

CAMPBELL

Commercial Partners LLC

3912 TRINDLE ROAD, CAMP HILL

6,400 +/- SF OFFICE

SALE OR LEASE

PRICE REDUCED



525 N. 12th Street, Suite 203
Lemoyne, PA 17043
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OFFERING SUMMARY

Sale Price: ~~\$1,550,000~~ **\$1,400,000**
Lease Rate: **\$18-\$19.50** / SF NNN
Lease Term: 3-5 Years
Available SF: 6,400 +/- SF Office
 (plus 1,100 +/- SF lower level)
Municipality: Hampden Township
County: Cumberland
Zoning: A-O-L: Apartment Office Limited
Available: November 2025



- Easy access to Rt 11, Rt 15 and all major highways
- Ample on-site parking
- Adaptable for office or medical use
- Individual office spaces

PROPERTY DETAILS

Number of Floors	1
Restrooms	5 single-use
Parking	60 +/- spaces
Signage	Monument sign out front
Construction	Wood frame & stucco
HVAC	4 Split System Heat Pump 1 Ductless A/C Unit 1 Split System
Water	PA American
Sewer	Hampden Township
Flooring	Carpet/Tile/Vinyl Plank
Lighting	Flourescent & Recessed
Ceiling Type	2x4 acoustic tiles
Roof	Flat rubber roof w/ glazed ceramic tiles on vaulted areas
Year Built	1945; Addition in 1985 Renovations in 1999 & 2006

TAX ASSESSMENT

Total Estimated Taxes: \$20,965.72



10-21-0275-306

Current Estimated Taxes:

County:	\$ 1,304,700 x .002875 =	\$ 3,751.00
Municipal:	\$ 1,304,700 x .000156 =	\$ 203.50
School:	\$ 1,304,700 x .012414 =	<u>\$ 16,196.54</u>
		\$ 20,151.04

Current Indicated Market Value:

\$ 1,304,700 x 1.47 (CLR) = \$ 1,917,909

10-21-0275-309

Current Estimated Taxes:

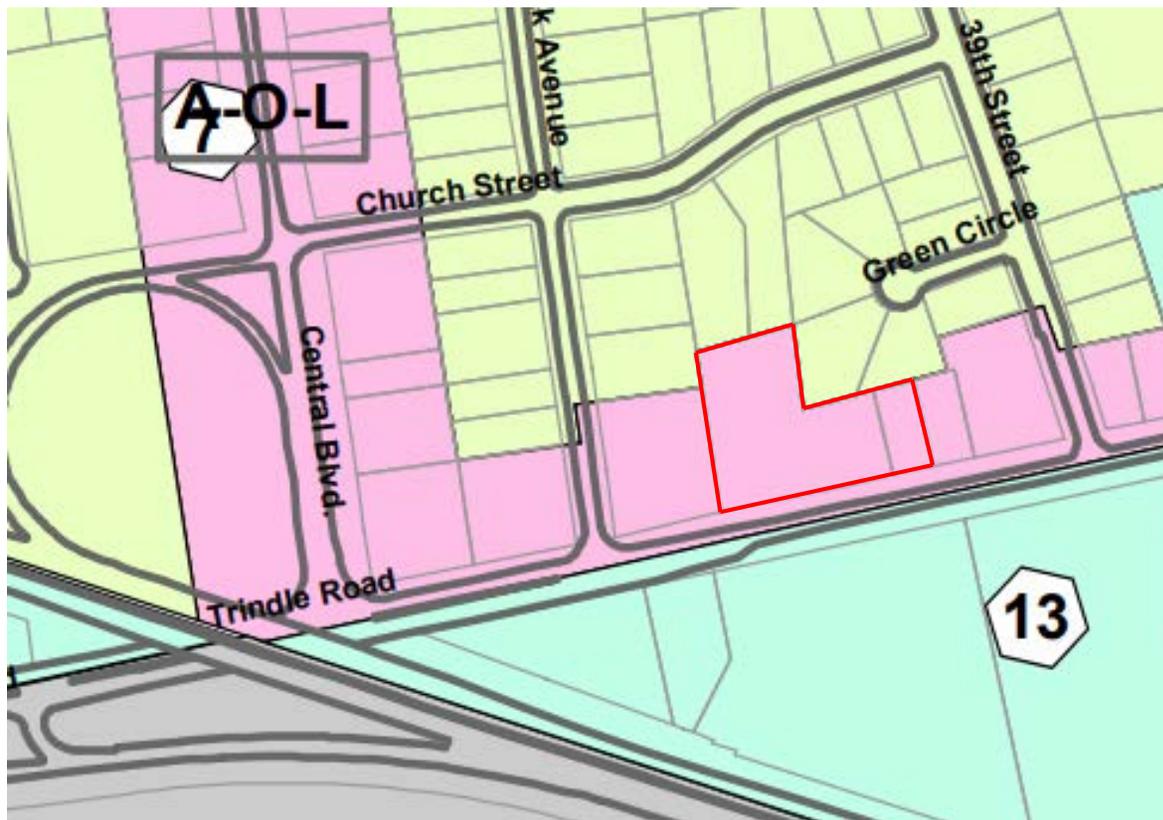
County:	\$ 52,800 x .002875 =	\$ 151.00
Municipal:	\$ 52,800 x .000156 =	\$ 8.23
School:	\$ 52,800 x .012414 =	<u>\$ 655.45</u>
		\$ 814.68

