



182 2nd Street  
Highspire, PA 17034  
Dauphin County, Highspire Borough

**Great location on well-traveled 2nd Street in Highspire. This building is set up with an open floorplan and storage areas for a number of retail, personal service business or flex-type uses. Off-street parking is also available. Quick access to 283 and the PA Turnpike.**

<b>Square Feet Available</b>	<b>8,240 SF</b>
<b>Lot Size</b>	<b>0.90 AC</b>
<b>Date Available</b>	<b>Immediately</b>
<b>Price</b>	<b>\$5.50 / SF</b>

## Zoning

**CBD – Central Business District which allows banks, business services, medical clinics, convenience store, daycare, food service, industrial uses (light), massage therapy, offices, personal services, place of worship (special exception), restaurant, retail business, schools and more.**

## Building Information

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<b>SF Available</b>	<b>8,240</b>
<b>Additional information</b>	<b>Three areas in the building:</b> <ul style="list-style-type: none"><li>• 3,917+/- SF showroom/retail area</li><li>• 2,975+/- warehouse/storage area</li><li>• 1,348+/- warehouse area</li></ul>
<b>Total SF in Building</b>	<b>8,240</b>
<b>Construction</b>	<b>Block and brick</b>
<b>Year Constructed</b>	<b>1956</b>
<b>Elevator</b>	<b>None</b>
<b>Number of Floors</b>	<b>One</b>
<b>Sprinklers</b>	<b>None</b>
<b>HVAC</b>	<b>Electric air and heat in the showroom/retail area</b>
<b>Ceiling Type</b>	<b>Retail/showroom: 2' x 4' acoustic tile drop ceiling</b> <b>Warehouse areas: some drop ceiling and exposed</b>
<b>Ceiling Height</b>	<b>• Retail/showroom area: 8'9"</b> <b>• Warehouse areas: 10'+</b>
<b>Floor Type</b>	<b>• Retail/showroom area: various (tile, vinyl, etc.)</b> <b>• Warehouse areas: concrete</b>
<b>Business ID Sign</b>	<b>Yes; on building</b>
<b>Basement</b>	<b>None</b>
<b>Restroom</b>	<b>One in retail/showroom area</b>
<b>Electrical Capacity</b>	<b>• Retail/showroom area: 400 Amp</b> <b>• Warehouse areas: 200 Amp (Single phase)</b>
<b>Roof</b>	<b>Rubber</b>
<b>Walls</b>	<b>• Retail/showroom area: painted drywall</b> <b>• Warehouse areas: block</b>
<b>Lighting</b>	<b>Fluorescent</b>

## Leasing Information

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<b>Price Per SF</b>	<b>\$5.50</b>
<b>Price Notes Leasing</b>	<b>Lease rate is NNN</b> <ul style="list-style-type: none"><li>• \$5.50/SF for showroom/retail area</li><li>• \$3.75/SF for warehouse areas</li></ul>
<b>Monthly</b>	<b>\$3,146.23</b>
<b>Annually</b>	<b>\$37,754.75</b>
<b>Rentable Useable</b>	<b>Rentable</b>
<b>Real Estate Taxes</b>	<b>Paid by Tenant; estimated to be \$0.85/SF</b>
<b>Operating Expenses</b>	<b>Paid by Tenant</b>
<b>Insurance</b>	<b>Paid by Tenant through CAM</b>
<b>Finish Allowance</b>	<b>Negotiable</b>

<b>Lease Term</b>	<b>3+ years</b>
<b>Options</b>	<b>Negotiable</b>
<b>Escalation</b>	<b>3% annual increases on the base rent</b>
<b>Possession</b>	<b>At lease commencement</b>
<b>Building Hours</b>	<b>Unlimited</b>
<b>Security Deposit</b>	<b>Amount equal to first months rent</b>
<b>CAM</b>	<b>Paid by Tenant, estimated to be \$1.50/SF (including taxes and insurance).</b>

## Utilities And Services

(T= By Tenant, L= By Landlord)

<b>Heat</b>	<b>T</b>	<b>Trash Removal</b>	<b>T</b>
<b>Insurance</b>	<b>T</b>	<b>Air Conditioning</b>	<b>T</b>
<b>HVAC Repairs</b>	<b>T</b>	<b>Interior Repairs</b>	<b>T</b>
<b>Water and Sewer</b>	<b>T</b>	<b>Supplies</b>	<b>T</b>
<b>Taxes</b>	<b>T</b>	<b>Electric</b>	<b>T</b>
<b>Janitorial</b>	<b>T</b>	<b>Structural Repairs</b>	<b>L</b>
<b>Parking Lot Maintenance</b>	<b>T</b>	<b>Light Bulbs</b>	<b>T</b>
<b>Plumbing Repairs</b>	<b>T</b>	<b>Roof Repairs</b>	<b>L</b>

