occupation
- No-impact home-based business
- Solar collectors and solar-related equipment

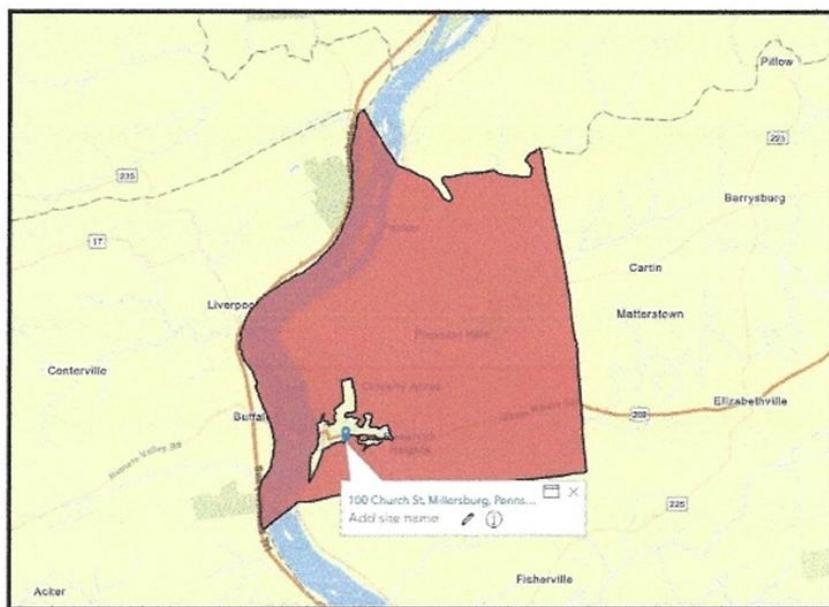
Area Requirements:

- Maximum building height – 35 feet
- Minimum lot area – 12,000 SF (served by public water/sewer)
- Minimum lot width – 100 feet (served by public water/sewer)
- Maximum lot coverage – 30%
- Minimum front yard setback – 30 feet
- Minimum side yard setback – 15 feet
- Minimum rear yard setback – 30 feet

Conclusion: The subject as currently improved as an industrial facility is a non-conforming use due to it not meeting the minimum setback requirements (front, side, and rear yard).

Geographic Boundaries and Access

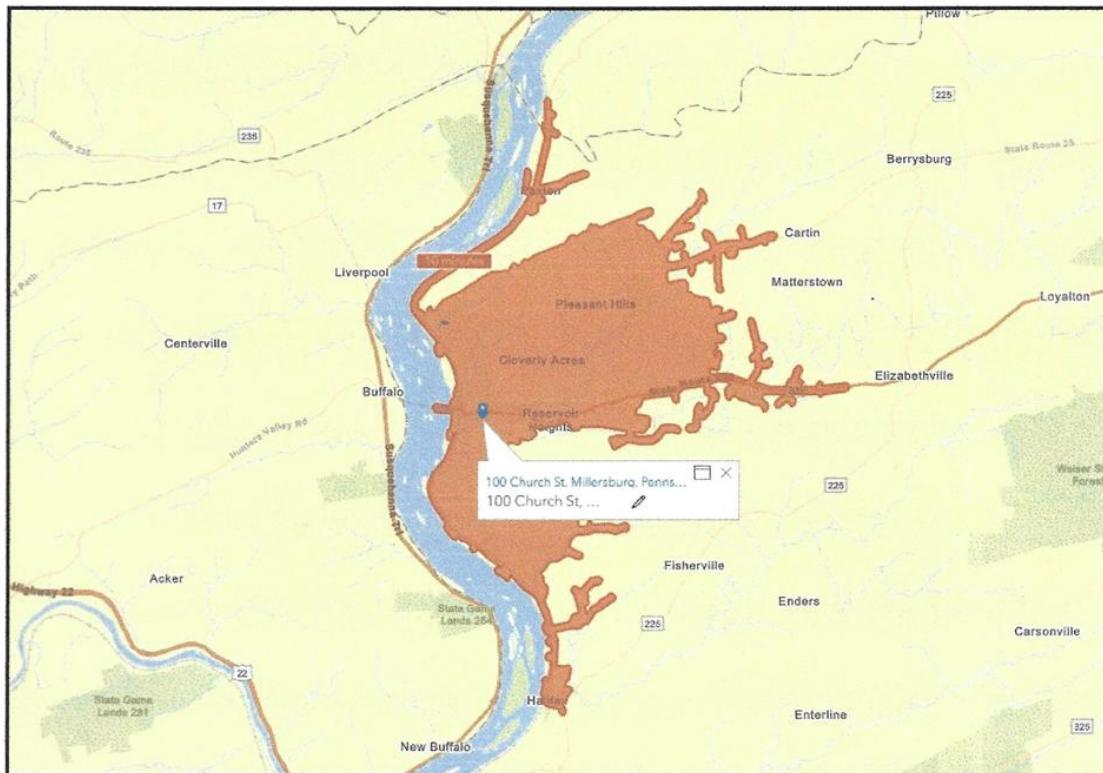
The subject property is located in Upper Paxton Township, Dauphin County, in South Central Pennsylvania. The subject has a physical address of 100 Church Street, Millersburg, PA 17071. The subject parcel is bounded on the north by Brown Badenbaugh Park, to the east by mobile homes, on the south by Chestnut Street and on the west by Church Street. The following map highlights the subject's location within Upper Paxton Township.



