



COMMERCIAL FLEX PROPERTY AVAILABLE

3825 HARTZDALE DRIVE, CAMP HILL, PA





**COMMERCIAL FLEX BUILDING AVAILABLE**

Building Size	60,000 SF
Lease Rate	\$9.95 - \$12.95 SF/yr NNN
Sale Price	\$7,200,000
Lot Size	5.74 AC
Year Built	1980
Last Renovated	2015
County	Cumberland
Municipality	Lower Allen Township
Zoning	Regional Commercial
APN	13-24-0799-176B-EX

**PROPERTY HIGHLIGHTS**

- Property has 20,000 SF Office/Retail and 40,000 SF warehouse with eight (8) dock doors and one (1) drive-in door
- Entire building is climate and humidity controlled
- Zoned in Regional Commercial District which allows for expansive industrial & retail permitted uses
- Located just off **15** with easy access to:
  - PA Turnpike
- Highly visible property with excellent roadside signage
- Neighbors include BJ's Wholesale Club & Gas, Walmart Supercenter, The Capital City Mall (Dick's Sporting Goods, Sportsman's Warehouse, Fine Wine & Good Spirits, JC Penney's, and Dave & Buster's), and the new Lower Allen Commons (Trader Joe's, Spring Hill Suites, and Chick Fil-A)

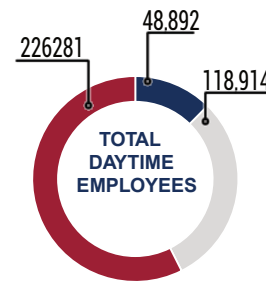
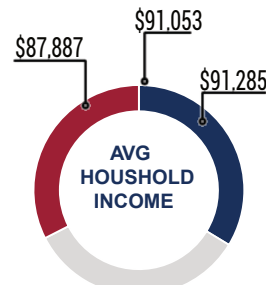
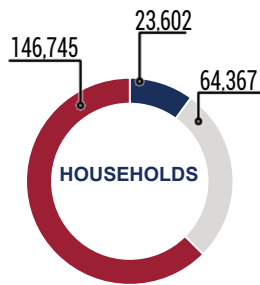
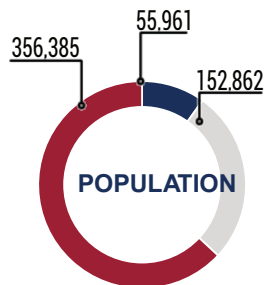
**DEMOGRAPHICS**

