



INDUSTRIAL FLEX PROPERTY FOR SALE

111 AGNES ST | HARRISBURG, PA



WWW.LANDMARKCR.COM

(717) 731.1990






OFFERING SUMMARY

Sale Price	\$1,595,000
Building Size	15,840 SF
Lot Size	2.02 Acres
Price per SF	\$100.69
Building Type	Industrial Flex
Submarket	Harrisburg East
County	Dauphin
Municipality	Swatara Twp
Zoning	General Commercial

PROPERTY HIGHLIGHTS

- Turn-key industrial flex property available for sale in established industrial park setting in Harrisburg, PA
- Located just off 19th Street across from Friendship Industrial Park which offers quick access to 
- Space offers:
 - Ideal location & zoning for contractor pickup, service/repair uses, transportation, & supply distributors
 - Two (2) drive in doors
 - Three (3) dock doors
 - Abundant parking, outdoor storage
- General Commercial zoning permits for a multitude of storage, and industrial sales/service uses by right
- Join corporate neighbors: UPS regional hub, ProLogis, Frito-Lay, TruckPro, LaserShip, Capital Region Water, Dauphin County Recycling Center, Ascendance Trucks, CED Dauphin Electric, Capital Presort, Inclinor Company of America, SCP Distributors, B&I Auto Supply, and Central PA Food Bank Central Packing Operations

PROPERTY DETAILS

Property Address	111 Agnes St Harrisburg, PA 17104
Property Type	Industrial Flex
Property Sub Type	ISF/IOS
Tenancy	Single
Property Size	15,840 SF
Lot Size	2.02 Acres
Year Built	1976
Drive In Doors	2
Dock Doors	3
Clear Ceiling Height	20'
Construction	Steel Frame
Roof	Standing Seam
Power	3-Phase
Water/Sewer	Public

Submarket	Harrisburg East
County	Dauphin
Municipality	Swatara Twp
Zoning	General Commercial (C-G)
Cross Streets	19 th St & Agnes St
APN	63-043-033
Taxes	\$13,406.34 (2024)

PROPERTY HIGHLIGHTS

Excellent opportunity to purchase industrial flex property in Swatara Township. The property features excellent access from 19th Street adjacent to the UPS Regional Hub. General commercial zoning and high visibility makes this an attractive space. Ideal for contractor pickup, service and repair uses, transportation, & supply distributors.

Abundant parking and outside storage options exist. Quick connection to I-83, I-76 PA Turnpike, & I-81 transportation corridors. Hard to find infill location. General Commercial zoning permits for a multitude of storage, and industrial sales/service uses by right. Corporate neighbors include Regional UPS hub, ProLogis, Frito-Lay, TruckPro, LaserShip, Capital Region Water, Dauphin County Recycling Center, Ascendance Trucks, CED Dauphin Electric, Capital Presort, Inclinator Company of America, SCP Distributors, B&I Auto Supply, and Central PA Food Bank Central Packing Operations.



AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

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TRADE AERIAL



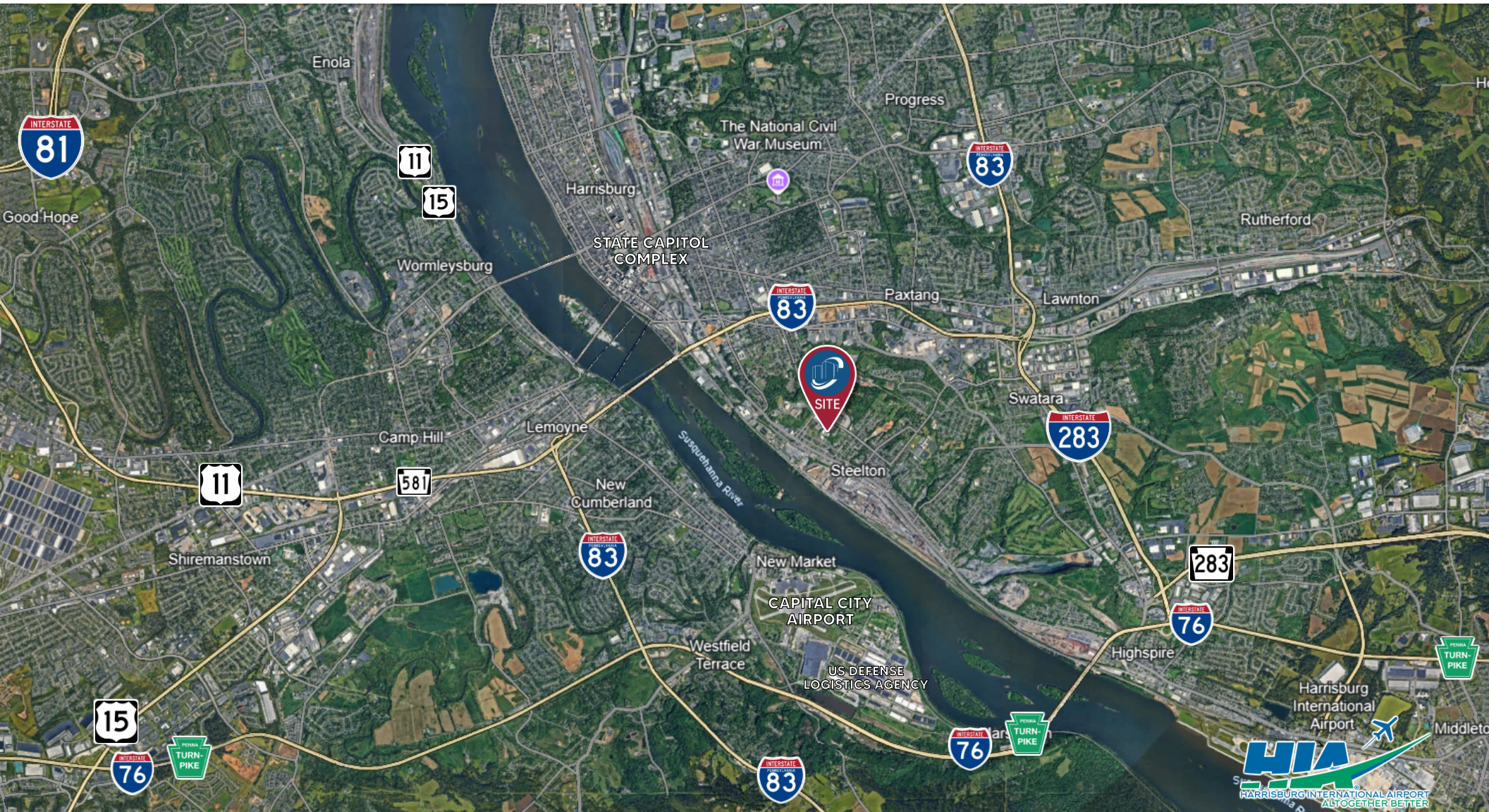
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REGIONAL MAP