Demographics:

Upper Paxton Township is comprised of 31.24 square miles. According to the 2024 ESRI figures the Township contains a population of 4,046 people. This is an increase from the 2020 figures by 0.90%. The Township contains 1,645 households and 1,095 families. The median income for a household in the Township was \$62,480—the average income for a household in the Township was \$81,601—the per capita income in the Township was \$33,230.

The following map illustrates the 10-minute drivetime around the subject property.



The table below summarizes historical trends in population, families, and households within a 10-minute drive from the subject property.

Population				
Year	2010	2024	Projected 2029	% Change (2024-2029)
10-Minute Drivetime	7,951	7,679	7,689	+0.13%
Families				
Year	2010	2024	Projected 2029	% Change (2024-2029)
10-Minute Drivetime	2,180	2,018	2,040	+1.09%
Households				
Year	2010	2024	Projected 2029	% Change (2024-2029)
10-Minute Drivetime	3,332	3,359	3,407	+1.43%

Examining the 10-minute drivetime from the subject property shows that population, families, and housing units have increased and that this pattern is anticipated to increase up to 2029. Most areas in Pennsylvania are experiencing similar increases in these categories and tend to be a key components used by developers and investors.

The following chart illustrates Dauphin County's top employers for 1st Quarter 2024.

Top 10 Employers by Employment in Q1 of 2024	
State Government	
Milton S Hershey Medical Center	
The Hershey Company	
Hershey Entertainment & Resorts Co	
UPMC Pinnacle Hospitals	
United Parcel Service Inc	
Federal Government	
Pennsylvania State University	
Penn State Health	
Milton Hershey School	

According to the 2024 ESRI figures, Dauphin County's population is 291,781, which is an increase of 8.83% from the 2010 figures.

The following table illustrates Dauphin County and Pennsylvania's 2024 population, per capita income, median household income and average household income. The county's per capita income and median household income are in-line with the state's level while the county's average household income is slightly below the state's figures.

	Dauphin County	Pennsylvania
2024 Population	291,781	13,056,584
Per Capita Income	\$40,192	\$43,931
Median Household Income	\$70,467	\$75,926
Average Household Income	\$97,637	\$108,499

Residents of Dauphin County are serviced by several hospitals as shown on the following table.

Hospital	Location	Key Services	Affiliation
UPMC Harrisburg (Part of UPMC Pinnacle)	Harrisburg, PA	Emergency care, cardiology, orthopedics, neurology, maternity care, Level III NICU, Heart and Vascular Institute	University of Pittsburgh Medical Center (UPMC)
Penn State Health Milton S. Hershey Medical Center	Hershey, PA	Level I Trauma Center, cancer care, pediatric services, research & teaching hospital, specialty care	Penn State College of Medicine
UPMC Community Osteopathic	Harrisburg, PA	General medical services, surgery, orthopedics, oncology, minimally invasive surgery	UPMC Pinnacle
UPMC West Shore	Mechanicsburg, PA	Emergency services, surgical care, women's health, and orthopedic services	UPMC Pinnacle
Select Specialty Hospital - Harrisburg	Harrisburg, PA	Long-term acute care, ventilator weaning, wound care, pulmonary disease management	Select Medical Corporation

Dauphin County, PA is home to several business/industrial parks that cater to various industries including manufacturing, logistics, distribution, and technology. These business/industrial parks are strategically located with access to major highways, railroads, and other infrastructure, making them attractive locations for businesses. The following table highlights a few notable parks in the County.

