

# INDUSTRIAL PROPERTY FOR LEASE

**337 N FAIRVILLE AVE |**  
**HARRISBURG, PA 17112**

## **Presented By:**

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# PROPERTY OVERVIEW

337 N Fairville Ave | Harrisburg, PA 17112



## PROPERTY DESCRIPTION

Industrial/warehouse with overhead doors just off I-81. Additional yard area for parking or possibly storage. Lighted signage visible from I-81.

## LOCATION DESCRIPTION

Located off I-81 at Rt 39. Close to truck stops and commercial development.

## PROPERTY HIGHLIGHTS

- Versatile industrial building
- Conveniently located off I-81
- Overhead garage doors
- Excess land for parking
- Illuminated signage w I-81 visibility

## OFFERING SUMMARY

Lease Rate:	\$8.95 SF/yr (NNN)
Insurance:	\$4,966.00
Taxes:	\$14,010.07
Available SF:	16,000 SF
Lot Size:	3 Acres
Building Size:	16,000 SF
Zoning:	Interchange
APN:	68-024-163
Municipality:	West Hanover Twp
County:	Dauphin



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# PROPERTY DETAILS

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Lease Rate

**\$8.95 SF/YR**

## LOCATION INFORMATION

Street Address	337 N Fairville Ave
City, State, Zip	Harrisburg, PA 17112
County	Dauphin
Township	West Hanover

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	Interchange
Lot Size	3 Acres
APN #	68-024-163
Lot Frontage	250 ft
Building Size	16,000 SF

## PARKING & TRANSPORTATION

Parking Type	Surface
Rail Access	No

## BUILDING INFORMATION

Current Occupancy %	0.0%
Ceiling Height	16' to the eaves 22' to the ridge
Office Space	5,050 SF
Number of Floors	1
Year Built	1975
Year Last Renovated	1995
Roof	Metal, sealed and coated in 2020
Walls	Block and wood
Ceilings	Exposed and acoustic tile
Floor Coverings	Concrete
Exterior Walls	Block
Office Buildout	Service counter and multiple offices Production area

## UTILITIES & AMENITIES

Handicap Access	Yes
HVAC	Gas heat, electric AC
Restrooms	2
Gas / Propane	Yes, natural
Electric	220V + 3 phase
Water	Well
Sewer	On site drainfield



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# EXTERIOR PHOTOS

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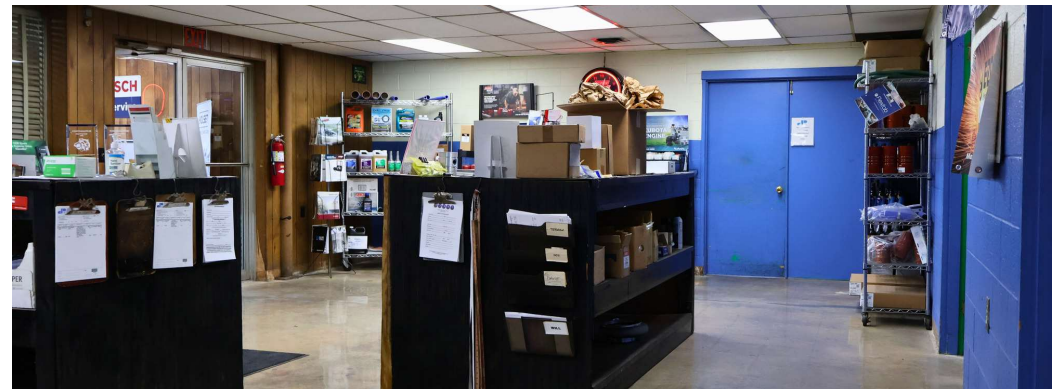
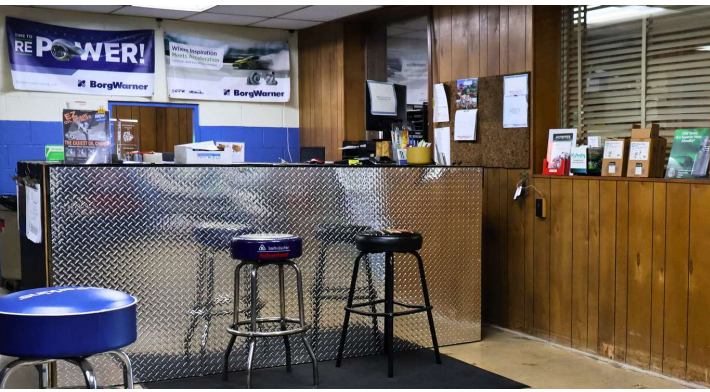
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# OFFICE PHOTOS