## Land Information

<b>Acres</b>	<b>0.90 AC</b>
<b>Land SF</b>	<b>39,204</b>
<b>Fencing</b>	<b>None</b>
<b>Frontage</b>	<b>Approximately 80' along 2nd Street</b>
<b>Parking</b>	<b>Seven off-street spaces (side of building) and on-street parking available</b>
<b>Topography</b>	<b>Level</b>
<b>Historic District</b>	<b>No</b>
<b>Flood Zone</b>	<b>Yes; property is located in the 500-year floodplain</b>
<b>Tax Parcel Number</b>	<b>30-009-24</b>

## Industrial Information

<b>Warehouse Size</b>	<b>Two warehouse areas:</b> <ul style="list-style-type: none"> <li>• 2,975+/- warehouse/storage</li> <li>• 1,348+/- warehouse area</li> </ul>
<b>Drive-in Doors</b>	<b>Yes; two total (10x12 and 8x10)</b>

## Utilities

<b>Water</b>	<b>Public</b>
<b>Sewer</b>	<b>Public</b>
<b>Gas</b>	<b>None</b>















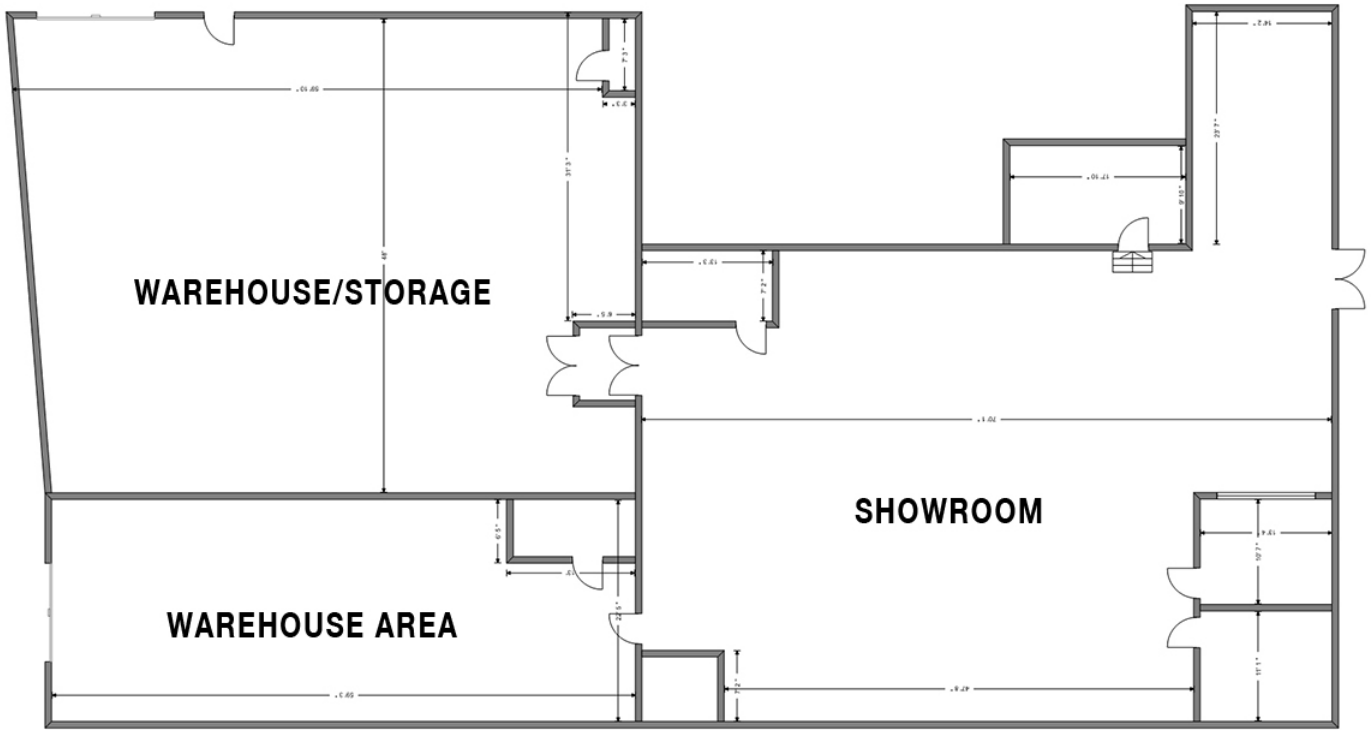












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