

OFFICE BUILDING/TRUCK REPAIR FACILITY
FOR SALE

1514 COMMERCE AVENUE
CARLISLE, PA 17015



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3 Jennifer Court
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1514 COMMERCE AVENUE

PROPERTY DETAILS

FOR SALE
\$4,700,000

PROPERTY HIGHLIGHTS

- 5,700 SF of office space with on-site employee parking
- 4,100 SF of truck repair with 20' ceiling and three (3) 14' overhead doors, storage, two (2) man-doors, and repair office
- 25 on-site tractor and trailer parking spaces in a fenced yard
- Three (3) offices leased on the 2nd floor with elevator access
- Industrial/retail space leased in the rear of the building with access to lean-to (not included in the 23,800 SF building area)

PROPERTY DESCRIPTION

23,780 SF mixed-use building on 4.57 acres zoned Industrial Transport for sale. The first floor features 5,700 SF of office space and a 4,100 SF repair garage with 20' ceilings, storage office, and three (3) 14' garage doors, and parking for 25 tractor trailers. Three (3) leased offices located on the second floor with elevator access and a leased area in the back of the building with 5,000 SF storage, mezzanine, office, and lean-to for outside storage. Located less than a mile from north and southbound ramps for Exit 44 of Interstate 81.

PROPERTY SUMMARY

Address	1514 Commerce Avenue Carlisle, PA 17015
Municipality	South Middleton Township
County	Cumberland County
Tax Parcel #	40-09-0527-028
Building Size	23,780 SF
Year Built	1984



OFFERING SUMMARY

Sale Price	\$4,700,000
Lot Size	4.57 acres
Building Size	23,780 SF

BUILDING INFORMATION

Construction	Steel & masonry
# of Floors	Two (2)
Restrooms	Various
HVAC	Yes
Electrical Capacity	3 Phase
Roof	Flat
Ceilings	Varies up to 20'
Walls	Drywall and-or block
Floor Type	Tile
Basement	No
Number of Elevators	One (1)
Business ID Sign	Yes

UTILITIES & ZONING

Gas	UGI
Water & Sewer	Public
Zoning	I-3 Industrial Transportation

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ADDITIONAL PHOTOS

FOR SALE

\$4,700,000



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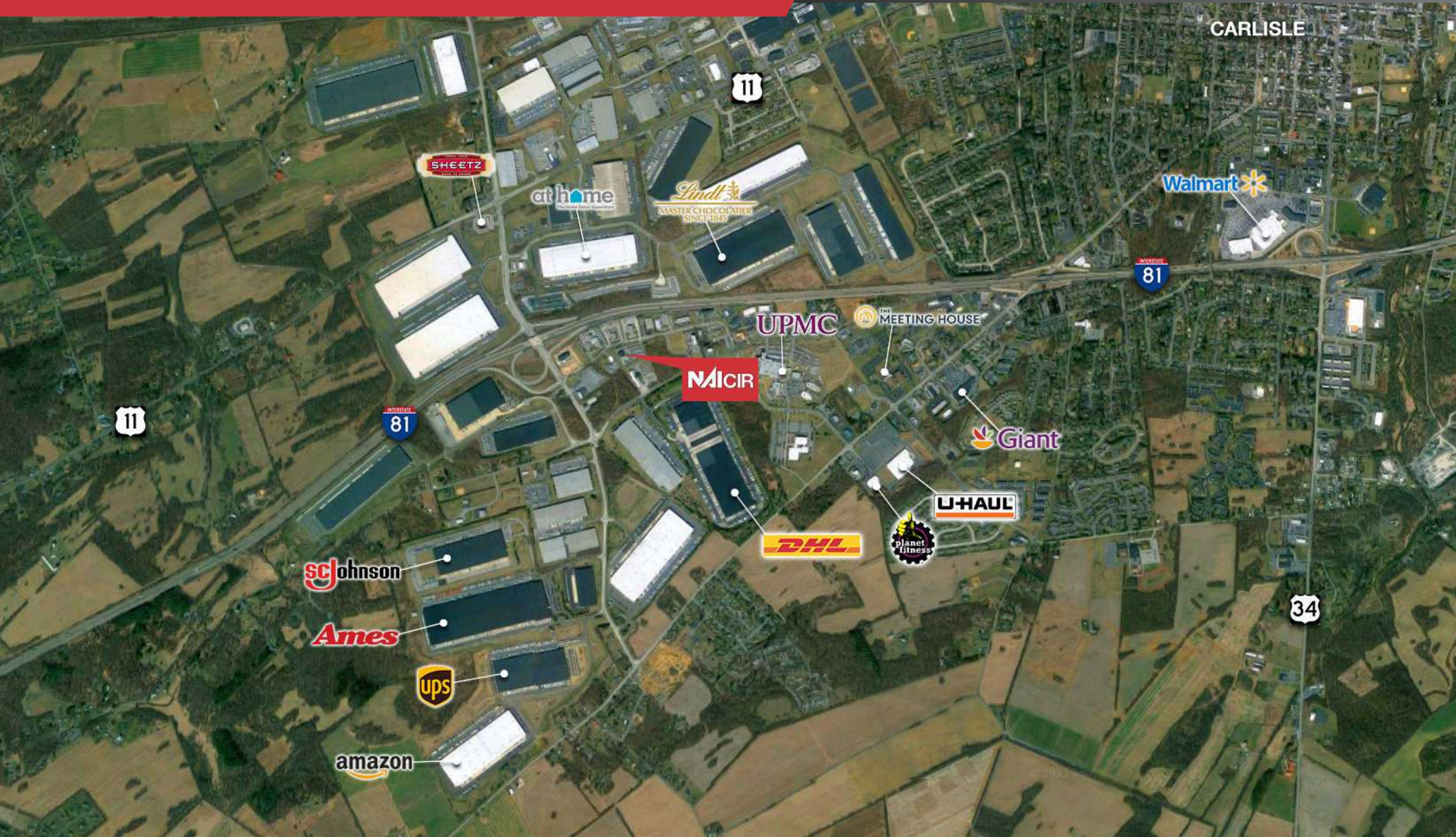
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1514 COMMERCE AVENUE