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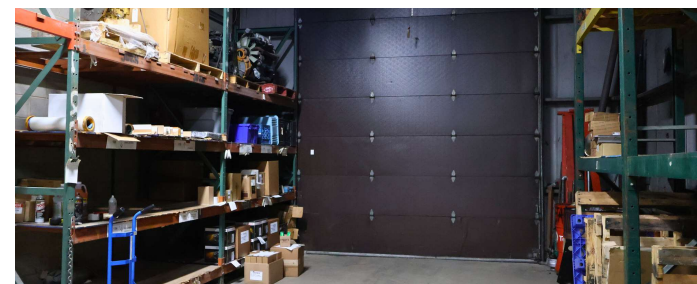
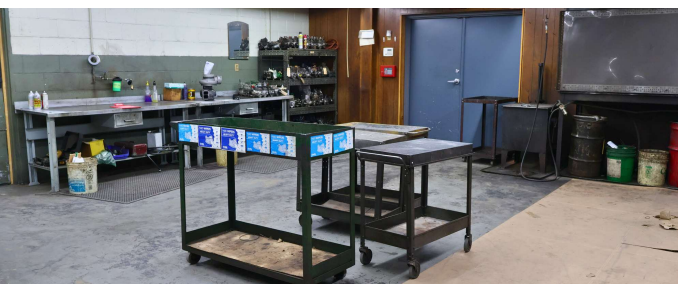
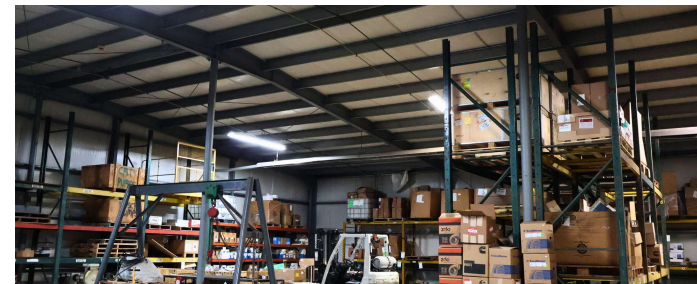
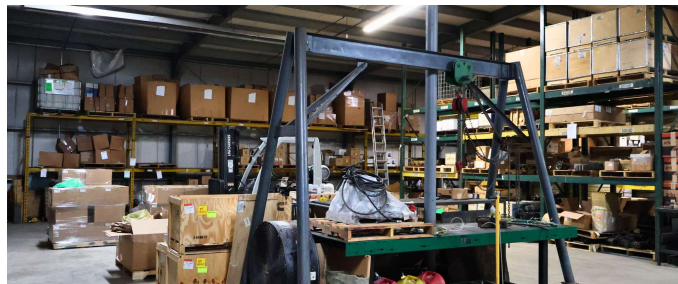
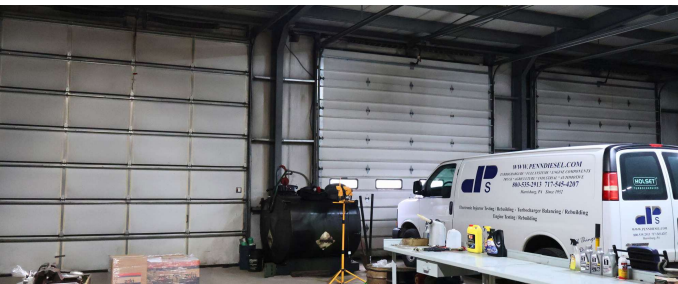
