

# INDUSTRIAL PROPERTY FOR LEASE

3001 N 7TH ST  
HARRISBURG, PA 17110



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# 3001 N 7TH ST

## PROPERTY DETAILS

# FOR LEASE

\$7.95 SF/YR (NNN)

### OFFERING SUMMARY

<b>Lease Rate</b>	\$7.95 SF/yr (NNN)
<b>Available SF</b>	Warehouse: 23,000 SF
<b>Outside Storage</b>	+/-1.25 Acres
<b>Total Lot Size</b>	2.5 Acres

### PROPERTY SUMMARY

<b>Address</b>	3001 N 7th Street Harrisburg, PA 17110
<b>Municipality</b>	City of Harrisburg
<b>County</b>	Dauphin County
<b>Tax Parcel #</b>	14-030-002
<b>Year Built</b>	1974

### LOCATION DESCRIPTION

3001 N. 7th Street is centrally located in the City of Harrisburg Industrial Corridor with nearby access to I-81, Route 22/322, I-83, and the Capital Beltway (Route 581), providing efficient regional and interstate distribution connectivity. The location offers proximity to Central Pennsylvania's strong labor pool, major logistics corridors, and key population centers throughout the Mid-Atlantic.

### PROPERTY DESCRIPTION

The subject property consists of a freestanding +/-23,000 SF single-tenant warehouse facility featuring 28' clear ceiling heights, efficient column spacing, and multiple dock-high loading positions suitable for distribution, logistics, or light manufacturing users. The warehouse is designed to accommodate high-bay racking, palletized storage, and efficient material flow with strong functional utility. The building includes a dedicated office component with support space and mezzanine area, providing on-site administrative, operations, or light assembly functions integrated directly with the warehouse floor. Additionally, the property offers an excess +/-1.25-acre parcel providing valuable surplus land for trailer parking, fleet storage, outdoor storage, or future expansion.



### PROPERTY HIGHLIGHTS

- +/-23,000 SF freestanding, single-tenant industrial warehouse on a controlled site
- 28' clear ceiling height supporting high-cube storage and modern distribution requirements
- Four (4) dock-high loading doors, including mechanical levelers, enabling efficient inbound/outbound logistics
- Industrial General zoning within the City of Harrisburg, allowing a wide range of industrial and flex uses
- Excess +/-1.25 acres of usable land for parking, storage, or future building expansion potential
- Operating Expenses are quoted at \$2.00/SF

### BUILDING INFORMATION


<b># of Floors</b>	One (1)
<b>Ceiling Height</b>	28'
<b>Dock Doors</b>	Four (4) 8' x 10'

### UTILITIES & ZONING

<b>Zoning</b>	Industrial
<b>Water &amp; Sewer</b>	Public

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**3001 N 7TH ST**  
ADDITIONAL PHOTOS

**FOR LEASE**  
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## LOCATION MAP

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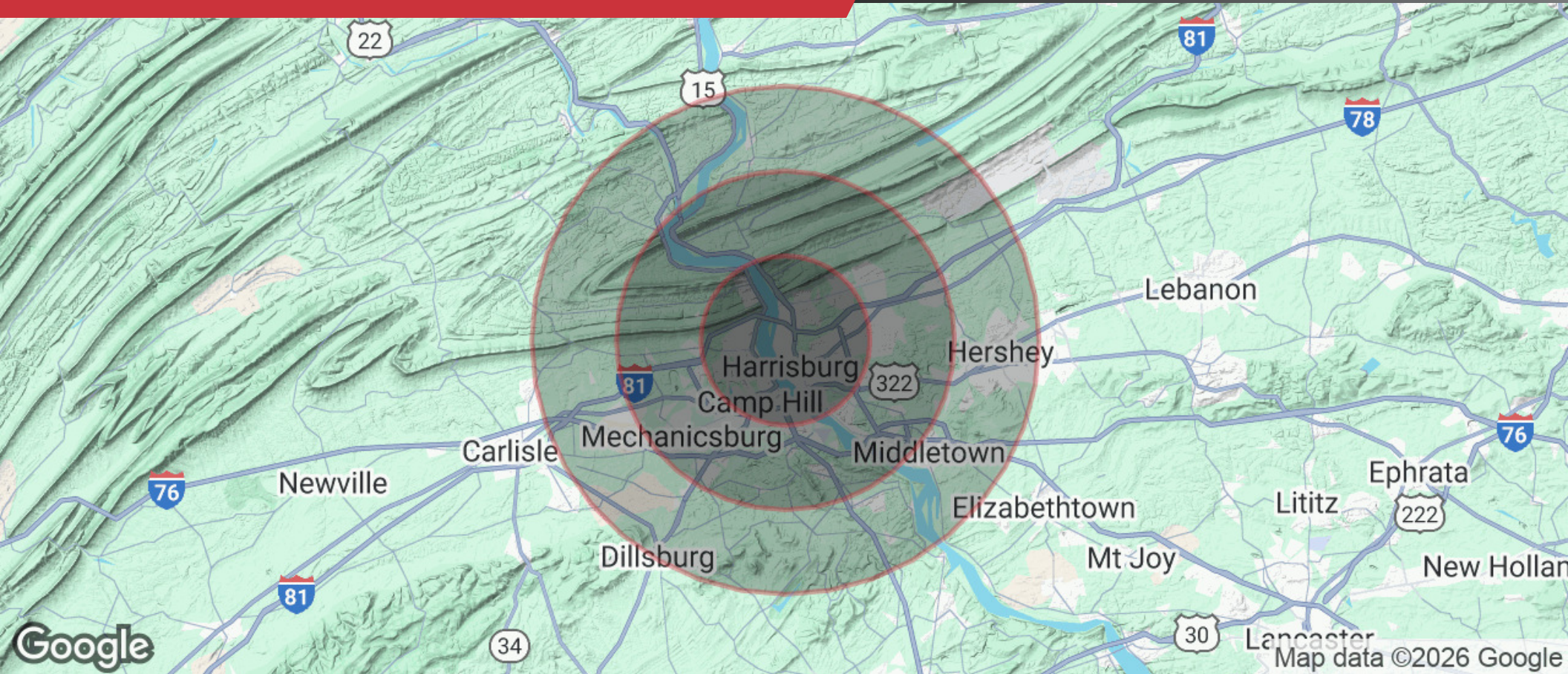
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## DEMOGRAPHICS

**FOR LEASE**  
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### POPULATION

5 MILES	10 MILES	15 MILES
181,100	373,291	518,587



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
75,673	152,330	208,631




### INCOME

5 MILES	10 MILES	15 MILES
\$92,693	\$106,344	\$108,178

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