RETAIL MAP

FOR SALE
\$4,700,000



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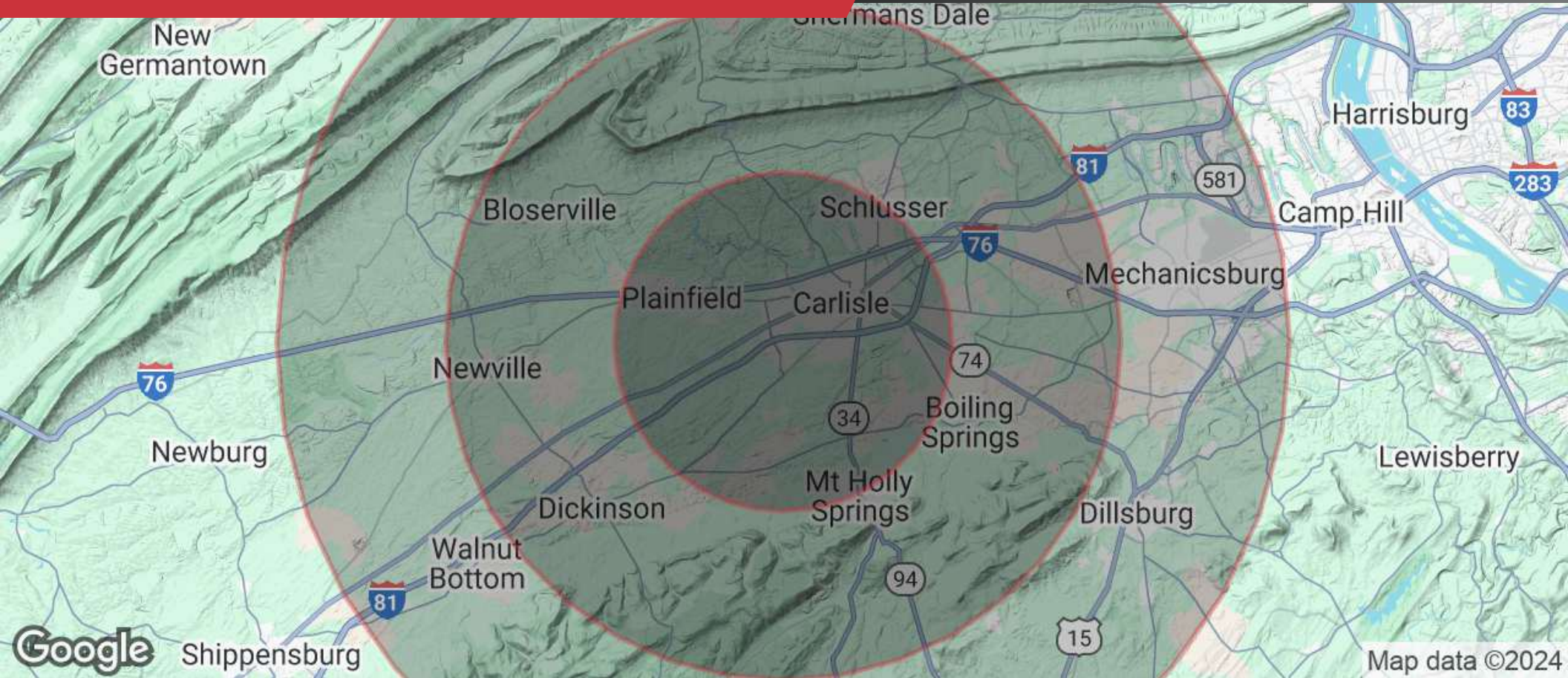
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DEMOGRAPHICS

FOR SALE

\$4,700,000



POPULATION

5 MILES	10 MILES	15 MILES
48,389	92,174	195,932



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
19,428	36,764	75,657



INCOME

5 MILES	10 MILES	15 MILES
\$101,109	\$102,659	\$111,288

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