**2023 METRICS**

3-MILE RADIUS

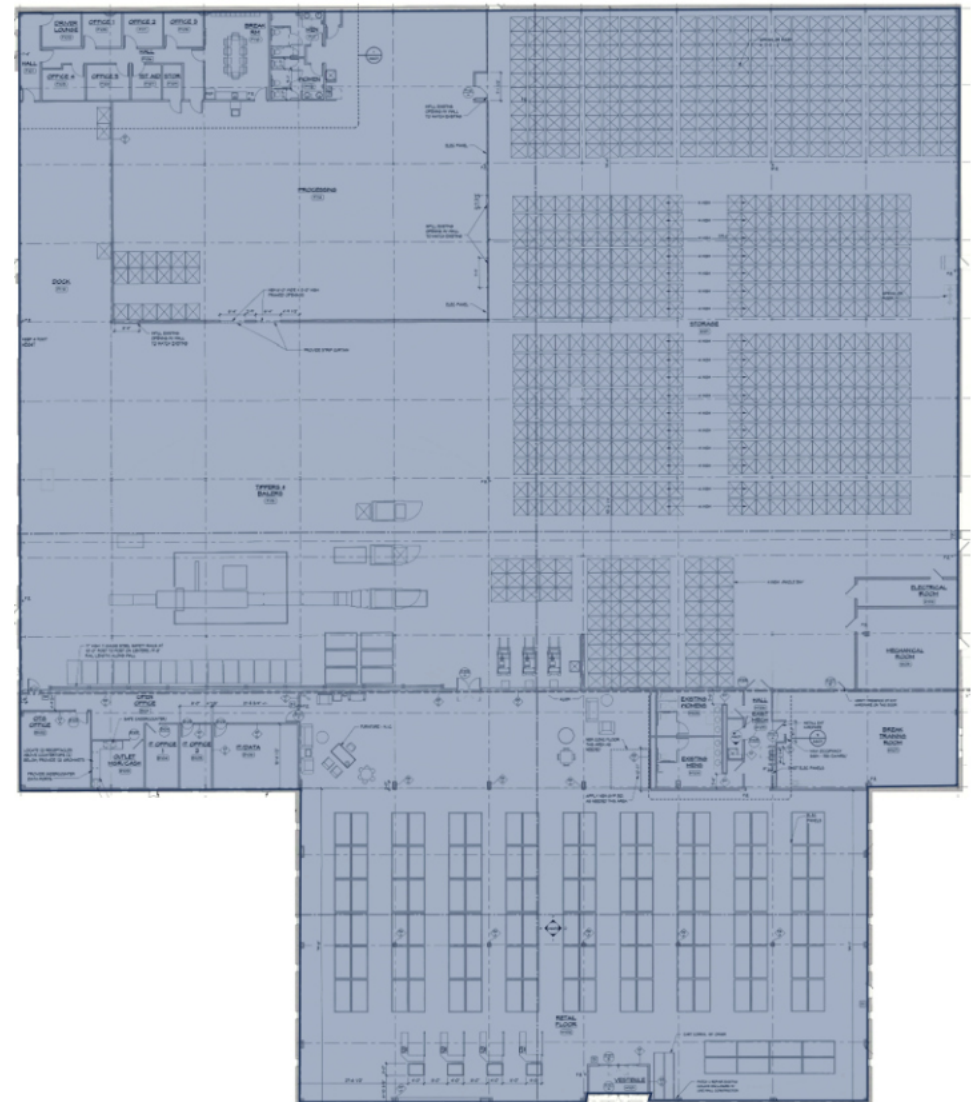
5-MILE RADIUS

10-MILE RADIUS



## PROPERTY DETAILS

<b>Property Type</b>	Flex Industrial
<b>APN</b>	13-24-0799-176B
<b>Property Taxes</b>	\$48,917 (2022)
<b>Lot Size</b>	5.74 AC
<b>Building Size</b>	60,000 SF
<i>Office Retail Availability</i>	20,000 SF
<i>Warehouse Availability</i>	40,000 SF
<b>Restrooms</b>	Six (6) Total
<b>Car Parking</b>	75 spaces
<b>Trailer Parking</b>	± 13 spaces
<b>Dock Doors</b>	Eight (8)
<b>Drive-in Doors</b>	One (1)
<b>Foundation</b>	Concrete Masonry
<b>Framing</b>	Steel
<b>Roof</b>	Rubber
<b>Ceiling Height</b>	20' - 21'
<b>HVAC</b>	Gas
<b>Electric</b>	3-Phase
<b>Water/Sewer</b>	Public
<b>County</b>	Cumberland
<b>Municipality</b>	Lower Allen Township
<b>Zoning</b>	Regional Commercial



**TRADE AERIAL**



## CUMBERLAND COUNTY

**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 two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. 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. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, 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).

