

OFFICE FLEX SPACE AVAILABLE



YELLOW BREECHES BUSINESS CENTER
NEW CUMBERLAND, PA 17070












OFFERING SUMMARY

| | |
|-----------------|----------------------------------|
| Available Space | 3,655 - 5,293 SF |
| Lease Rate | \$12.95 SF/yr |
| Lease Type | NNN |
| OPEX | \$2.95 (2025) |
| Business Park | Yellow Breeches Business Center |
| Building Campus | 4 Buildings - 94,560 SF combined |
| Campus Lot Size | 14 Acres |
| Municipality | Fairview Township |
| County | York County |
| Zoning | CB-Commercial Business |

PROPERTY HIGHLIGHTS

- Various turn-key office flex spaces in Yellow Breeches Business Center in New Cumberland, PA
- Business campus is 94,560 SF across 4 single-story office flex buildings on 14 acres
- Each space offers:
 - Private dedicated exterior entrances, 18' clear warehouse ceiling heights, and various loading
 - Open warehouse space, functional office and optional conference space, and private restrooms
 - Ideal for office, office flex, R&D, lab, and flex warehouse requirements
- Architectural masonry block construction with professional and well capitalized Landlord
- Close proximity to hospitality, food service & retail such as McDonald's, Pizza Hut, Sunoco, Shell, Harrisburg Comedy Zone, Yellow Breeches Sports Center, Best Western Plus, LaQuinta by Wyndham, and more
- Immediately off of  &  with easy access to     

PROPERTY DETAILS

| | | |
|-----------------------|---|---------------------------------|
| Space Building | 145 Limekiln Rd | 175 Limekiln Rd |
| Suite | 200A | 200 (Avail 12/1/2025) |
| Available Space | 5,293 SF | 3,655 SF |
| Building Size | 25,746 SF | 20,000 SF |
| Use | Office Flex | Office Flex |
| Year Built | 2001 | 2001 |
| Restrooms | 1 private in-suite | 2 private in-suite |
| Parking Count | 62 (in common) | 65 (in common) |
| Parking Ratio | 2.4/1,000 SF | 3.25/1,000 SF |
| Exterior Doors | 2 | 1 |
| Drive In Doors | 1 Overhead | 1 Overhead |
| Docks | 0 | 2 |
| Clear Ceiling Height | 18' (warehouse) 10' (office) | 18' (warehouse) 10' (office) |
| Construction | Masonry | Masonry |
| Sprinkler | Yes (wet) | Yes (wet) |
| Business Park | Yellow Breeches Business Center | |
| Business Park Address | 145-215 Limekiln Rd, New Cumberland, PA | |
| Business Park Size | 4 Buildings - 94,560 SF combined | |
| Campus Lot Size | 14 Acres | |
| Access | Route 15 (73,000 VPD) via Slate Hill Rd | |
| Signage Available | Monument | |
| Submarket | Harrisburg West | |
| Municipality | Fairview Twp | |
| County | Cumberland | |
| Zoning | Business Park District (C-3) | |

