



FLEX OFFICE SPACE AVAILABLE

301 FULLING MILL RD | MIDDLETOWN, PA 17057



WWW.LANDMARKCR.COM

(717) 731.1990





OFFERING SUMMARY

Available SF	17,842 SF
Lease Rate	Subject to Guidance
OPEX	\$2.95 /SF (2026 est)
Building Size	70,703 SF
Lot Size	6.66 Acres
Building Type	Flex Office
Submarket	Harrisburg East
Municipality	Lower Swatara Twp
Zoning	Industrial Park
County	Dauphin

PROPERTY HIGHLIGHTS

- Class A flex office space available for lease along popular Fulling Mill Rd in Middletown, PA
- The highly visible property is centrally located between Oberlin Rd (PA-441) & N Union St
- The well-maintained space offers:
 - Turn-key suite with high end finishes
 - Great balance of office space and warehouse/storage space
 - Four (4) dock doors
 - Industrial Park zoning allows for expansive office, flex & industrial permitted uses
- Neighbors include ALS Labs and LeGrand Home Systems
- Located just off **283** with access to:



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SPACE DETAILS

Property Address	301 Fulling Mill Rd Middletown, PA 17057
Available Space	17,842 SF
Dock Doors	4
Property Size	42,700 SF
Lot Size	6.66 Acres
Property Type	Flex
Property Class	A
Tenancy	Multi
Ceiling Height	18' - 20'
Year Built/Renovated	1999/2021
Parking	195
Parking Ratio	2.6/1,000 SF
Construction	Masonry
Lighting	Fluorescent
Power	3-Phase
Water/Sewer	Public
Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Swatara Twp
Zoning	Industrial Park
Access	Oberlin Rd & N Union St
APN	36-011-051
Taxes	\$122,503.05 (2025)

PROPERTY HIGHLIGHTS

Rare turn-key class-A flex space with excellent ratio of office & warehouse space is available for lease along Fulling Mill Road in Middletown. Industrial (IP) zoning, heavy power, ample loading docks and generous parking. Class A opportunity for a variety of users including: assembly, manufacturing, R&D, air freight, and general office/warehouse.

Located on Fulling Mill Road, across from FedEx and Phoenix Contact between Oberlin Rd (PA-441) & N Union Rd. Excellent proximity to Route 283, Harrisburg International Airport (HIA), and the PA Turnpike.

The high quality property is professionally managed and maintained property. Flexible configuration that can be constructed to suit any office or flex warehouse needs. Neighboring tenants include ALS Labs & LeGrand Home Systems.

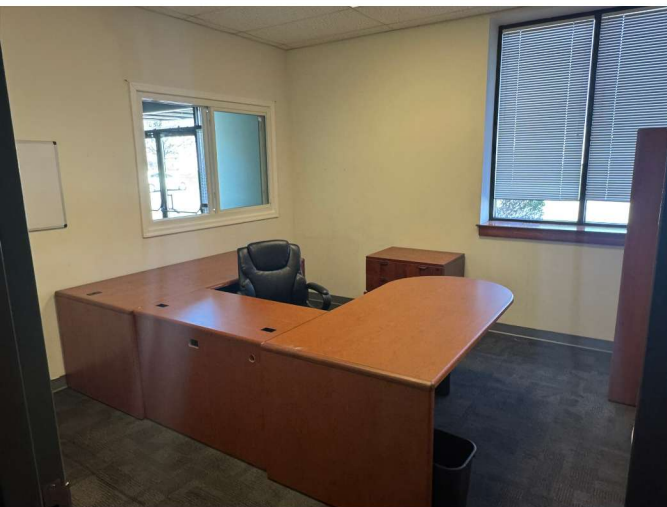
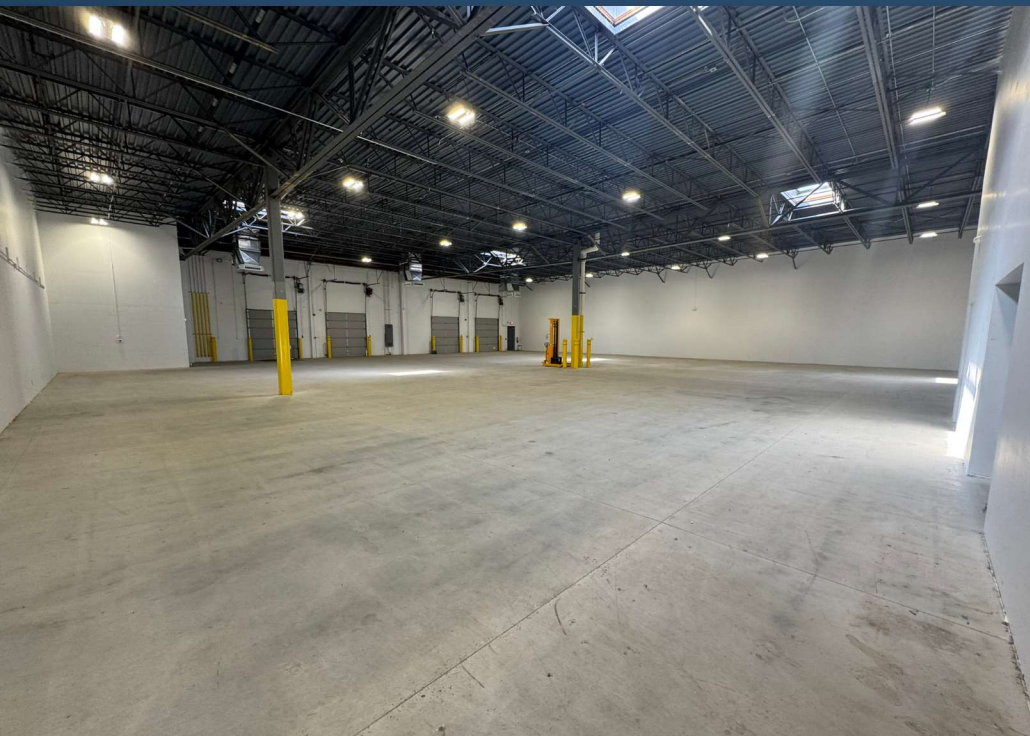
AVAILABLE SPACE

