



5095 Ritter Road
Mechanicsburg, PA 17055
Cumberland County, Upper Allen Township

Two suites are available for lease at 5059 Ritter Road in Mechanicsburg. Suite 101 offers a professional office layout with multiple private offices and an open area ideal for cubicles or call-center operations. Suite 106 features a front office area paired with flex/warehouse space in the rear (including high ceilings and two dock doors), providing an excellent blend of workspace and storage or light-industrial functionality. Both suites offer adaptable layouts in a well-located, well-maintained business setting.

Square Feet Available	20,450 SF
Lot Size	9.47 AC
Date Available	Immediately
Price	\$9.50 / SF

Zoning

Professional Office (PO) zone which permits business and office equipment sales and service, business services, manufacturing (see code for entire list), medical labs and clinics, warehousing and storage, not greater than 25,000 square feet of gross floor area and more.

Building Information

SF Available	20,450
Min Contiguous SF	8,350
Max Contiguous SF	12,100
Additional information	Two suites available: • Suite 101 (12,100 SF) Office suite with private offices and large open area. • Suite 106 (8,350 SF) Office/flex space which could be configured multiple ways.
Total SF in Building	79,193
Construction	Brick
Year Constructed	1997
Renovation Year	2020
Elevator	None
Number of Floors	One
Sprinklers	Yes; wet system
HVAC	Gas heat and electric A/C
Ceiling Type	Suite 101: 2x2 acoustic tiles Suite 106: 2x4 2nd look acoustic tiles in the office areas and exposed in the warehouse area
Ceiling Height	Suite 101: 9'10" Suite 106: 9'10" in office areas and 12' to HVAC equipment in the warehouse area (15'9" to the deck)
Floor Type	Suite 101: tile and carpet Suite 106: concrete - ready for your selected flooring
Business ID Sign	Monument and suite signage available
Basement	None
Restroom	Two per suite (one men's and one women's)
Electrical Capacity	800 Amp 250 volts
Roof	Flat rubber
Walls	Suite 101: painted drywall Suite 106: painted drywall
Lighting	Suite 101: fluorescent Suite 106: LED

Leasing Information

Price Per SF	\$9.50
Price Notes Leasing	Suite 101: \$10.25/SF Suite 106: \$9.50/SF
Monthly	Suite 101: \$10,335.42 Suite 106: \$6,610.42
Annually	Suite 101: \$124,025.00 Suite 106: \$79,325.00
Rentable Useable	Rentable
Real Estate Taxes	Included in the CAM
Operating Expenses	Included in the CAM
Insurance	Included in the CAM

Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable
Escalation	3% annual increases on the base rent
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months' rent
CAM	CAM + Tax + Insurance = \$5.45/SF

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	T	Trash Removal	T
Insurance	T	Air Conditioning	T
HVAC Repairs	T	Interior Repairs	T
Water and Sewer	T	Taxes	T
Electric	T	Janitorial	T
Structural Repairs	L	Parking Lot Maintenance	T
Plumbing Repairs	T	Roof Repairs	L

Land Information

Acres	9.47 AC
Land SF	412,513
Fencing	None
Parking	Over 510 lined spaces, in-common
Topography	Generally level
Historic District	No
Flood Zone	No
Tax Parcel Number	42-10-0256-032

Industrial Information

Warehouse Size	Suite 106: 5,295+/- SF
Office Size	Suite 106: 3,055+/- SF
Dock Doors	Suite 106: two dock doors (8'x8')