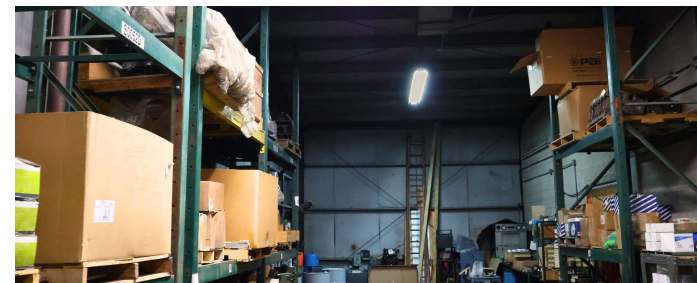
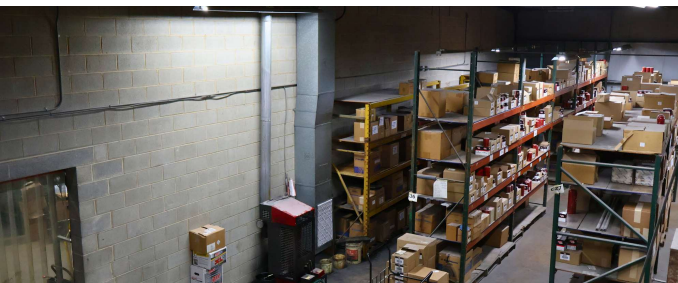
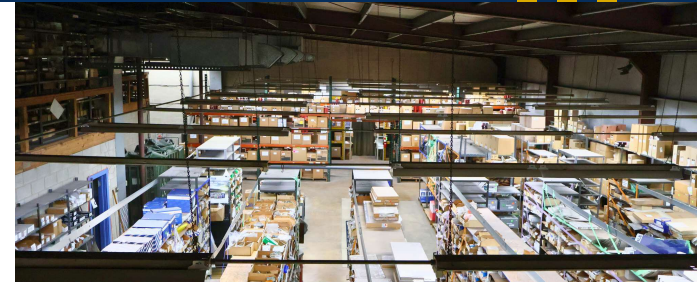
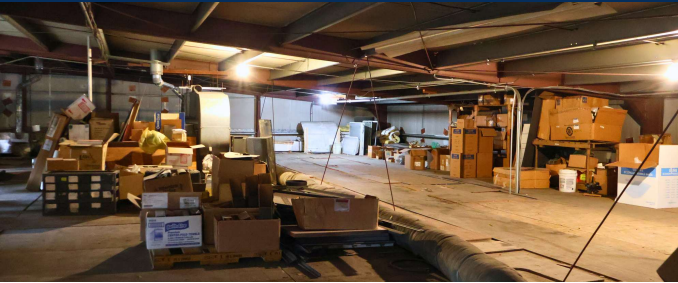
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# WAREHOUSE PHOTOS