LEASE INFORMATION			
Suite	Available SF	Lease Rate	OPEX
200	17,842 SF	Subject to Guidance	\$2.95/SF (2026 est)



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

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

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

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



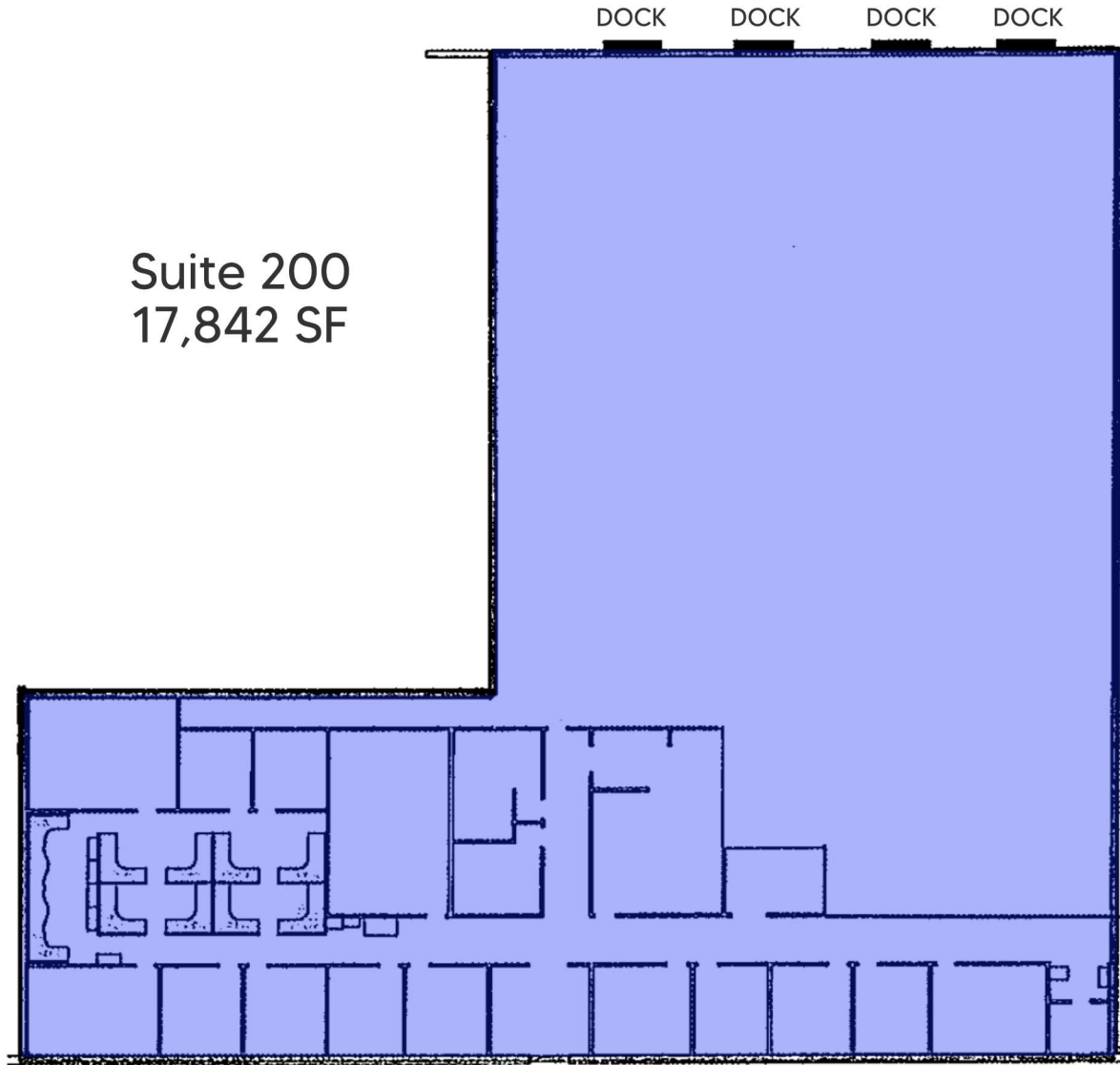
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FLOORPLAN