Business Park	Location	Key Features
Hershey West Business Park	Hershey, PA	Home to several manufacturing and distribution companies, including those related to Hershey's production. Provides proximity to Hershey's corporate offices and attractions.
Harrisburg East Business Park	Harrisburg, PA	Located near major highways (I-83 and I-76), this park features office spaces, light manufacturing, and distribution centers. It's known for its strategic location and accessibility.
Lower Paxton Business Park	Lower Paxton Township, PA	A growing business park with office and industrial spaces. Attracts businesses looking for proximity to suburban amenities and a central location in the county.
Capital Region Business Park	Harrisburg, PA	Offers a mix of office, industrial, and warehouse spaces. It is strategically located near the Capital Beltway and I-83, making it accessible for logistics and distribution.
North Ridge Business Park	Harrisburg, PA	A mixed-use business park featuring office spaces, light manufacturing, and retail facilities. It's located close to the northern suburbs and major transportation routes.
Swatara Township Industrial Park	Swatara Township, PA	Focuses on light industrial and manufacturing businesses. Offers large lots and modern facilities, catering to companies needing room for expansion.
Derry Township Industrial Park	Hershey, PA	Located near Hershey's attractions and corporate headquarters, it supports light manufacturing and distribution. The park benefits from the region's strong tourism and business environment.
Union Deposit Industrial Park	Harrisburg, PA	Features a variety of industrial and warehouse spaces. Positioned conveniently near major transportation routes and the Harrisburg International Airport (MDT).

These business parks offer a wide range of facilities and opportunities for various businesses, including manufacturing, distribution, office, and retail spaces. Their strategic locations and infrastructure support regional economic development, attracting both local and national companies.

Dauphin County, PA has several top retail centers that serve as key shopping destinations for residents and visitors. These centers feature a mix of national retailers, local businesses, dining options and entertainment venues. The following list highlights some of these retail centers.

Retail Center	Location	Key Features
Hershey Towne Square	Hershey	Shopping center with national retailers such as Target, Marshalls, and various specialty shops.
Strawberry Square	Harrisburg	Mixed-use development with retail stores like Giant Food Stores, local shops, and dining options.
The Shoppes at Susquehanna Marketplace	Harrisburg	Plaza featuring stores like Bed Bath & Beyond, PetSmart, and a selection of restaurants.
Lower Paxton Plaza	Lower Paxton Township	Includes major retailers like Giant Food Stores and CVS, with various dining and specialty shops.
Hersheypark Drive Shopping Center	Hershey	Retail center with a mix of national chains and local businesses, near Hersheypark.
Shoppes at Paxton	Harrisburg	Features stores such as TJ Maxx and various service-oriented businesses.
East Mall Plaza	Harrisburg	Retail plaza with discount and specialty shops, ample parking, and easy access.
Paxton Towne Center	Harrisburg	Features a mix of retail stores, dining options, and service-oriented businesses.
Union Square Shopping Center	Harrisburg	Retail center with a variety of stores including national chains, dining options, and specialty shops.

Housing:

Dauphin County, PA has several new residential developments to meet the growing demand for housing. These developments range from single-family home communities to apartment complexes and townhome projects.

The following table highlights some of the notable developments.

