

Commercial Property For Sale or Lease

2900 SYCAMORE STREET | HARRISBURG, PA 17111

Presented By:
Ida McMurray, CCIM, SIOR
PRINCIPAL & SENIOR ADVISOR
imcmurray@capstonecre.com
O: 717.820.1127 X701
C: 717.443.5500



PROPERTY OVERVIEW

2900 Sycamore Street | Harrisburg, PA 17111



PROPERTY DESCRIPTION

Don't miss this opportunity to purchase or lease this +/- 13,939 SF commercial building located just off of Paxton Street in Harrisburg, PA. This property has (2) 14' drive-in doors, +/- 7,213 SF office and +/- 6,726 SF of warehouse space. Office includes 12 private offices, 2 conference rooms, open space for cubicles and a full kitchen.

PROPERTY HIGHLIGHTS

- +/- 13, 939 SF Commercial building
- +/- 6, 726 SF of warehouse with +/- 7, 213 of office
- (2) 14'x14' drive-in doors
- Zoned Manufacturing Limited
- Freshly repainted exterior

OFFERING SUMMARY

Sale Price:	\$815,000
Lease Rate:	\$9.50 SF/yr (NNN)
CAM:	\$1.18/SF
Available SF:	13,939 SF
Lot Size:	0.38 Acres
APN:	63-026-029
Zoning:	Manufacturing Limited
Municipality:	Swatara Twp
County:	Dauphin



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PROPERTY DETAILS

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Sale Price	\$815,000
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Lease Rate	\$9.50 SF/YR
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LOCATION INFORMATION

Street Address	2900 Sycamore Street
City, State, Zip	Harrisburg, PA 17111
County	Dauphin
Township	Swatara

BUILDING INFORMATION

Building Size	13,939 SF
Year Built	1940
Roof	Rubber
Walls	Block, drywall
Ceilings	Exposed, drop ceiling
Floor Coverings	Concrete, carpet and vinyl in offices
Office Buildout	12 private offices, 2 conference rooms, open areas for cubicles, kitchen with range and dishwasher

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	Manufacturing Limited
Lot Size	0.38 Acres
APN #	63-026-029

PARKING & TRANSPORTATION

Parking Ratio	1.43
Number of Parking Spaces	20

UTILITIES & AMENITIES

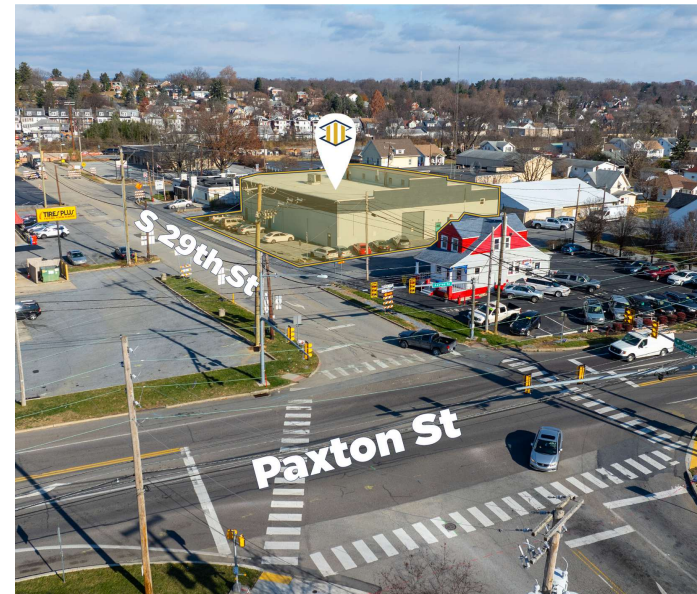
HVAC	Office: Gas heat and electric A/C Warehouse: Radiant heat at drive indoor
Restrooms	Office: 1 men's, 1 women's plus full bath of shower Warehouse: 1 men's
Gas / Propane	Yes