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AERIAL



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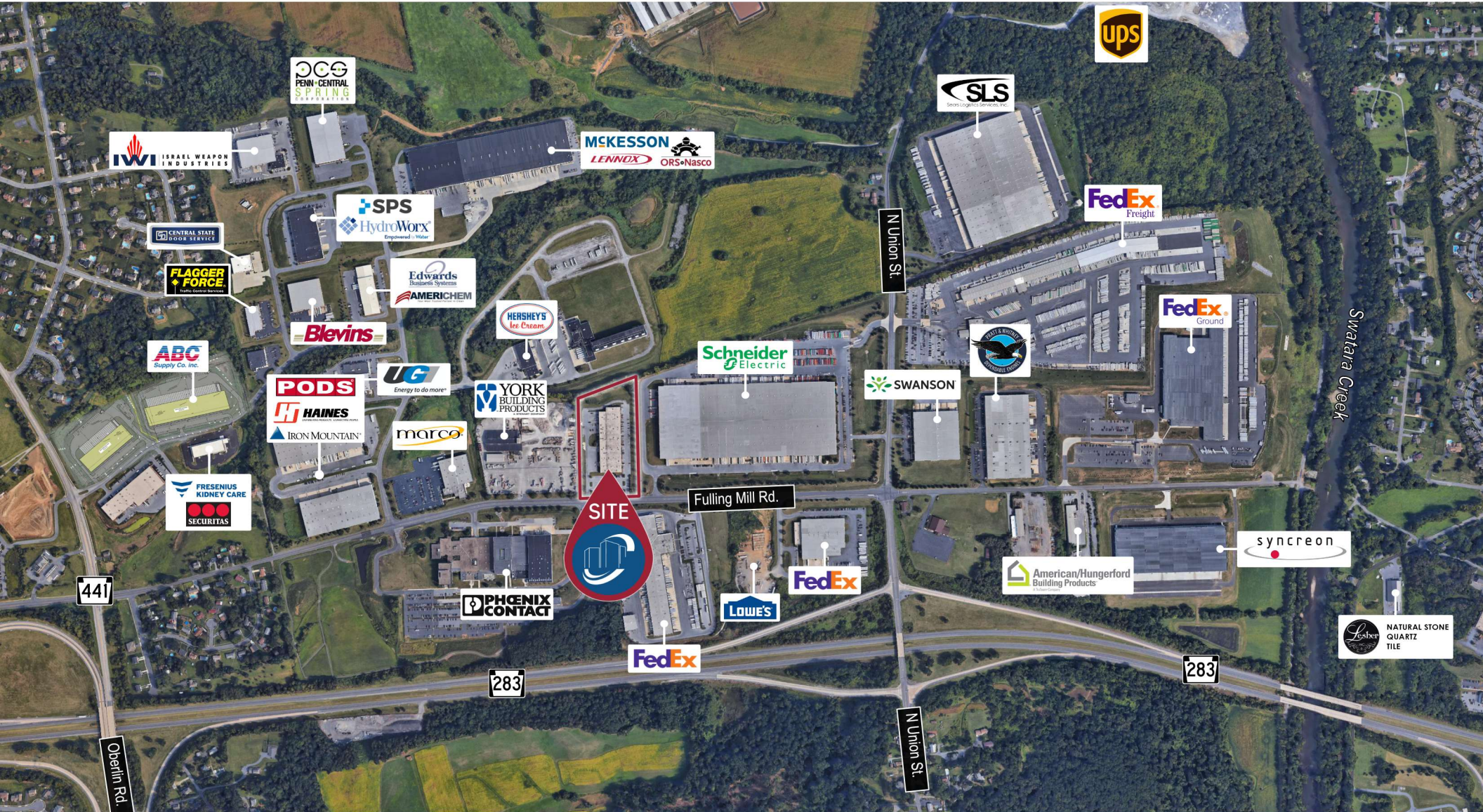
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TRADE AERIAL