Development Name	Location	Type	Features
Regency at Longstown	Lower Paxton Township	55+ Active Adult Community	Single-family homes and townhomes with amenities designed for seniors.
Walnut Ridge	Lower Paxton Township	Residential Neighborhood	Single-family homes with family-friendly features and modern amenities.
The Estates at Hershey	Hershey (Derry Township)	Luxury Homes	Custom-built single-family homes with high-end finishes and spacious lots.
Hershey West	Hershey (Derry Township)	Residential Community	Mix of single-family homes and townhomes, providing access to Hershey's amenities.
The Reserve at Swatara	Swatara Township	Residential Community	Single-family homes and townhomes with modern living spaces and access to amenities.
Shipoke Commons	Harrisburg	Townhomes	Modern townhomes in the Shipoke neighborhood, focusing on contemporary living spaces.
Riverfront Village	Harrisburg	Mixed-Use Development	Residential units with retail and recreational spaces along the Susquehanna River.
Summerfield Estates	Colonial Park	Residential Community	Single-family homes in a suburban setting, with parks and walking trails.
Linglestown Village	Linglestown	Residential Community	Single-family homes and townhomes with convenient access to local services and schools.

Dauphin County's housing market has been growing steadily and average house prices have escalated from \$200,000 (2020) to \$245,000 (2024). Currently, the average days on market for a residence within the County is 17 days. This limited days on market supports other adjacent inventory trends and the overall shortage of available homes.

Conclusion and Summary:

In conclusion, the area surrounding the subject market has shown growth in recent years and good growth is anticipated in the future.

Education:

Dauphin County features the following public-school districts.

School District	Location	Number of Schools	Key Highlights
Central Dauphin School District	Harrisburg, Lower Paxton, Linglestown	19	One of the largest districts in the county; offers strong academics, athletics, and extracurriculars.
Harrisburg City School District	Harrisburg	11	Urban district focusing on improving student outcomes and graduation rates; offers magnet and charter programs.
Derry Township School District	Hershey	6	Highly ranked district; serves Hershey with a focus on academics, music, and athletics.
Lower Dauphin School District	Hummelstown, South Hanover	7	Known for strong academic programs and extracurricular activities; includes rural and suburban areas.
Susquehanna Township School District	Susquehanna Township	4	Small suburban district with a focus on community engagement and student achievement.
Upper Dauphin Area School District	Upper Dauphin County	3	Rural district with smaller class sizes and a focus on agricultural and technical education.
Millersburg Area School District	Millersburg, Upper Dauphin	3	Rural district with a focus on close-knit community and personalized education.
Halifax Area School District	Halifax, Upper Dauphin	4	Serves a largely rural population; focuses on agricultural education and extracurriculars.
Steelton-Highspire School District	Steelton, Highspire	2	Small urban district with a diverse student body; focuses on addressing challenges related to poverty and urban education.
Middletown Area School District	Middletown	5	Suburban district with a focus on career readiness and academic excellence.

These school districts vary in size and focus, with a mix of urban, suburban, and rural populations, offering a diverse range of educational opportunities for students in Dauphin County.