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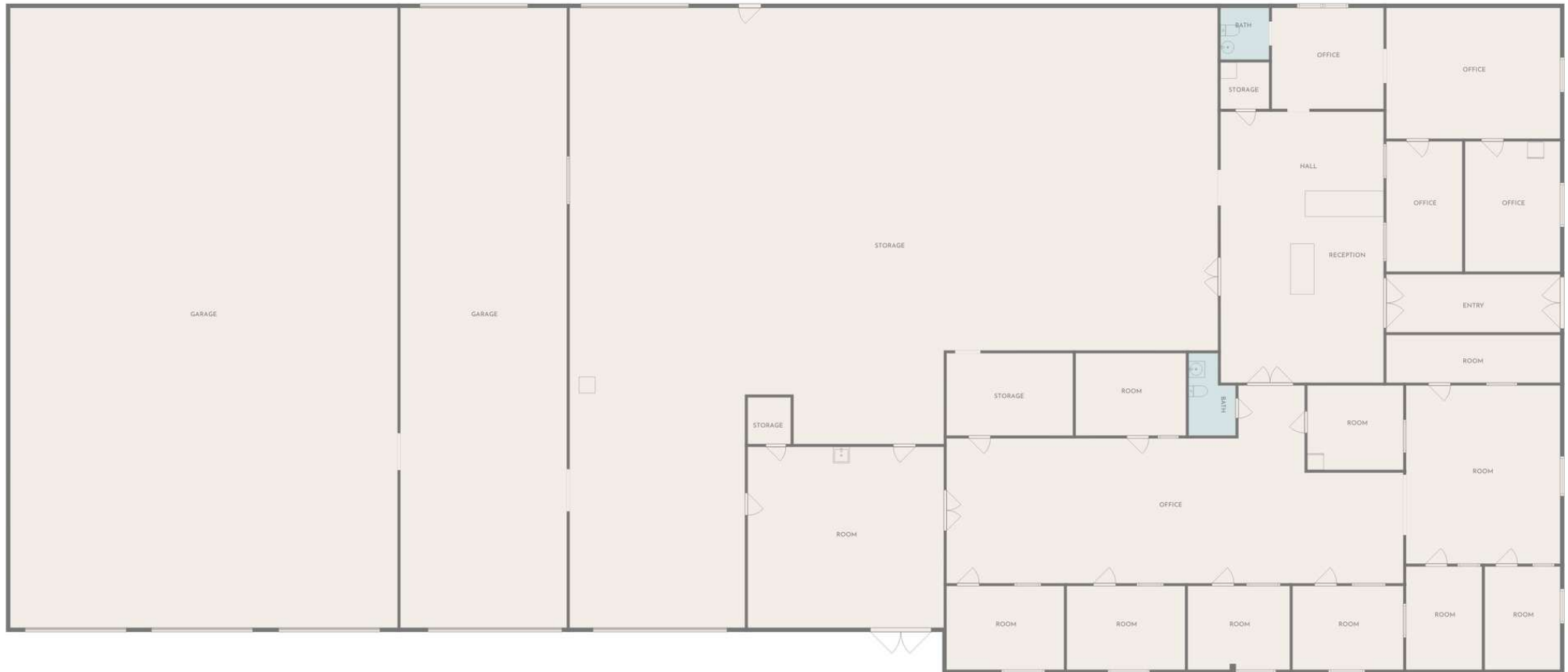
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# FLOOR PLAN