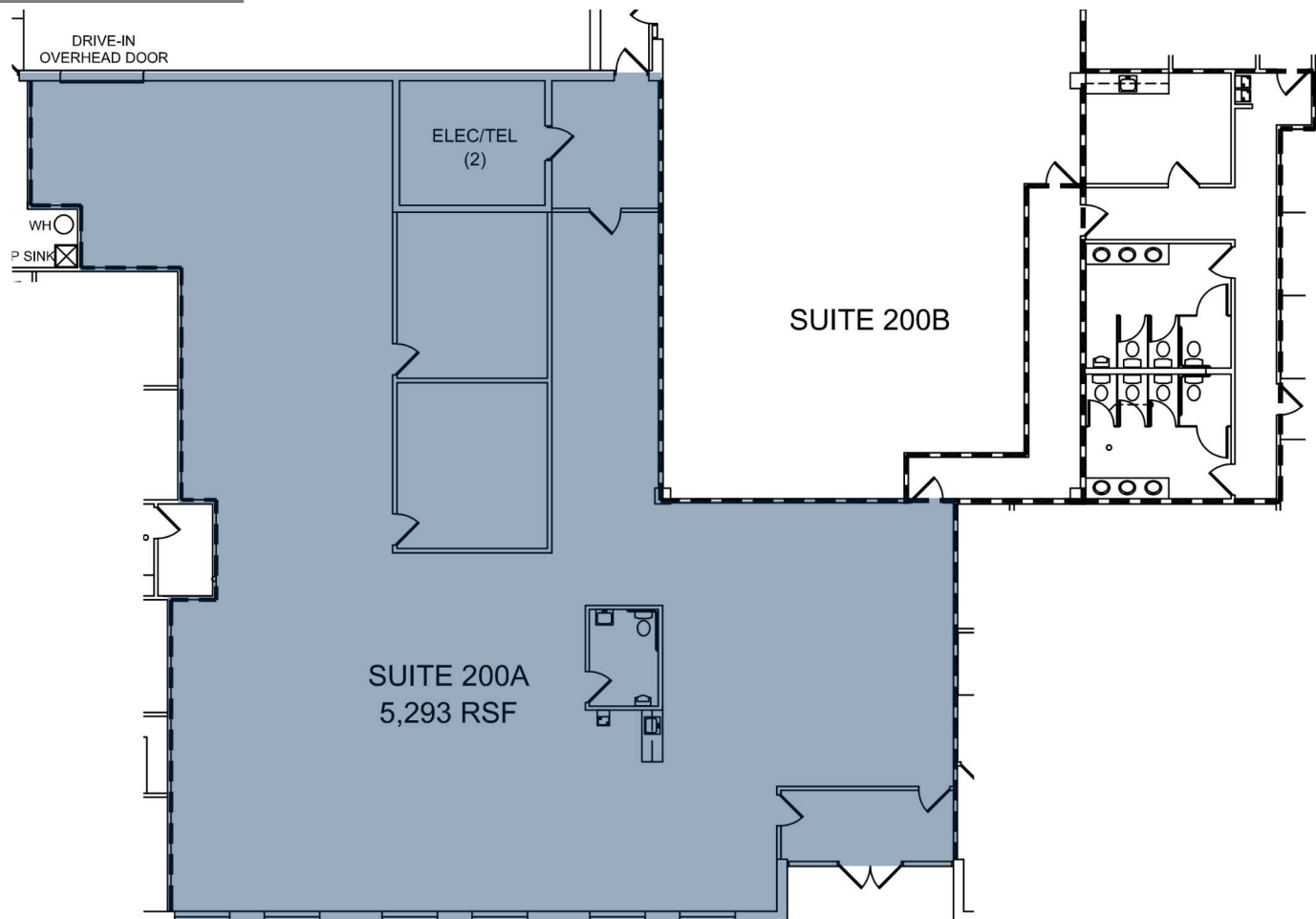
PROPERTY OVERVIEW

Excellent location off Interstate 83 at PA Turnpike (I-76) in the heart of West Shore business corridor. Immediate access to CBD of Harrisburg City and East Shore sub-market. Amenities include hospitality, food service & retail. Central location with easy access to surrounding communities. Frontage on PA Turnpike with access via I-83. Quick connection to Rt. 581 Capitol Beltway.

Yellow Breeches Business Center is a well maintained office/flex/ R&D campus with high profile tenants such as United States Geological Survey (USGS), Johnson Controls, Berks Homes, and Stantec. The building has architectural masonry block construction with professional and well capitalized Landlord. Space offers flexible fit out design and low operating expenses. Well positioned for the corporate user.