Current Indicated Market Value:

\$ 52,800 x 1.47 (CLR) = \$ 77,616.00

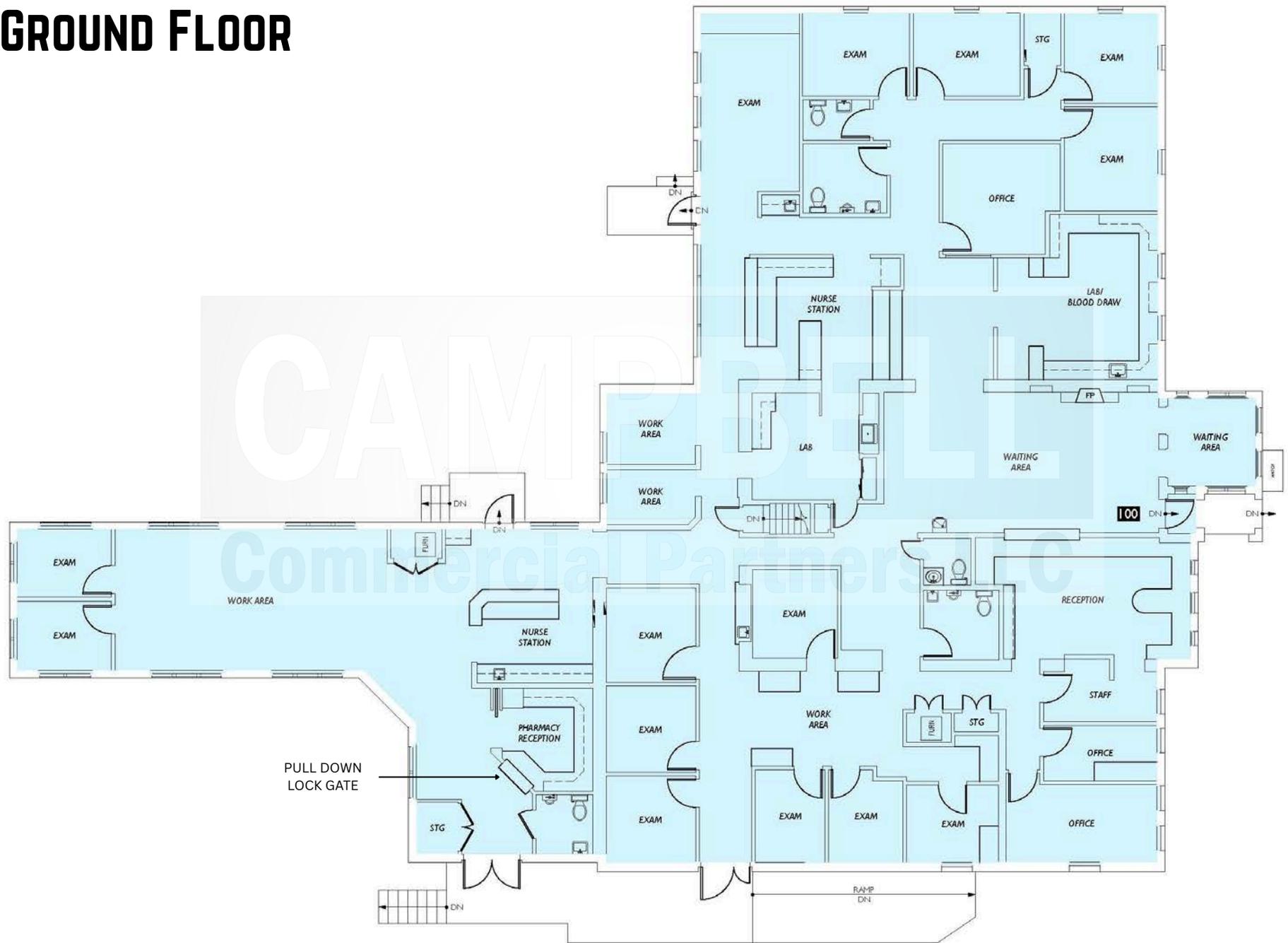
ZONING

A-O-L: Apartment Office Limited

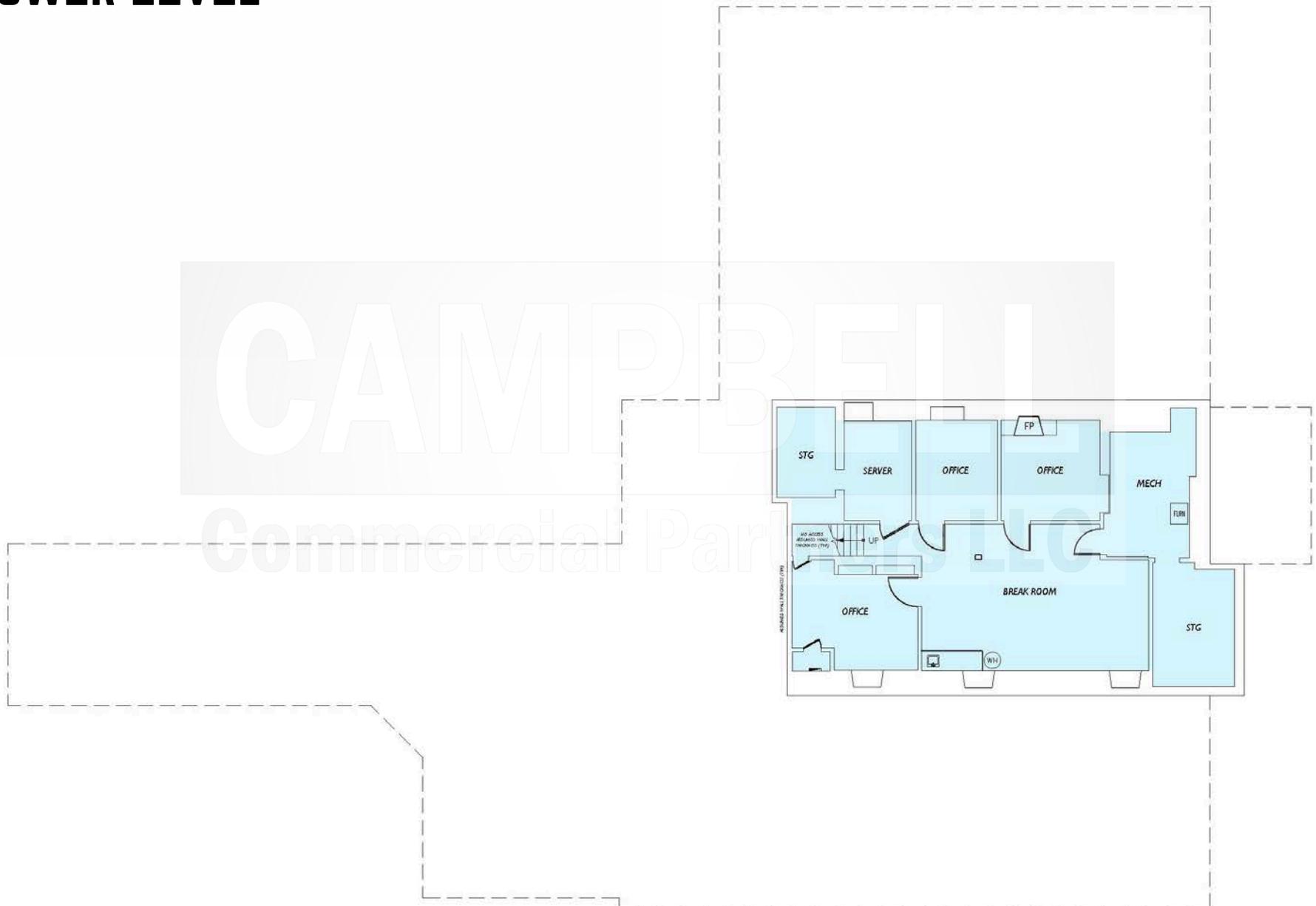


	A-O Apartment Office
	A-O-L Apartment Office Limited
	C-G Commercial General
	C-L Commercial Limited
	C-P-L Commercial Park Limited
	F-S-C Forest Slope Conservation
	I-G Industrial General
	O-P Office Park
	P-R-D Planned Residential District
	R-C Residential Country
	R-S Residential Suburban
	R-T Residential Towne