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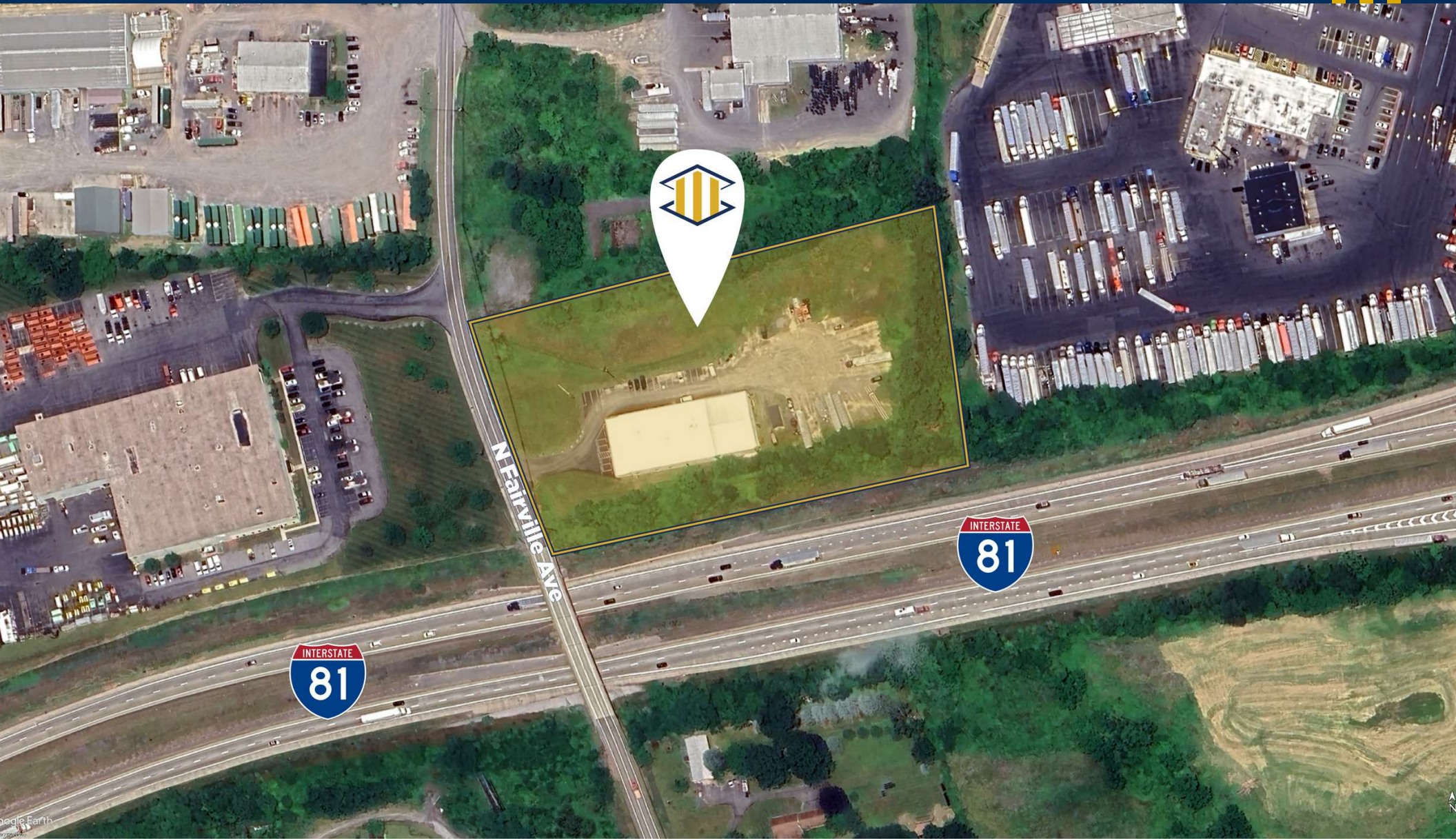
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# PARCEL