Facility Entrance



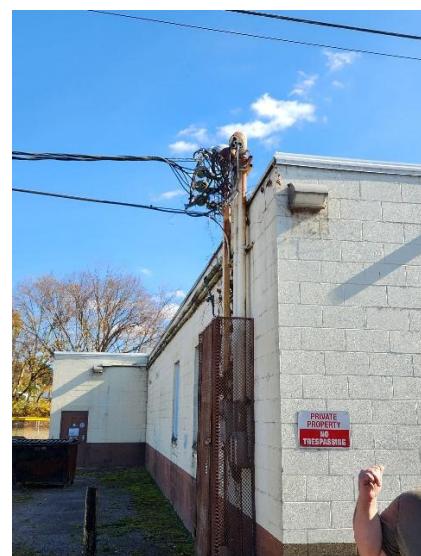
Shipping / Receiving Entrance



Church Street View



3 Phase 225 Amps Electric



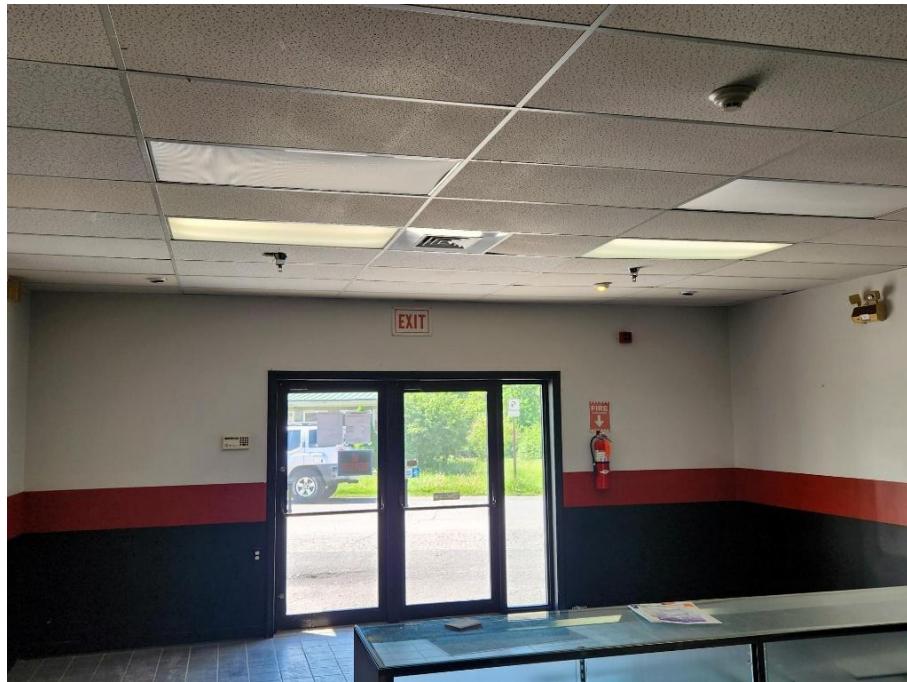
Electric Panel



Fire Sprinkler System



Lobby



Lobby Product Show Casing



Hallway to Conference Room or Warehouse



Conference Room



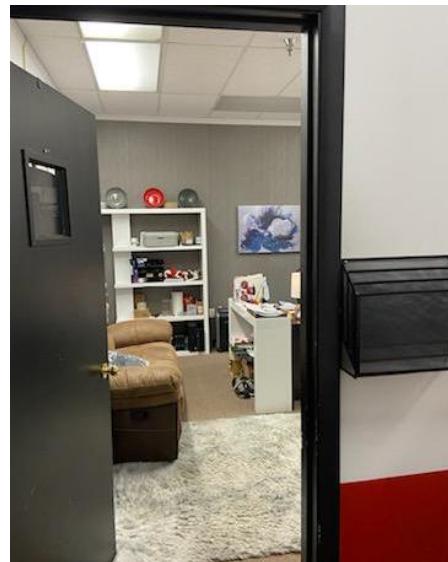