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AREA OVERVIEW

DAUPHIN COUNTY : is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



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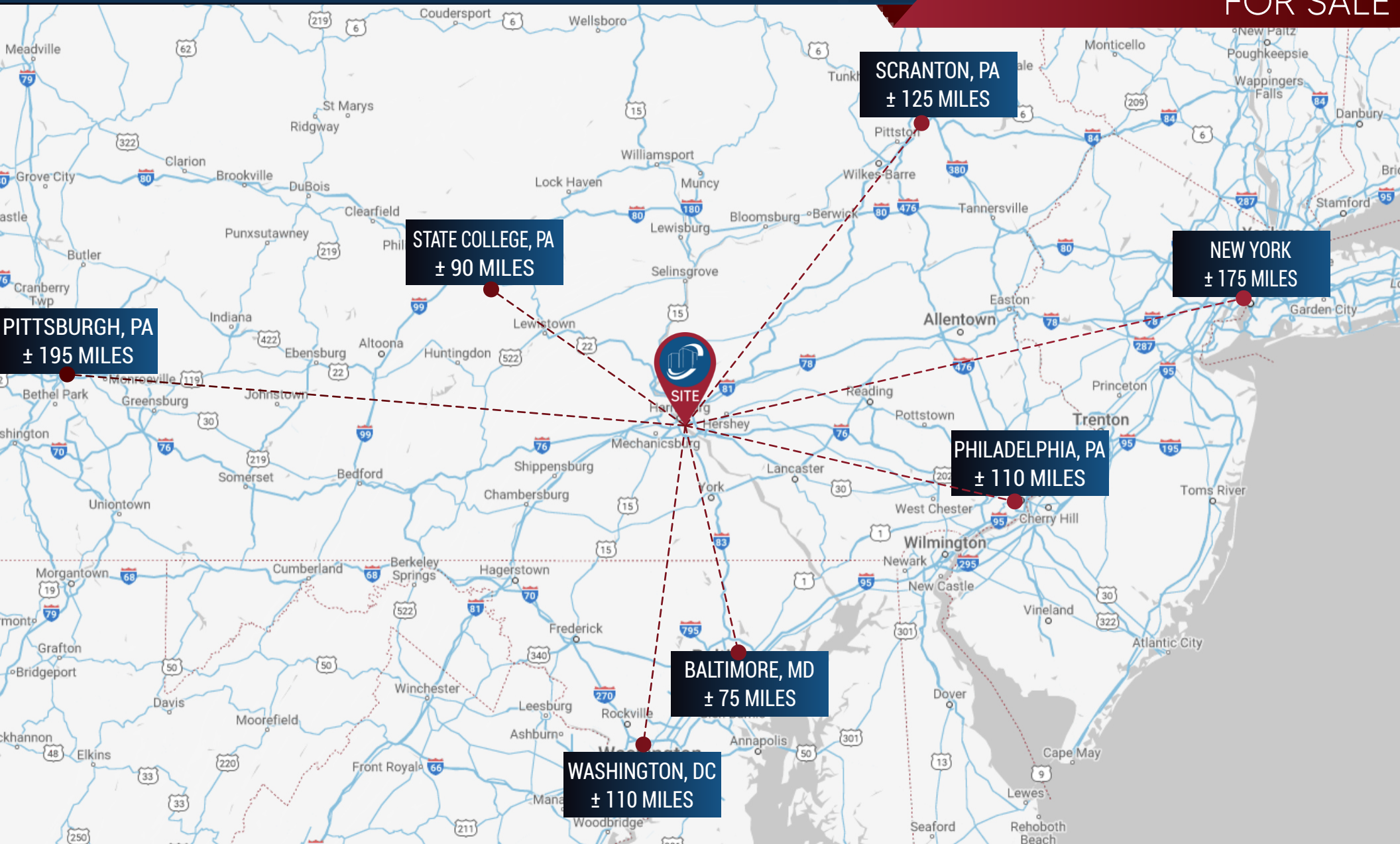
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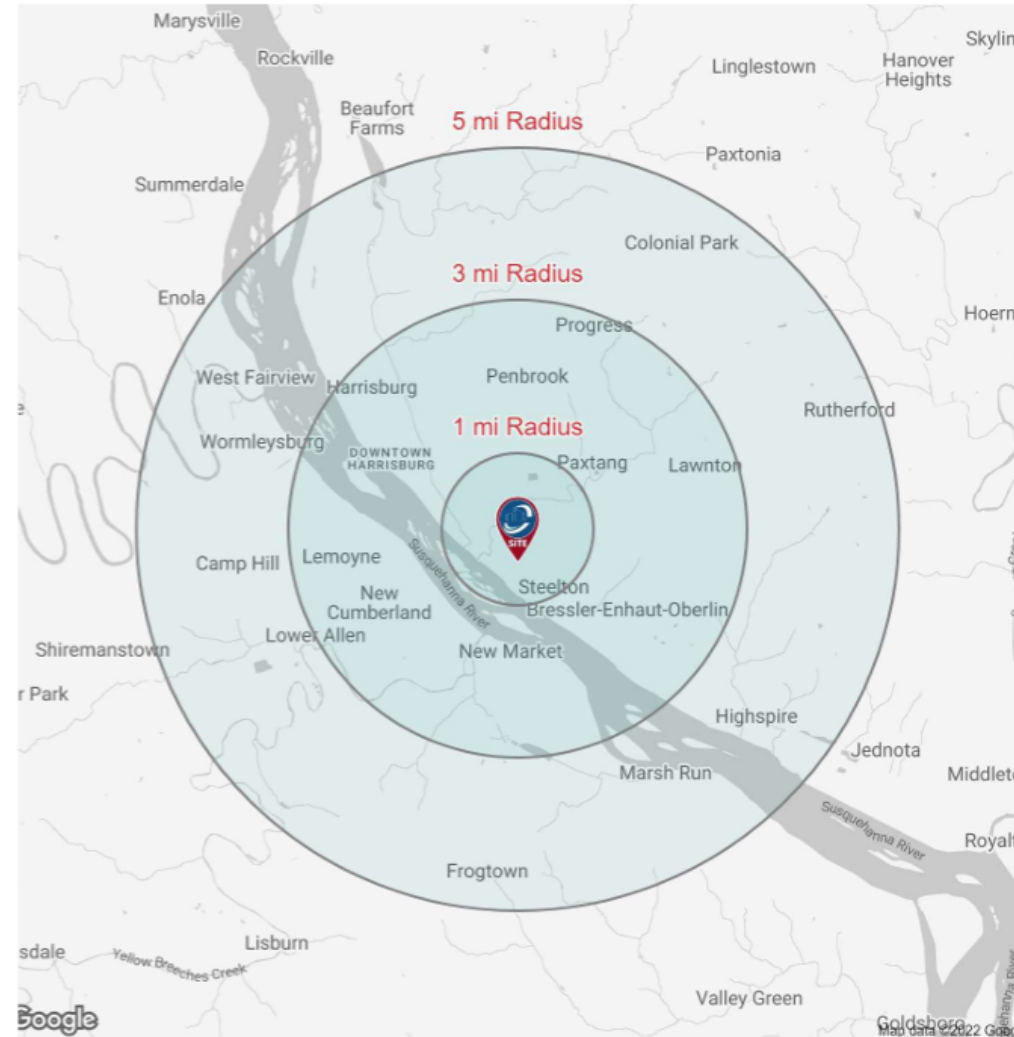


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	82,887	187,066	414,141
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	33,619	76,332	168,746
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$78,407	\$89,438	\$106,431
Average House Value	\$185,287	\$225,057	\$279,800

* Demographic data derived from 2020 ACS - US Census





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



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For More Information Contact:

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