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ADDITIONAL AERIAL PHOTOS

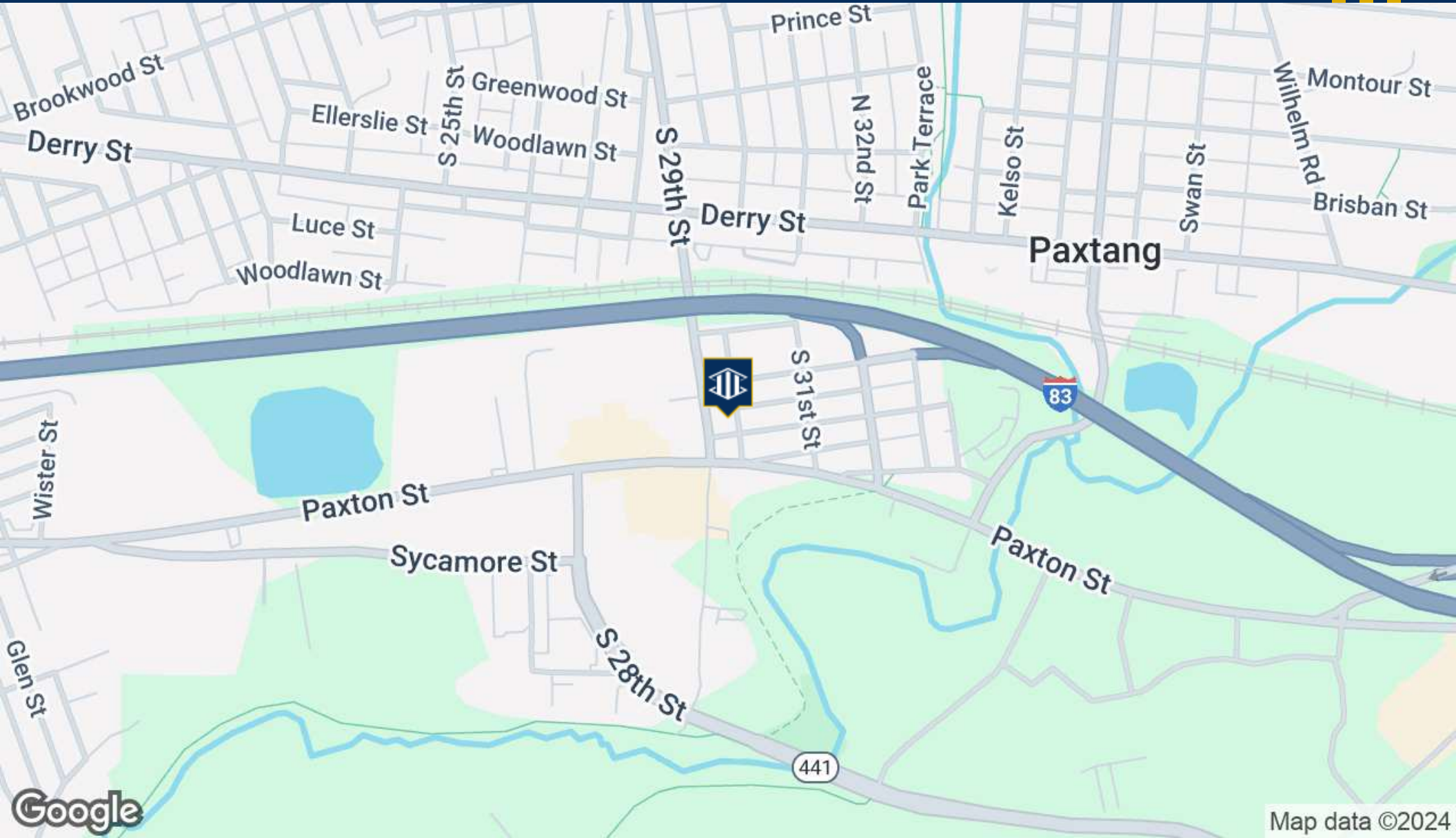
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AREA MAP