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**CAPSTONE**  
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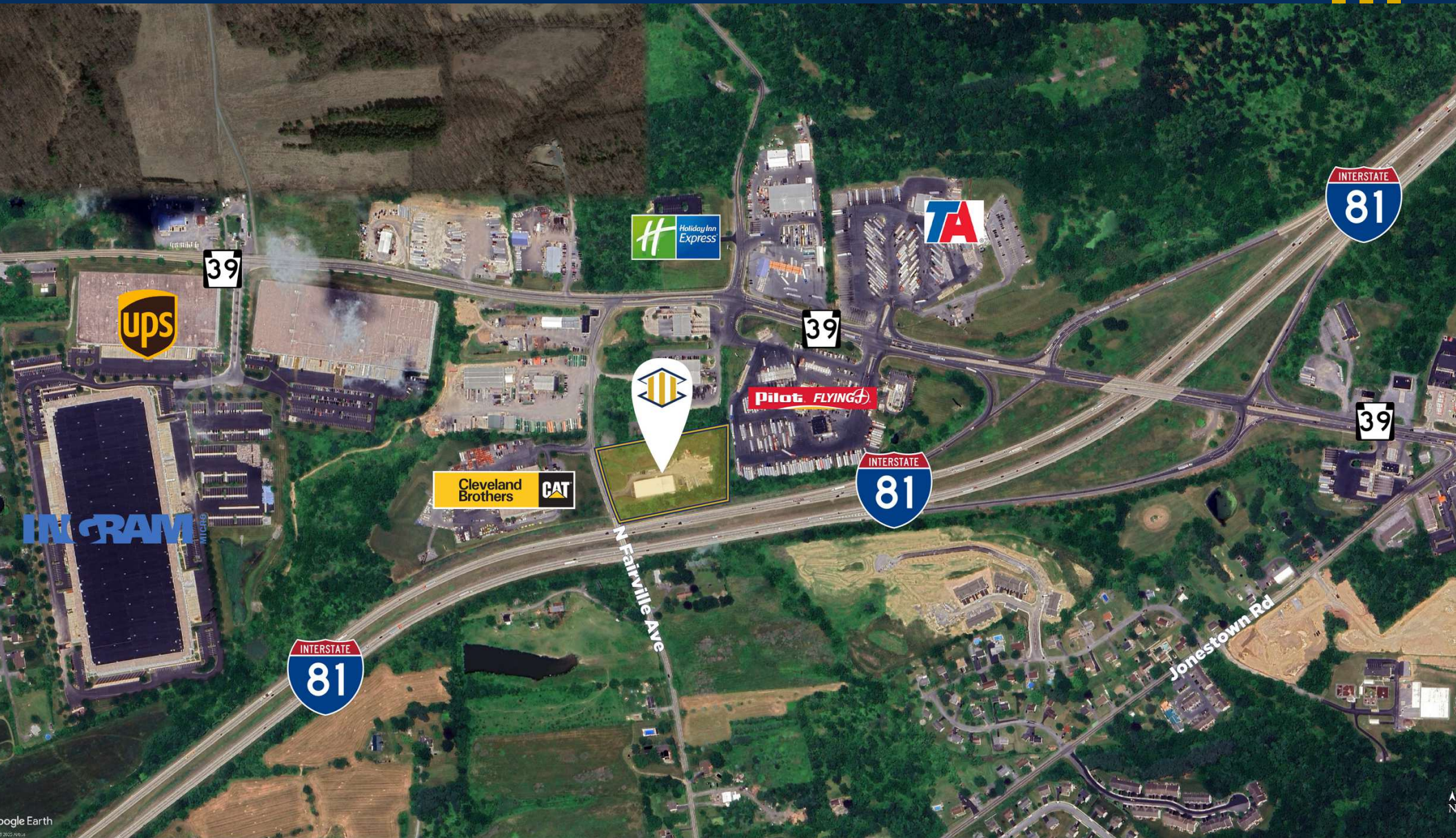
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# AREA OVERVIEW