Administrative Office Space



Manager Office Space



Assistant Manager Office Space



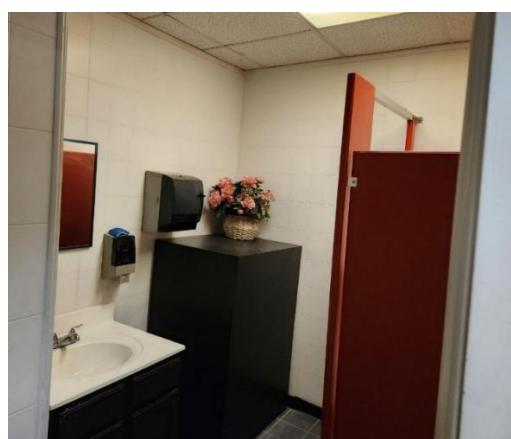
Clerical Support Office Space



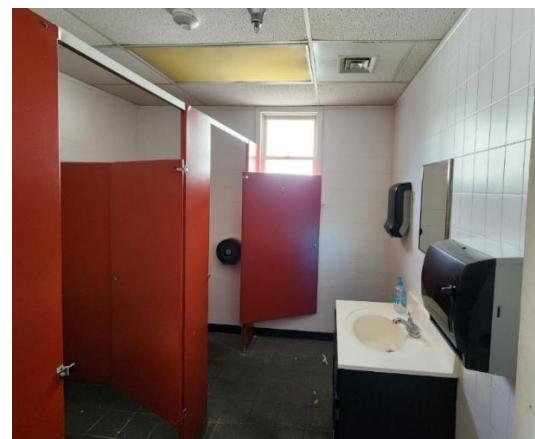
Kitchen/Lunch Room



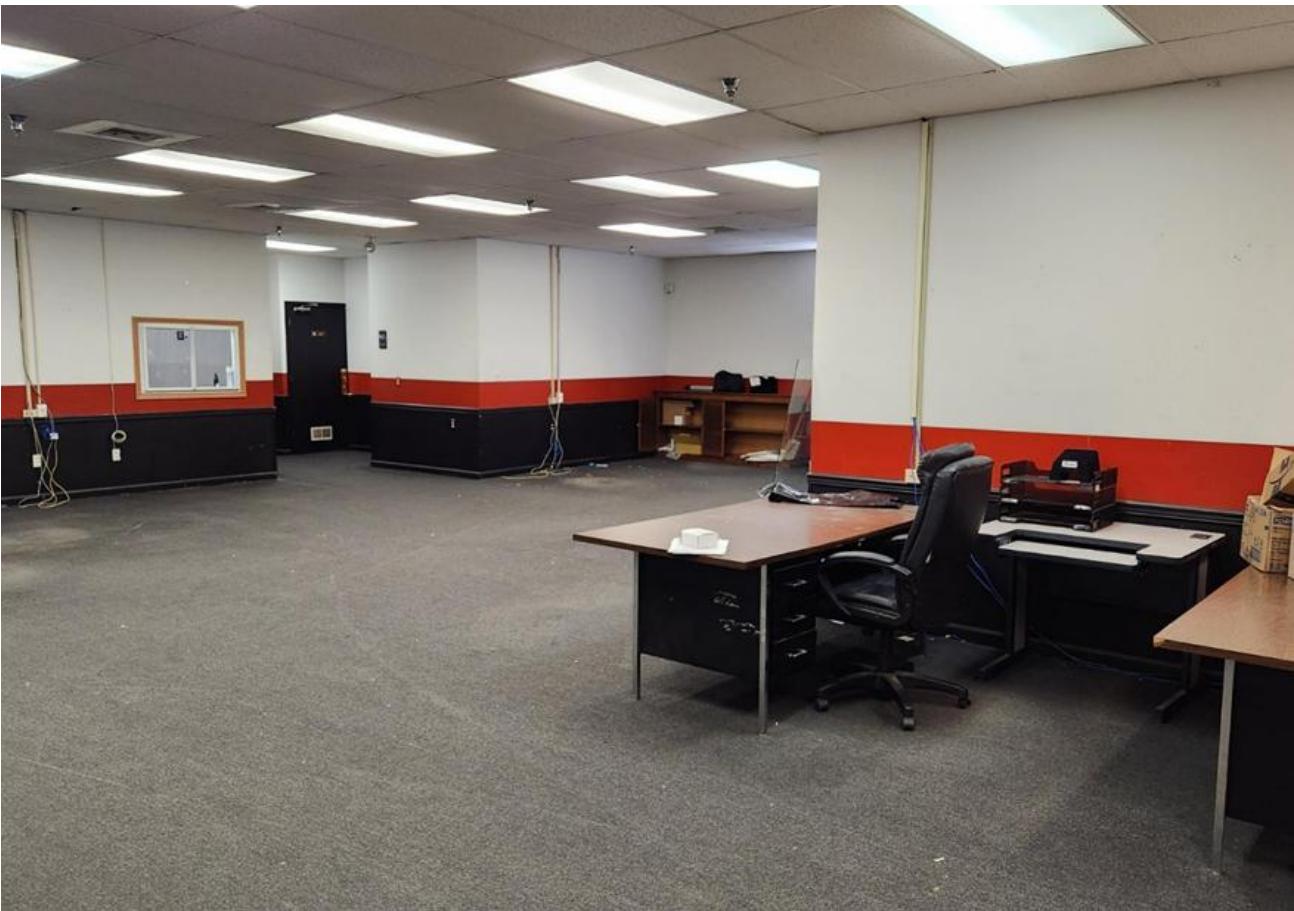
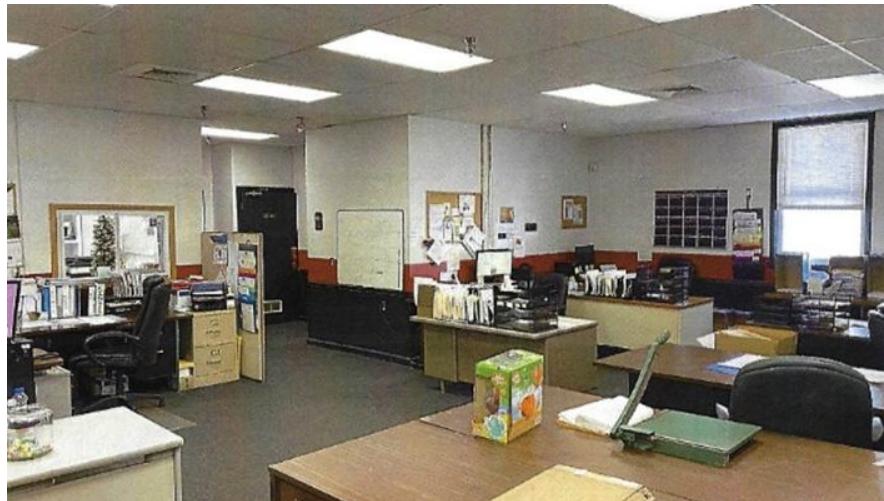
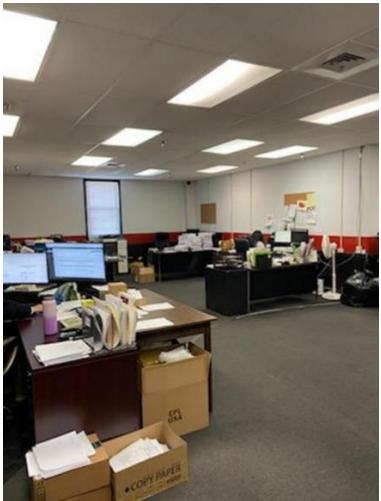
One (1) of Two (2) Men's Bathroom