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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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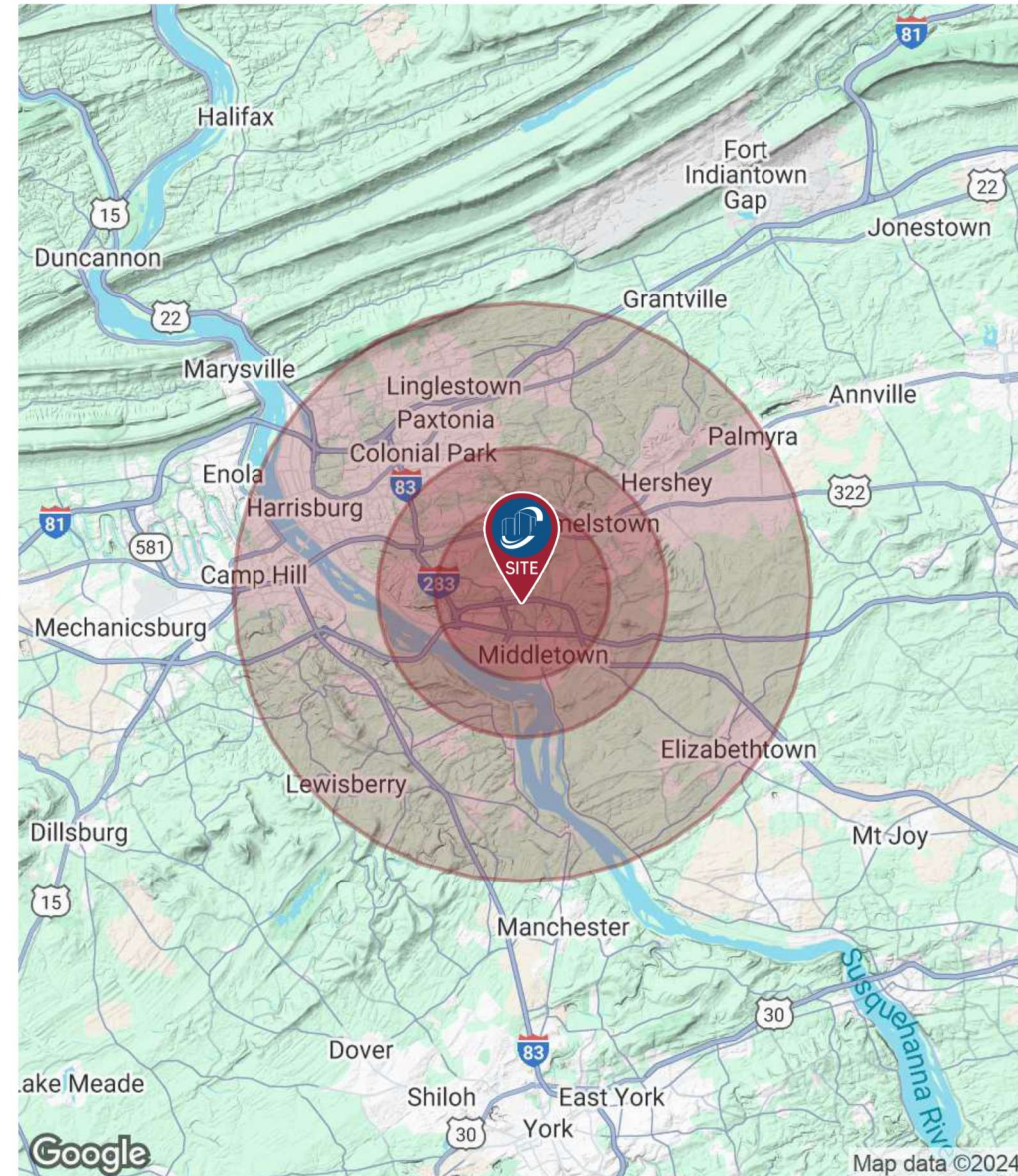
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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	42,644	101,464	332,326
Average age	40	41	41
Average age (Male)	39	39	40
Average age (Female)	42	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	17,104	40,400	135,422
# of persons per HH	2.5	2.5	2.5
Average HH income	\$102,362	\$100,096	\$99,020
Average house value	\$239,677	\$268,301	\$263,691





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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 of 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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E: MCURRAN@LANDMARKCR.COM

C: 717.805.9277

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E: JGRACE@LANDMARKCR.COM

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425 N 21st STREET, SUITE 302

CAMP HILL, PA 17011

P: 717.731.1990

F: 717.731.8765