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Google Earth  
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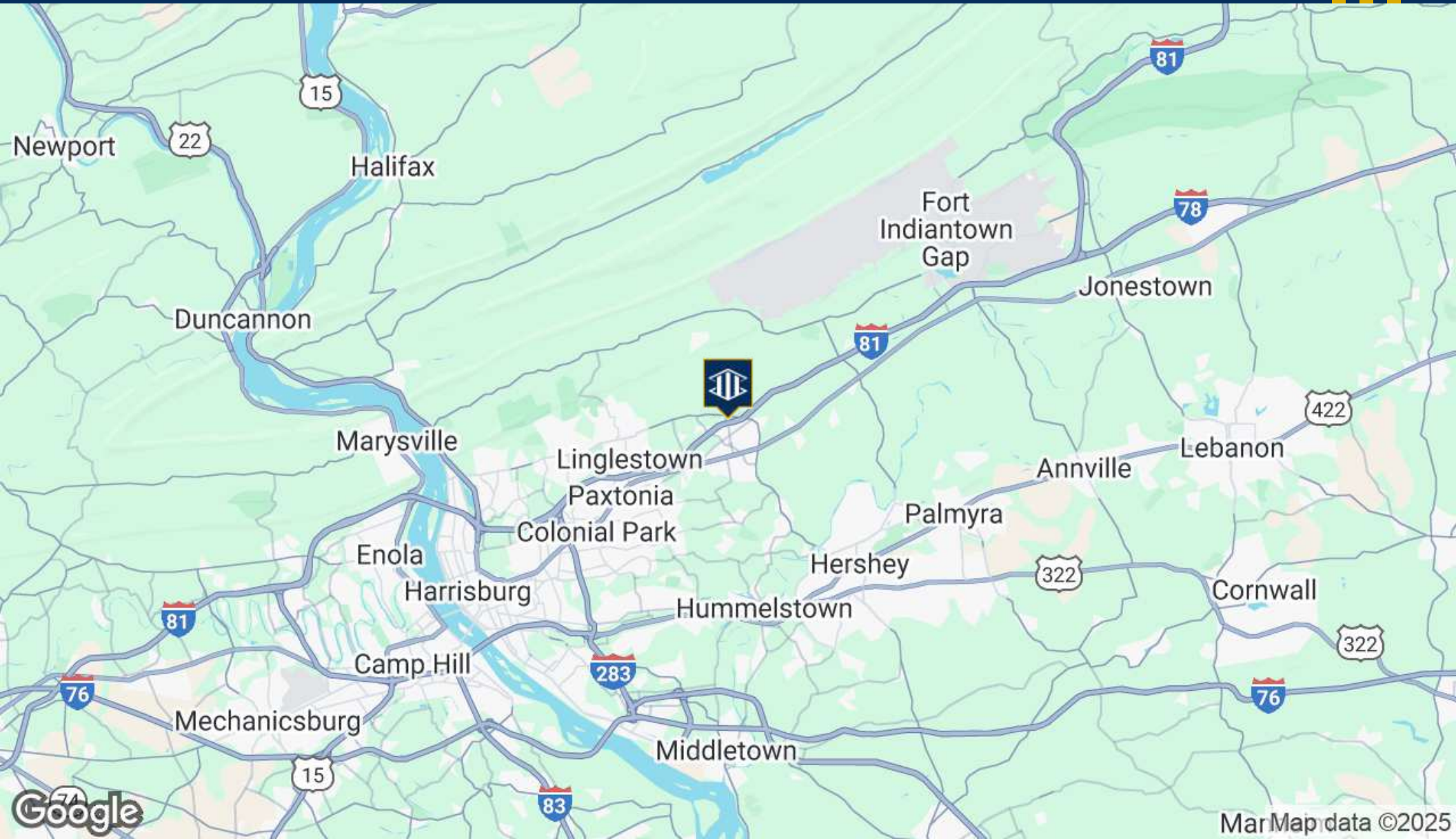
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# GREATER AREA

