

3001

N. 7TH STREET

HARRISBURG, PA 17110



Excess Trailer Drops



Highway Access



Immediate Occupancy

INDUSTRIAL SPACE AVAILABLE

Up to 23,295 SF ± FULLY APPROVED

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HIGHLIGHTS:

- +/- 23,295 SF of industrial space available on 2.5 acres
- Zoned Industrial (IND)
- Four 8'x10' dock doors. Two have mechanical leveling
- +/- 20 parking spaces
- Easy access to I-81 and Rt 22/ 322
- Located in the city of Harrisburg, near HACC, PA Farm Show, and Norfolk Southern freight railroad
- Three Downstairs Offices & Mezzanine Office Space and Break Room
- Immediate Occupancy
- Excess trailer space (possible)
- Parcel number 14-030-002
- Electric fire pump sprinkler system
- Ceiling Height: 30' center 28' at eaves

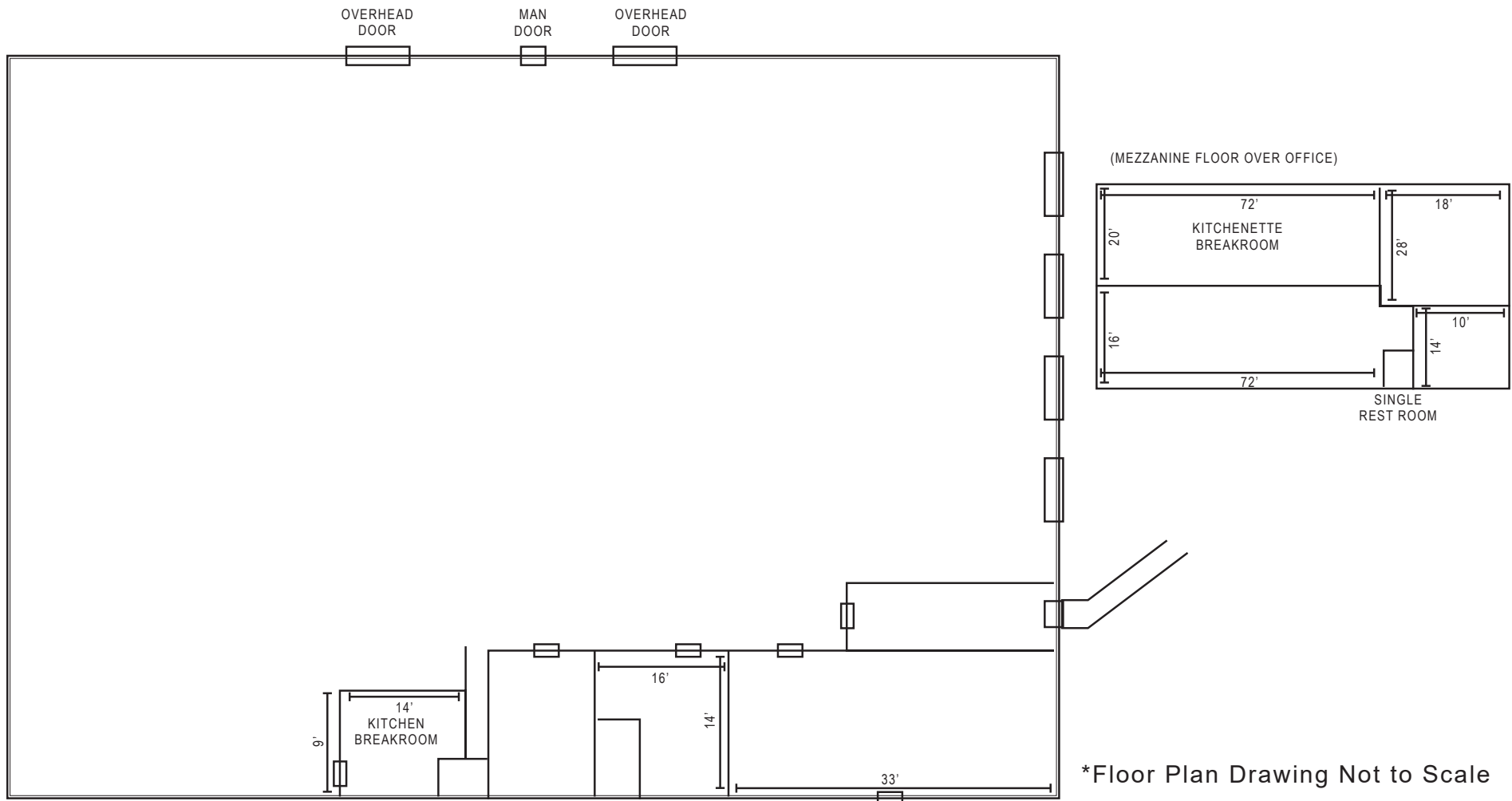


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Bradley Swidler
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*Floor Plan Drawing Not to Scale