AVAILABILITY - 145 LIMEKILN RD



LEASE INFORMATION

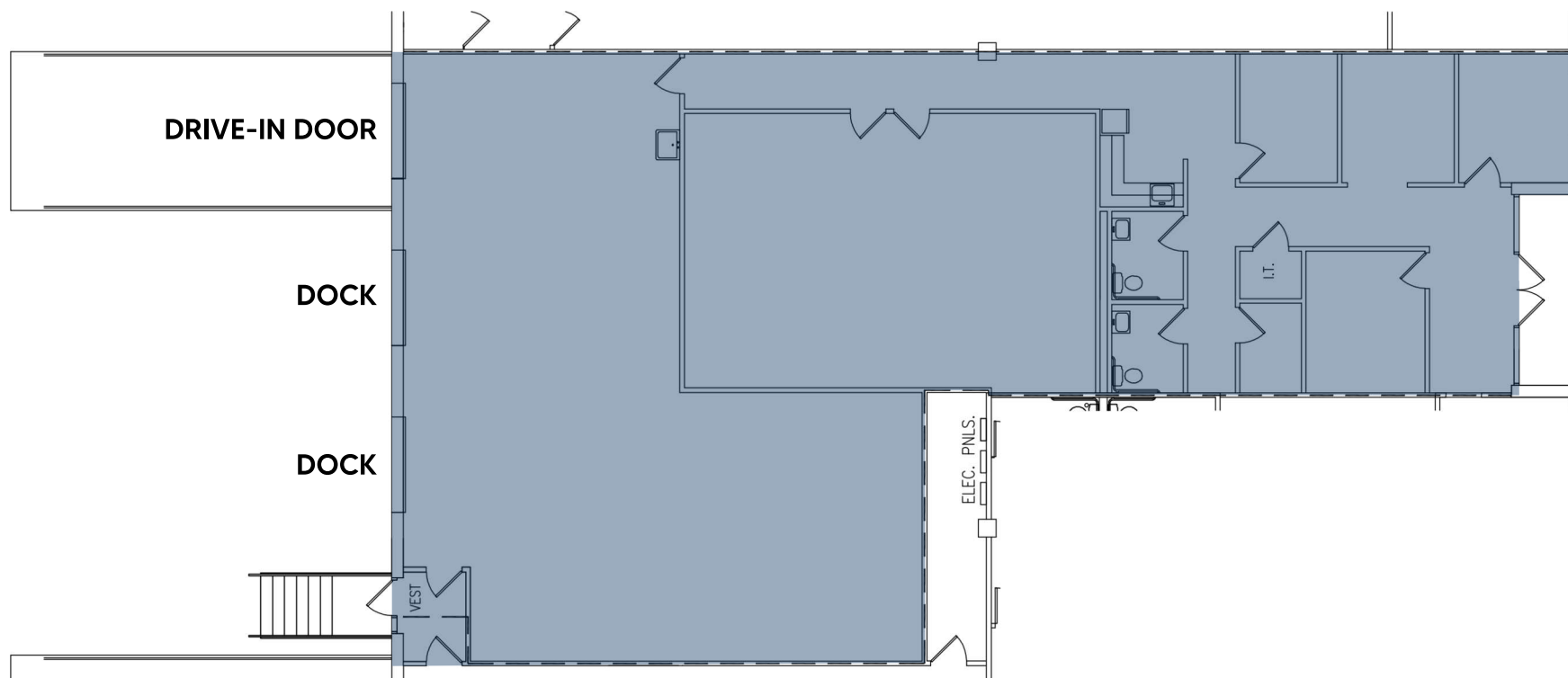
| Building | Suite | Available SF | Lease Rate | OPEX |
|-----------------|-------|--------------|---------------------|---------------------|
| 145 Limekiln Rd | 200A | 5,293 SF | \$12.95 SF/yr (NNN) | \$2.95 SF/yr (2025) |



YELLOW BREECHES BUSINESS CENTER NEW CUMBERLAND, PA

OFFICE FLEX SPACE FOR LEASE

AVAILABILITY - 175 LIMEKILN RD



LEASE INFORMATION

| Building | Suite | Available SF | Lease Rate | OPEX | AVAILABLE |
|-----------------|-------|--------------|---------------------|---------------------|-----------|
| 175 Limekiln Rd | 200 | 3,655 SF | \$12.95 SF/yr (NNN) | \$2.95 SF/yr (2025) | 12/1/2025 |

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & EXEC MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277



LANDMARKCR.COM

OFFICE PARK AERIAL





YELLOW BREECHES BUSINESS CENTER NEW CUMBERLAND, PA

OFFICE FLEX SPACE
FOR LEASE

145 LIMEKILN ROAD PHOTOS



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YELLOW BREECHES BUSINESS CENTER NEW CUMBERLAND, PA

**OFFICE FLEX SPACE
FOR LEASE**

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TRADE AERIAL



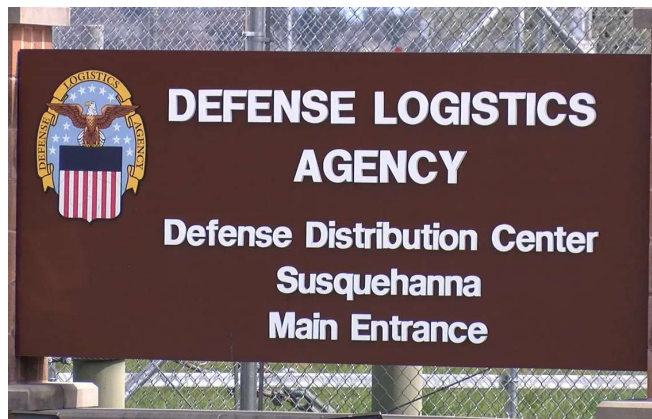
AREA OVERVIEW

CUMBERLAND COUNTY is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are many military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College, the Naval Support Station in Mechanicsburg, and New Cumberland Army Defense Depot. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains.

The oldest towns in the county are Shippensburg and Carlisle, each with its unique history. Shippensburg is home to Shippensburg University, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland county contains many suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).

