

INTERSTATE
81

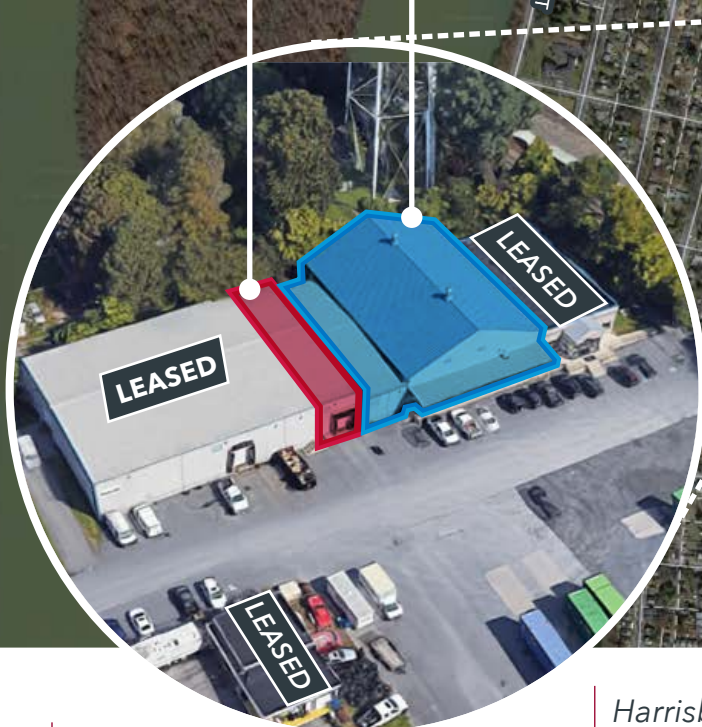
3539
N 6TH STREET

HARRISBURG, PA 17110 | DAUPHIN COUNTY

FOR LEASE
9,995 SF

FOR LEASE
3,000 SF

FOR SALE
2.5 ACRES
2 BUILDINGS
28,000 SF



Contact:

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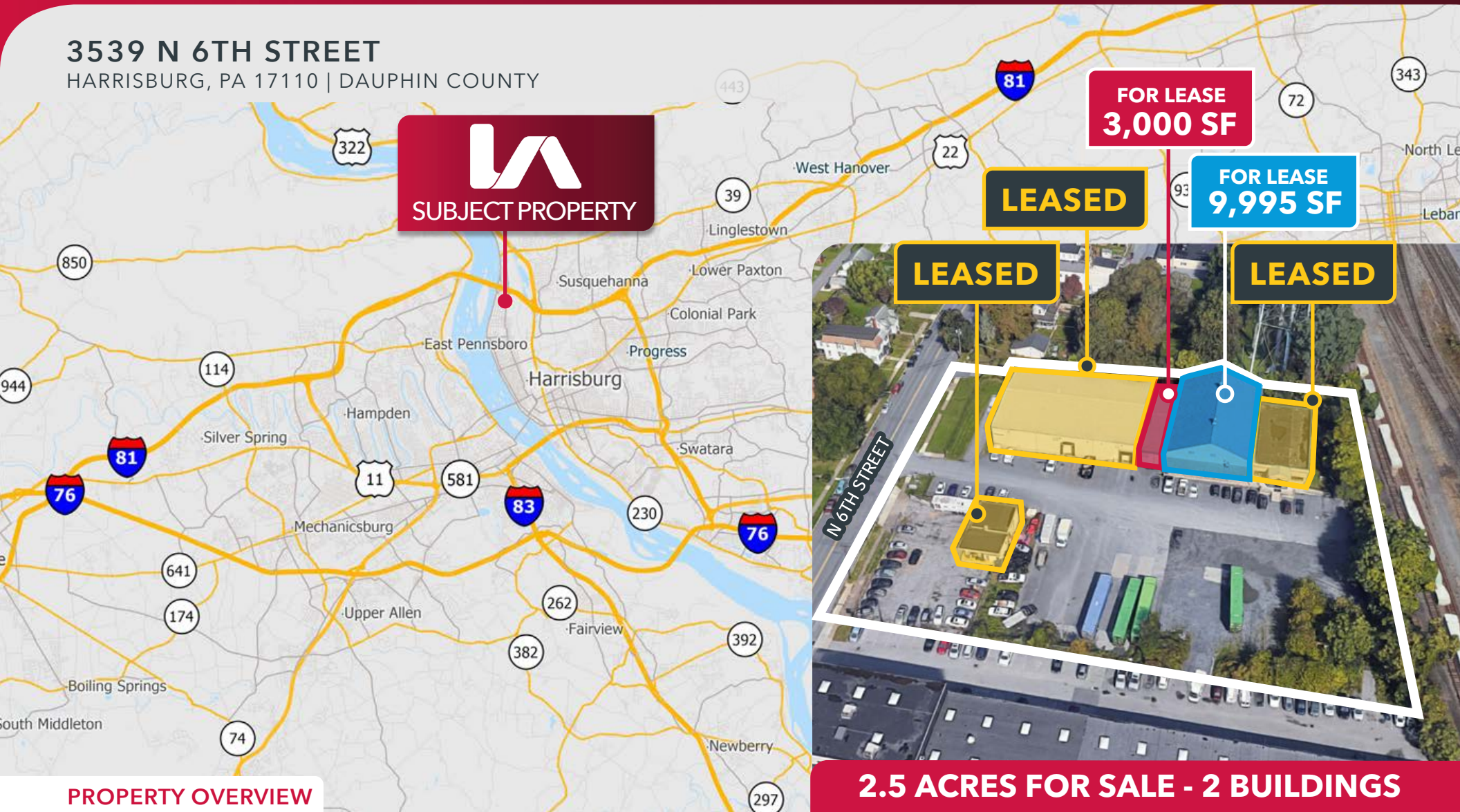
Harrisburg flex property available for sale or lease. One suite available for immediate occupancy up to 12,995 square feet. In addition to the 24,105 SF warehouse/flex office building, a 1,344 SF service garage (currently leased) is included in the sale.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE OR LEASE

3539 N 6TH STREET

HARRISBURG, PA 17110 | DAUPHIN COUNTY



PROPERTY OVERVIEW

- Patio Dock Available
- Up to 12,995 SF of Flex Space
- Drive-in door/Dock-Truck Height
- Gas Heat/Public Water/Public Sewer
- Sale Price: Call Broker for details
- Lease Rate: \$6.95/SF
- CAM fee approximately \$2.20/SF (Taxes, Insurance, Snow, Lawn)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2.5 ACRES FOR SALE - 2 BUILDINGS

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DEMOGRAPHICS	20 MINUTES	20 MILES
HOUSEHOLDS:	128,268	213,255
POPULATION:	312,381	522,122
AVERAGE HOUSEHOLD INCOME:	\$87,383	\$89,232
PERMITTED USE (ZONING 2014):	Community Service	

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