### TOP EMPLOYERS

FEDERAL GOVERNMENT  
GIANT FOOD STORES, LLC  
AMAZON.COM DEDC LLC  
STATE GOVERNMENT

### KEY INDUSTRIES

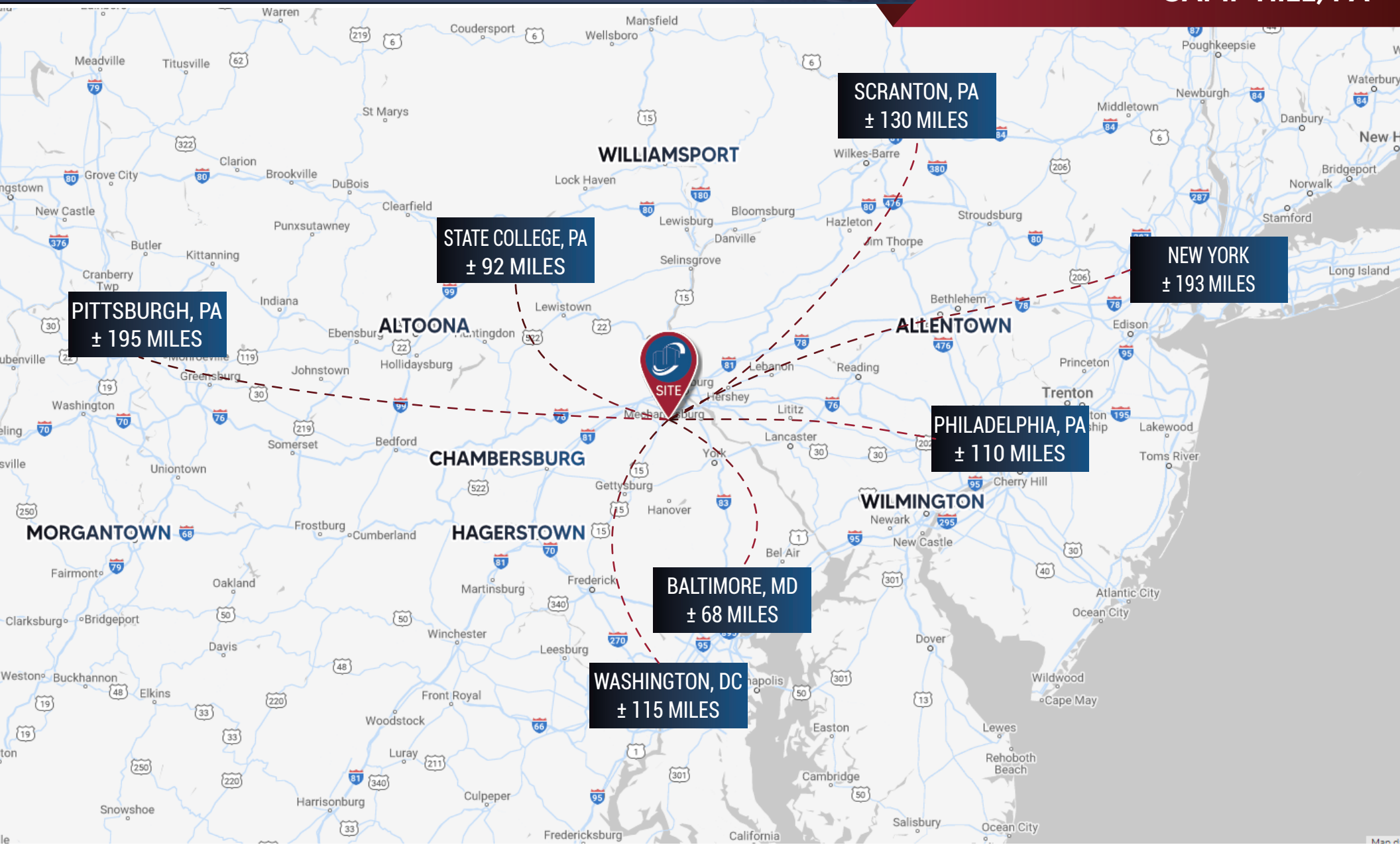
EDUCATION  
FOOD PROCESSING & AGRIBUSINESS  
HEALTHCARE  
MANUFACTURING



2022 ESTIMATED POPULATION **263,782**

## DEMOGRAPHICS





**LANDMARK COMMERCIAL REALTY**  
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