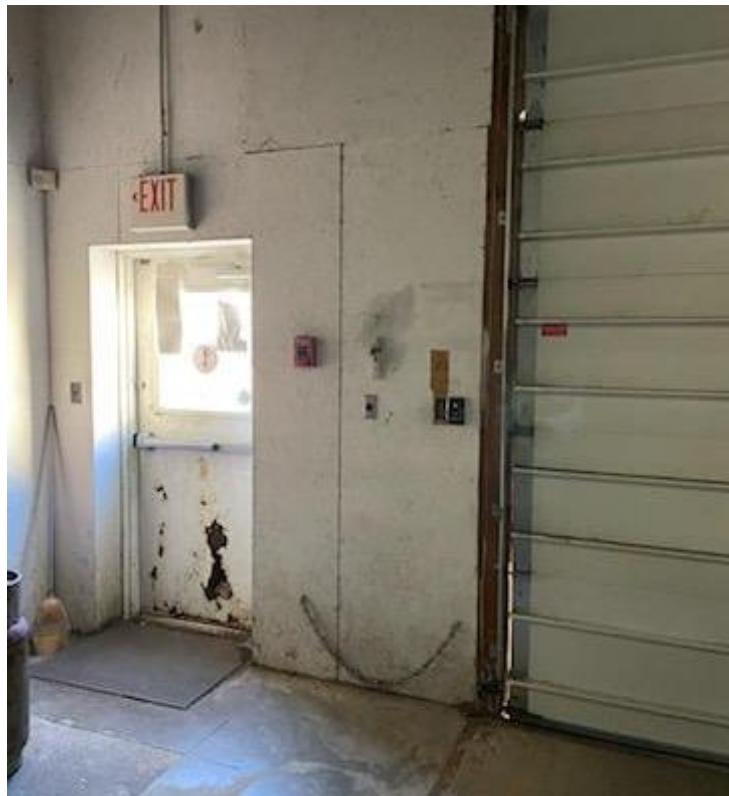
One (1) of Two (2) Women's Bathroom



Logistics Coordination Space



Shipping / Receiving Entrance



Loading/Unloading



Garage Storage Space



Fire Sprinkler Protected Storage



Ancillary Warehouse Building



Ancillary Building Exterior



Ancillary Building Interior