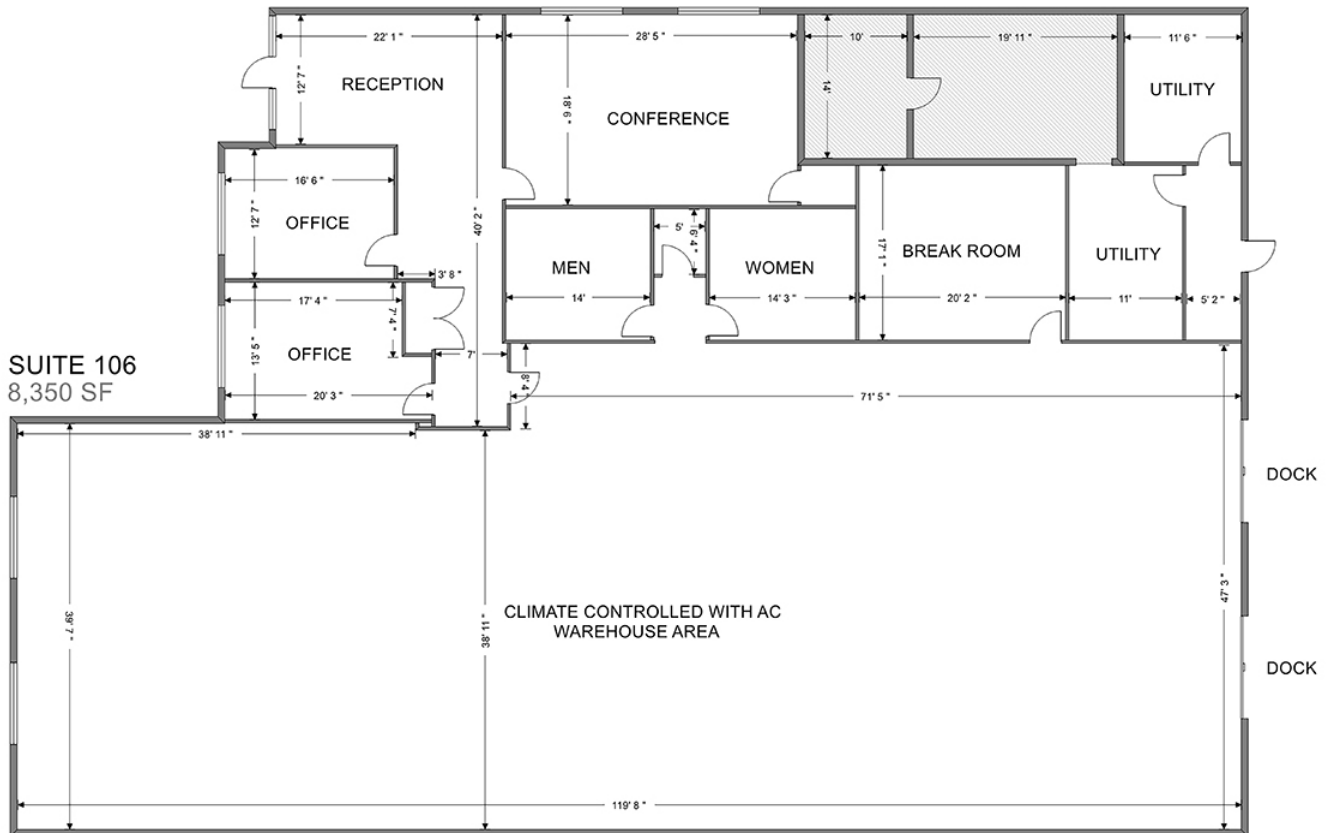
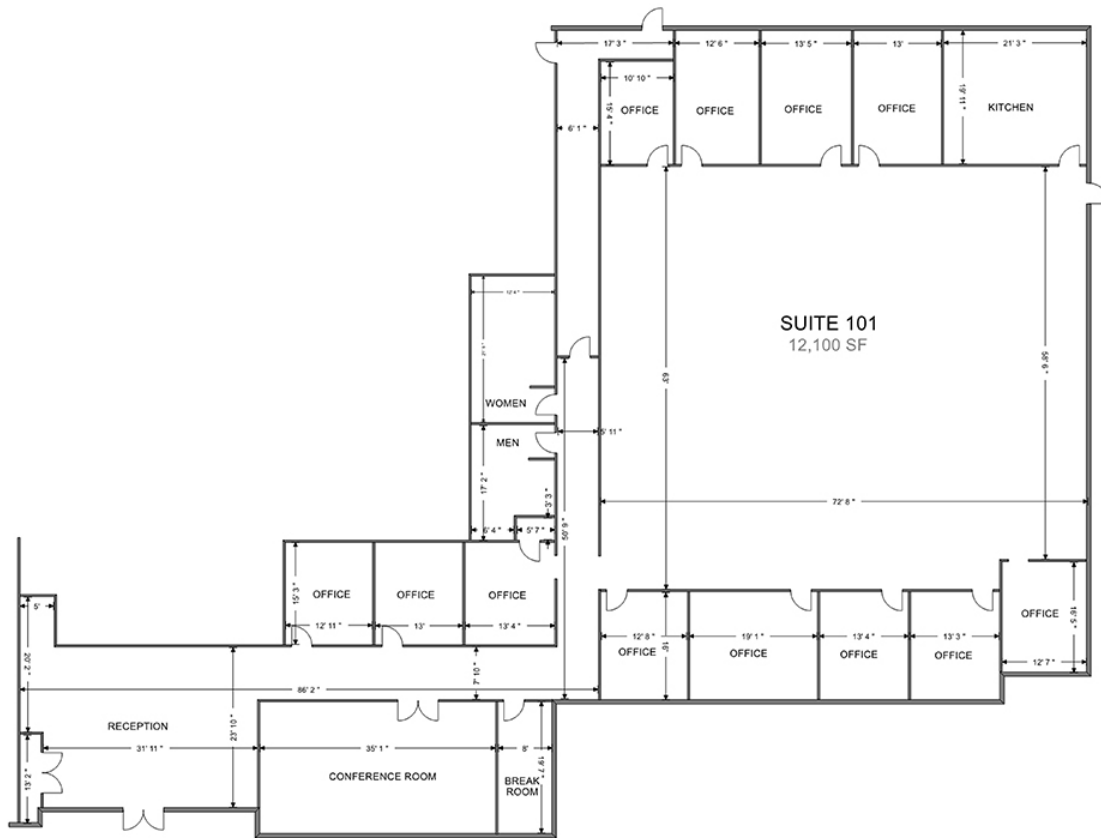
Utilities

Water	Public
Sewer	Public
Gas	Yes









Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.