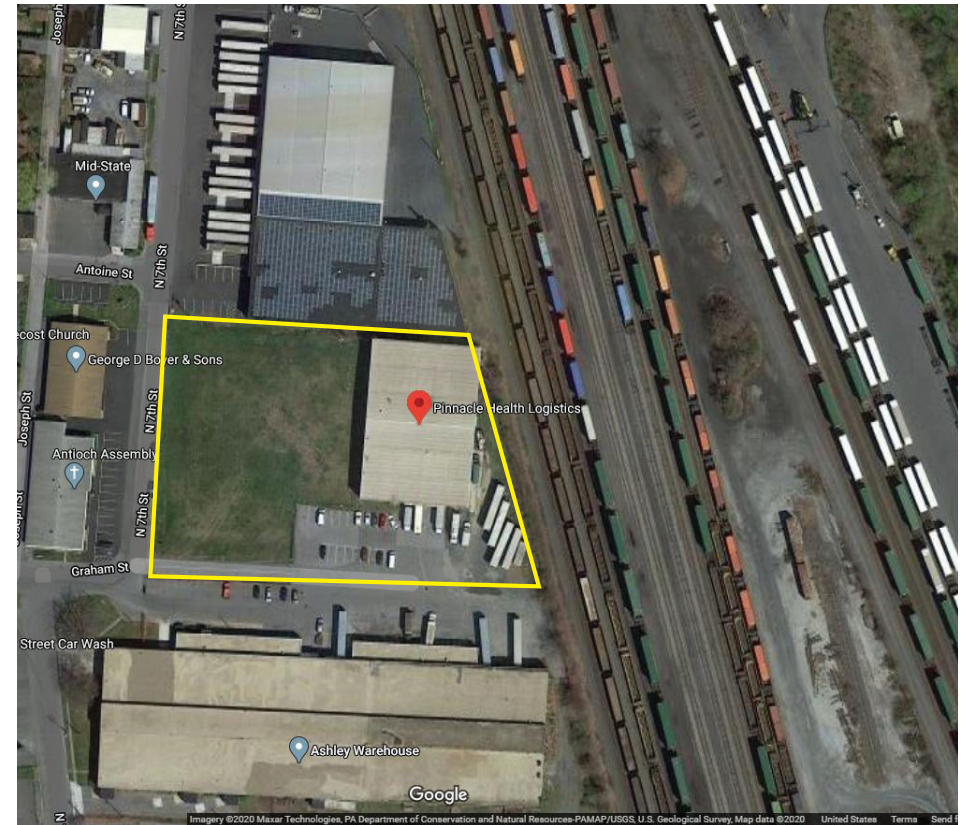
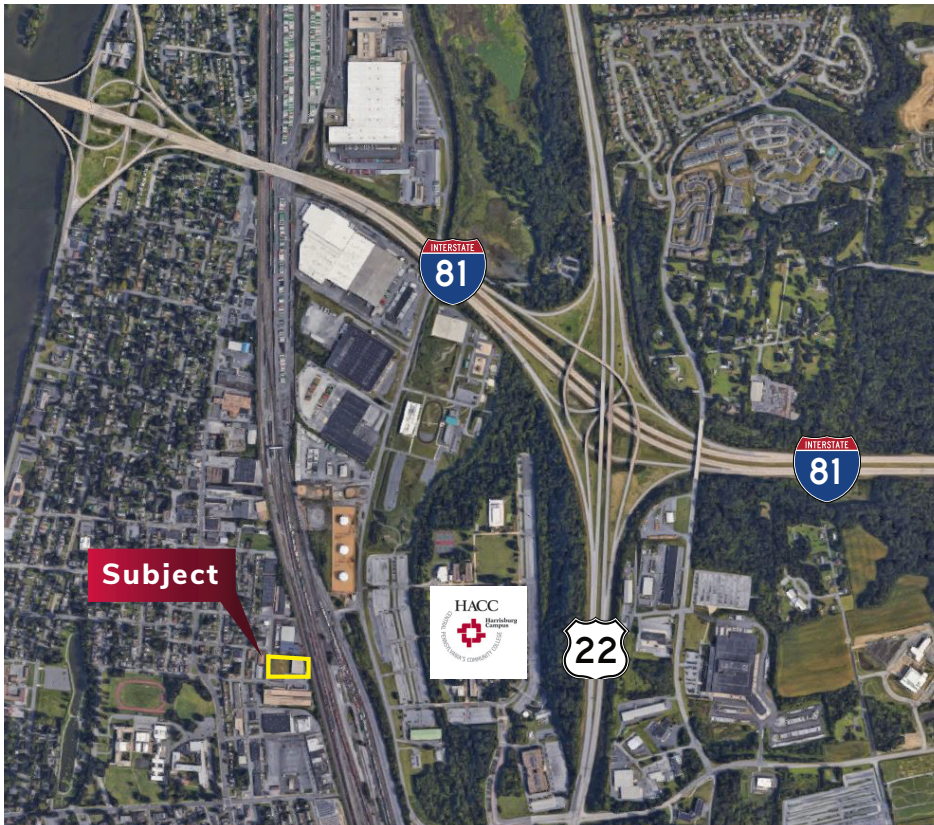
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