GROUND FLOOR



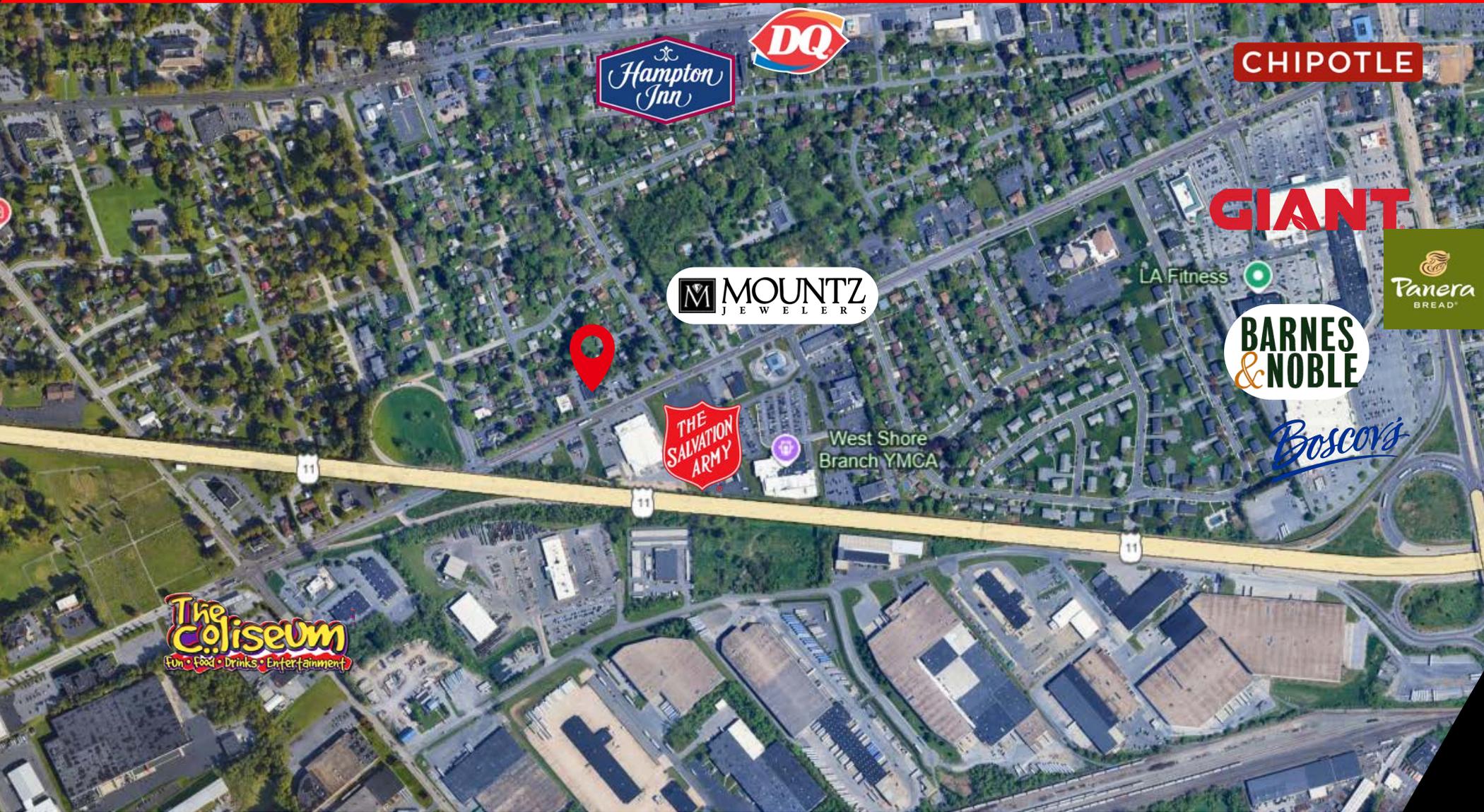
LOWER LEVEL





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