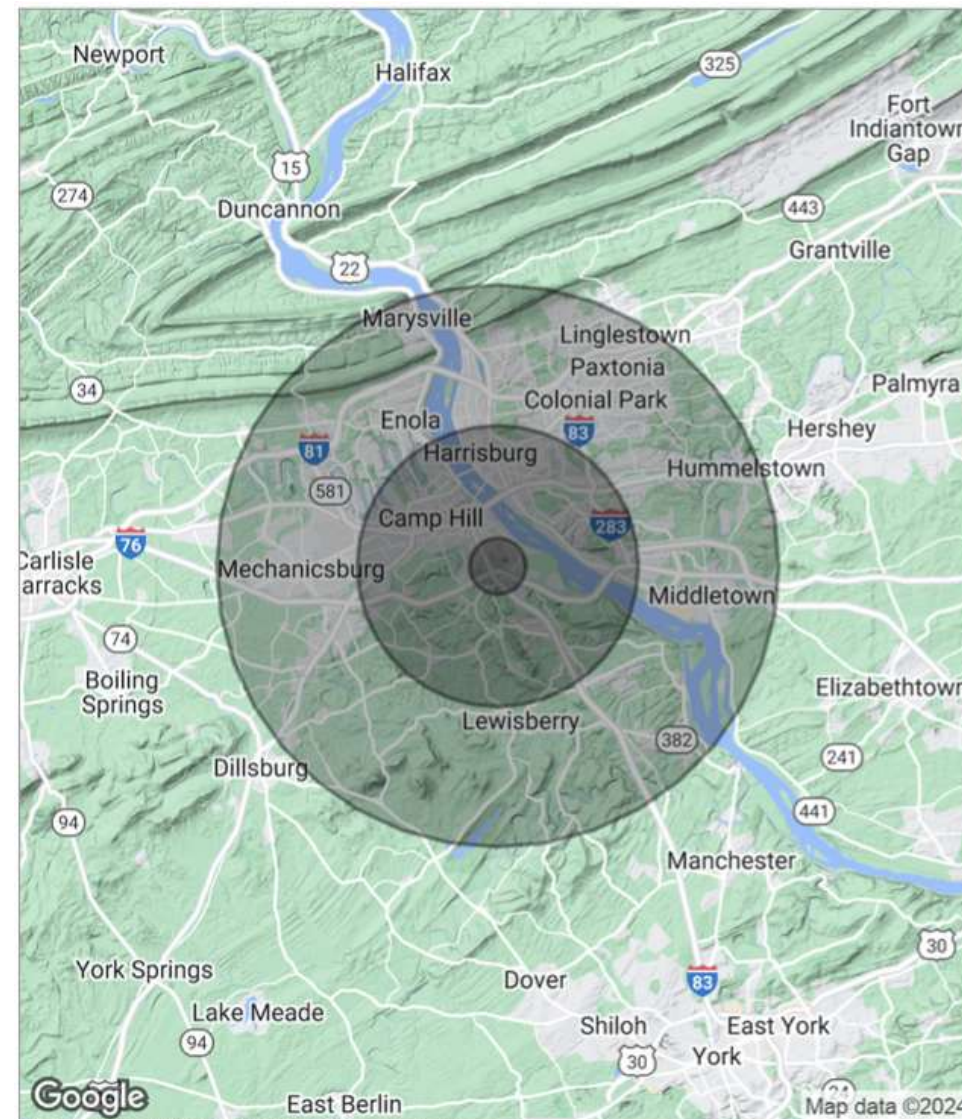


NEW CUMBERLAND ARMY DEFENSE DEPOT, The mission of DLA Distribution Susquehanna, Pennsylvania, is to provide world-class distribution services to enhance the readiness of the Department of Defense and other customers, through effective and efficient receipt, storage, control, packaging, and shipment of material. We strive to be a values-based team known for workforce excellence and providing superior distribution services on time, every time.

Home to the largest distribution processing facility in DoD - the 1.7 million square foot Eastern Distribution Center handles 25 percent of DLA Distribution's worldwide receipt, storage, and issue mission.

DEMOGRAPHICS

| | 1 Mile | 5 Miles | 10 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Population | 6,508 | 153,983 | 409,126 |
| Population Density | 2,072 | 1,960 | 1,302 |
| Median Age | 43 | 41 | 41 |
| Total Households | 2,868 | 63,460 | 164,964 |
| # of Persons Per HH | 2.3 | 2.4 | 2.5 |
| Average HH Income | \$116,424 | \$92,931 | \$107,000 |
| Average House Value | \$295,691 | \$236,591 | \$285,181 |



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