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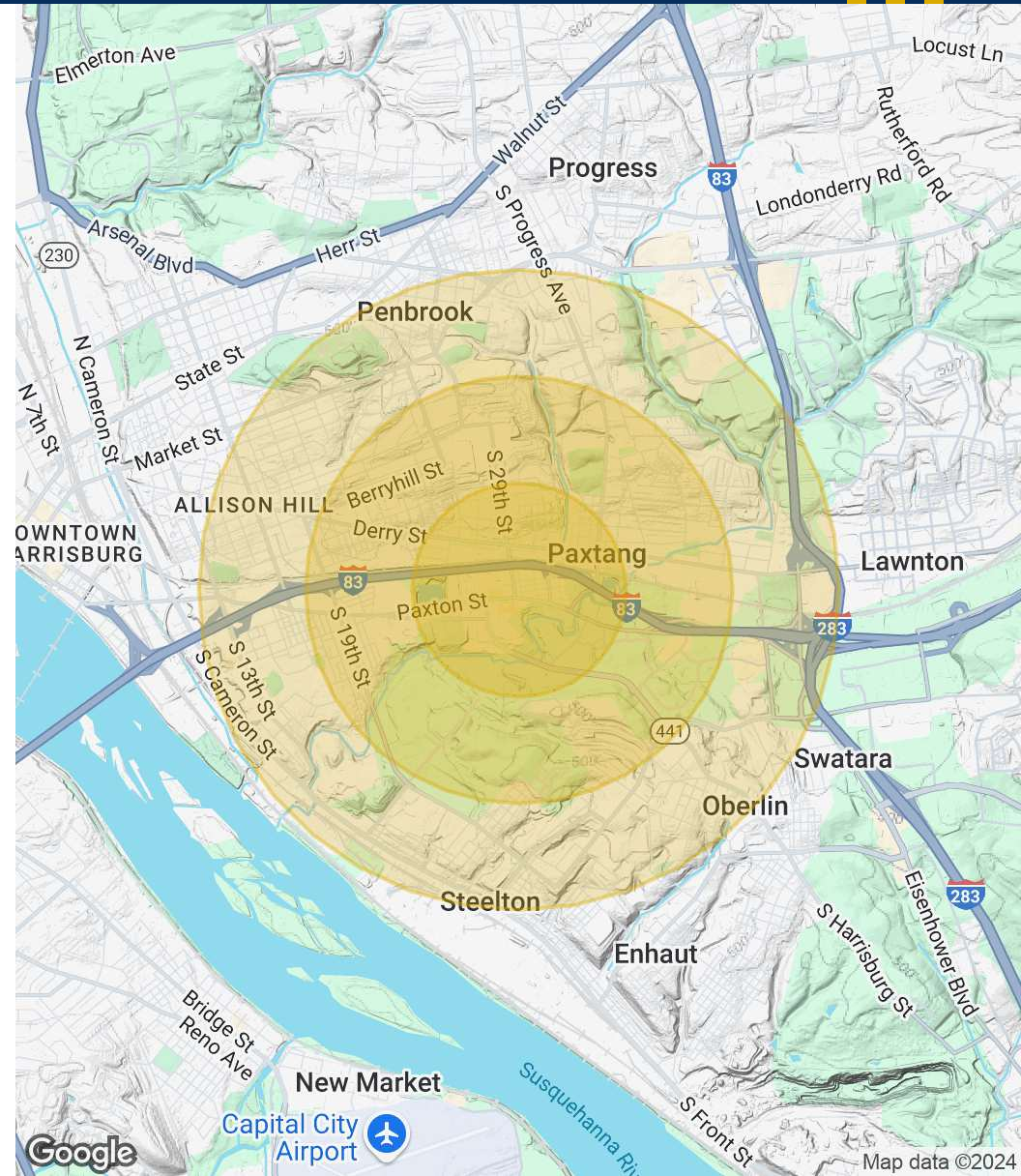
DEMOGRAPHICS

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,552	10,608	30,545
Average Age	39.1	37.2	32.9
Average Age (Male)	37.4	35.8	31.4
Average Age (Female)	42.9	39.5	35.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	868	4,418	12,515
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$60,893	\$56,745	\$50,971
Average House Value	\$95,963	\$102,429	\$97,092

2020 American Community Survey (ACS)



ADVISOR BIO

2900 Sycamore Street | Harrisburg, PA 17111



Ida McMurray **CCIM, SIOR**

Principal & Senior Advisor

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(C) 717.443.5500

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.

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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LEGAL

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