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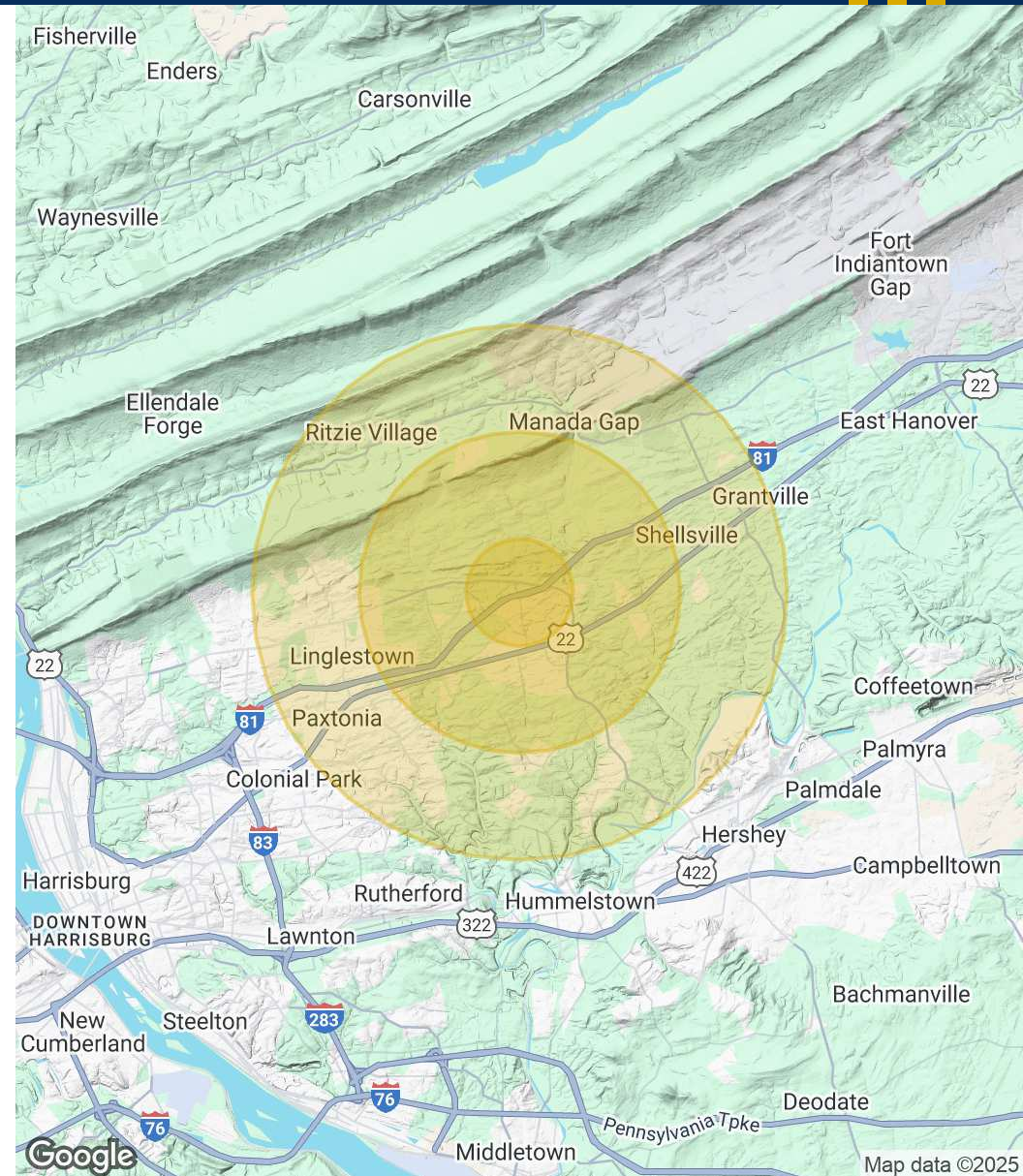
# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,047	15,707	52,607
Average Age	41	44	43
Average Age (Male)	41	43	42
Average Age (Female)	42	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	821	6,252	20,668
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$131,546	\$124,792	\$122,247
Average House Value	\$316,723	\$325,976	\$340,229

Demographics data derived from AlphaMap



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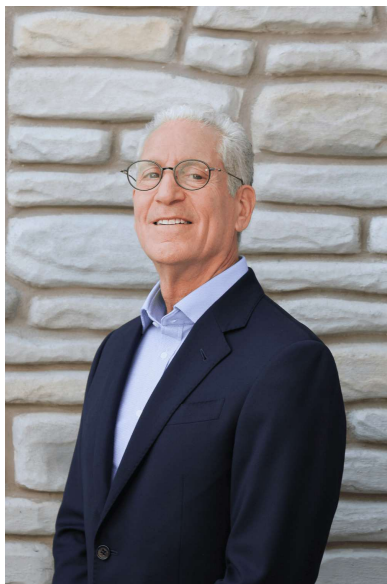
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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client.

Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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# LEGAL

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