

1135 W GOVERNOR RD, HUMMELSTOWN

**3,700± SF
SALE OR LEASE**



CAMPBELL
Commercial Partners

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OFFERING SUMMARY

Single-tenant office building available for sale or lease on high-traffic Rt. 322. It is located across from the PSU Hershey Medical Center.

Building SF	3,700+/-
Sale Price	\$1,250,000
Lease Rate	CONTACT AGENT
Lease Term	3-5 YEARS
Availability	IMMEDIATE
Tenant Pays	WATER & SEWER, ELECTRIC, TRASH REMOVAL, SNOW REMOVAL, PARKING LOT MAINTENANCE, LIGHT BULBS, HEAT, AC, JANITORIAL, INTERIOR REPAIRS & SUPPLIES

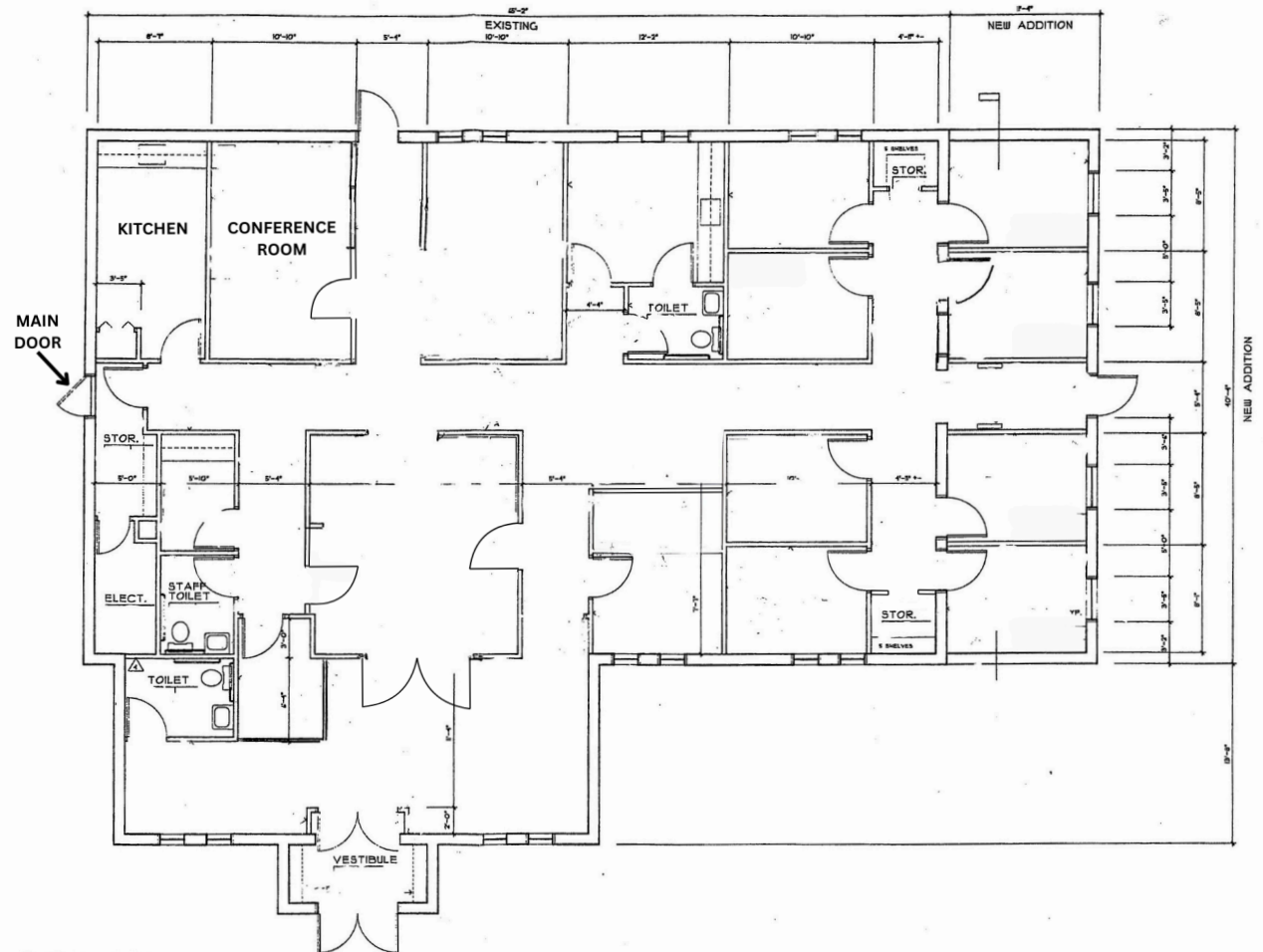
PROPERTY OVERVIEW

Built	1970
Land	0.76 +/- ACRES
Construction Type	MASONRY
Number of Floors	1
Walls	DRYWALL
Roof	FLAT BUILT-UP
Floors	CARPET/VINYL TILE/WOOD PLANK
Lighting	FLUORESCENT
HVAC	CENTRAL FORCED AIR
Ceiling Type	2X4 ACOUSTIC TILES
Ceiling Height	9'
Restrooms	3
Parking Count	28 SPACES INCLUDING 2 HANDICAPPED
Electric	PPL
Water/Sewer	PUBLIC
Gas	UGI

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A photograph of a waiting room. On the left is a dark wood door with a grid of glass panes. The room has light-colored wood flooring. In the center is a red leather sofa facing a dark wood coffee table. On the coffee table is a small potted plant. To the right of the sofa is a large potted plant. On the wall behind the sofa are six small framed pictures arranged in a 2x3 grid. To the left of the sofa is a bulletin board with various papers pinned to it. On the right wall are two windows with white frames. A patterned ottoman is visible in the bottom right corner.



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VICINITY MAP



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