

INDUSTRIAL PROPERTY FOR LEASE

3001 N 7TH ST
HARRISBURG, PA 17110



Chris Wilsbach

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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

3001 N 7TH ST

PROPERTY DETAILS

FOR LEASE

\$7.95 SF/YR (NNN)

OFFERING SUMMARY

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

PROPERTY SUMMARY

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

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

UTILITIES & ZONING

Zoning	Industrial
Water & Sewer	Public

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ADDITIONAL PHOTOS

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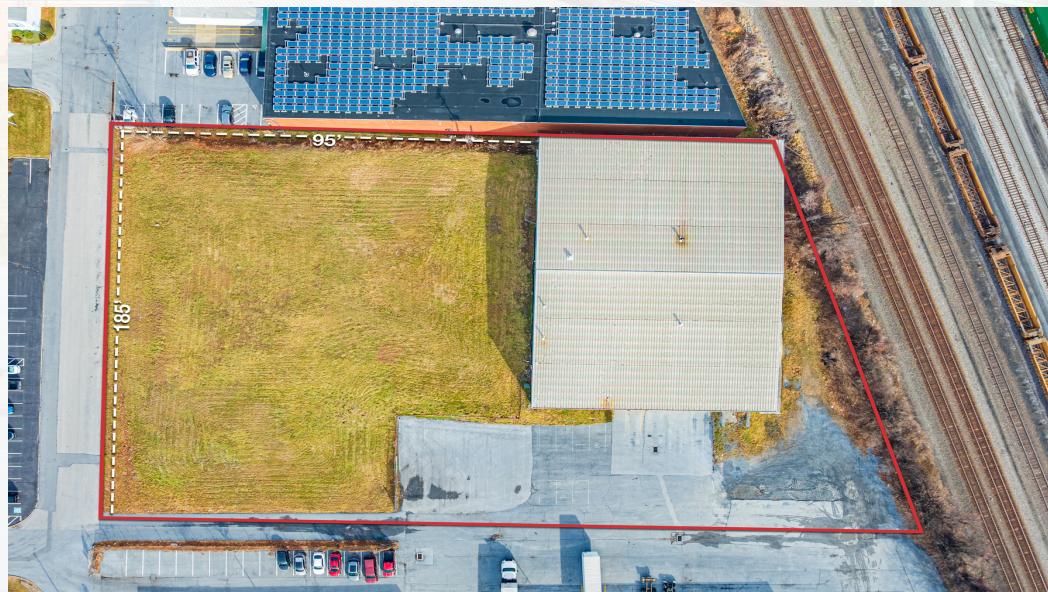
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LOCATION MAP

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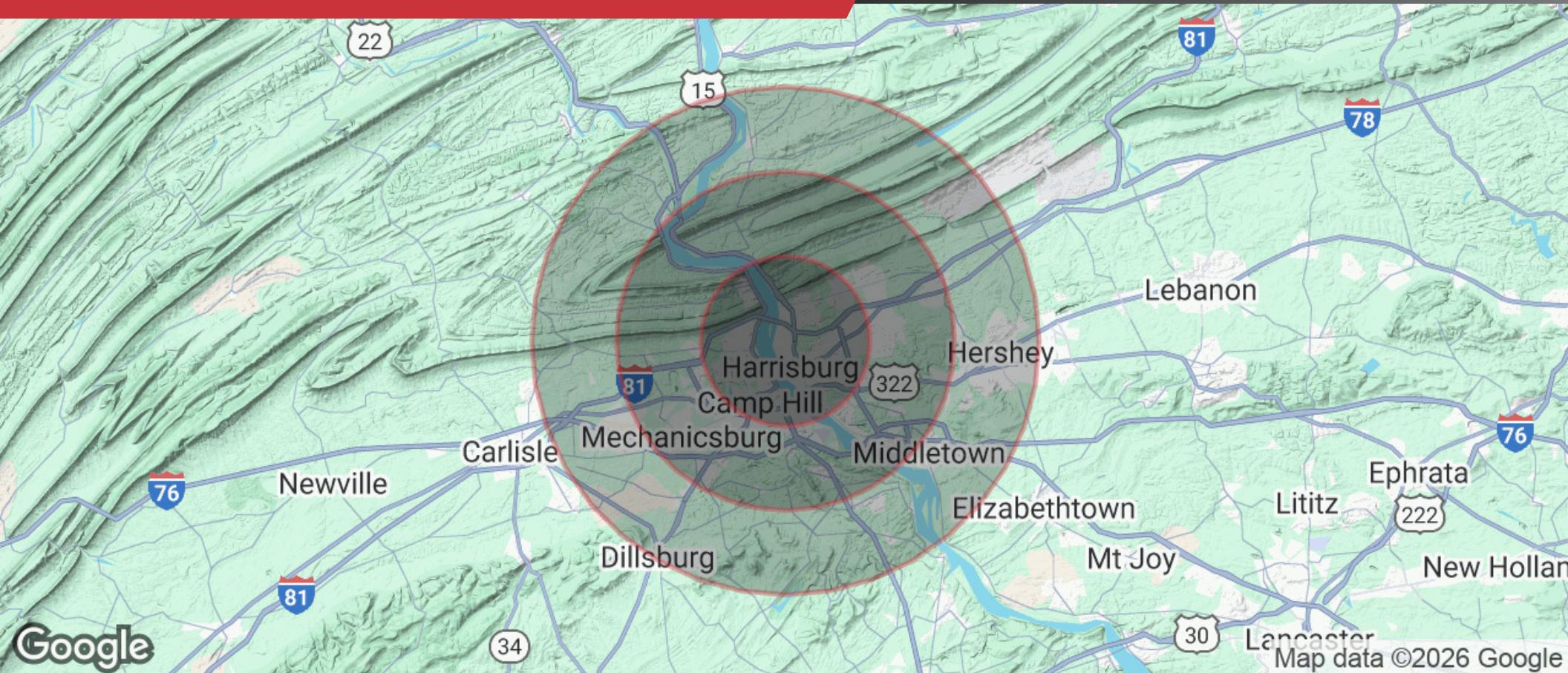
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DEMOGRAPHICS

FOR LEASE

\$7.95 SF/YR (NNN)



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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