

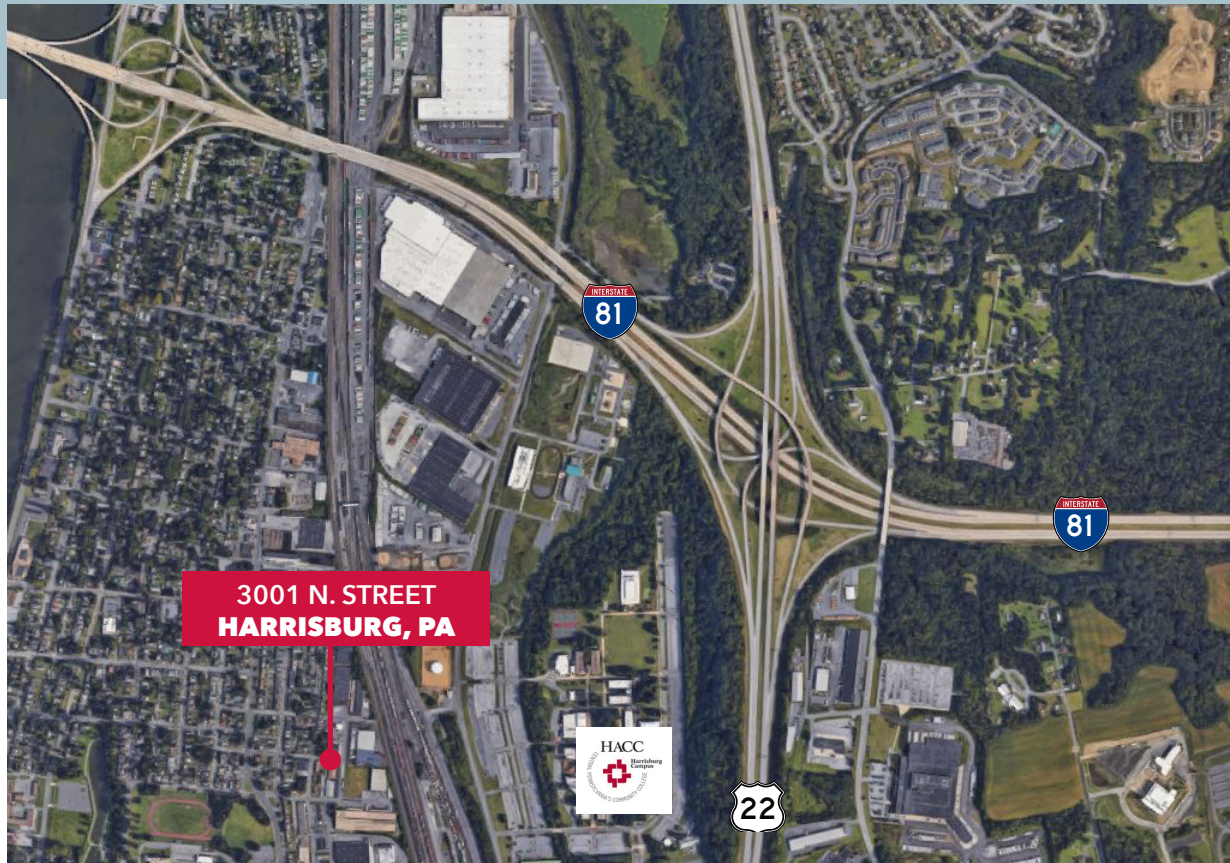
For Sale or Lease



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Up to 27,500 SF \pm | Possible Expansion

3001 N. 7th Street | Harrisburg, PA 17110 | Available September 1, 2025



Property Overview

- › Existing Building 23,000+/-SF (Available 9/1/25)
- › Free Standing Single Tenant Warehouse
- › 28' Clear ceiling height
- › Excess land
- › 4 - (8x10)- dock height doors 2 with Mechanical Levelers
- › Close to major Highways I-81, Rt. 22/322, I-83 and the Capital Beltway Rt. 581
- › Industrial General Zoning - City of Harrisburg, Dauphin County PA
- › Ins. \$0.08/SF
- › Taxes: \$1.35/SF - Estimated 2024
- › Sale Price \$3,600,000 (Guidance)
- › Lease Price - \$7.95 NNN

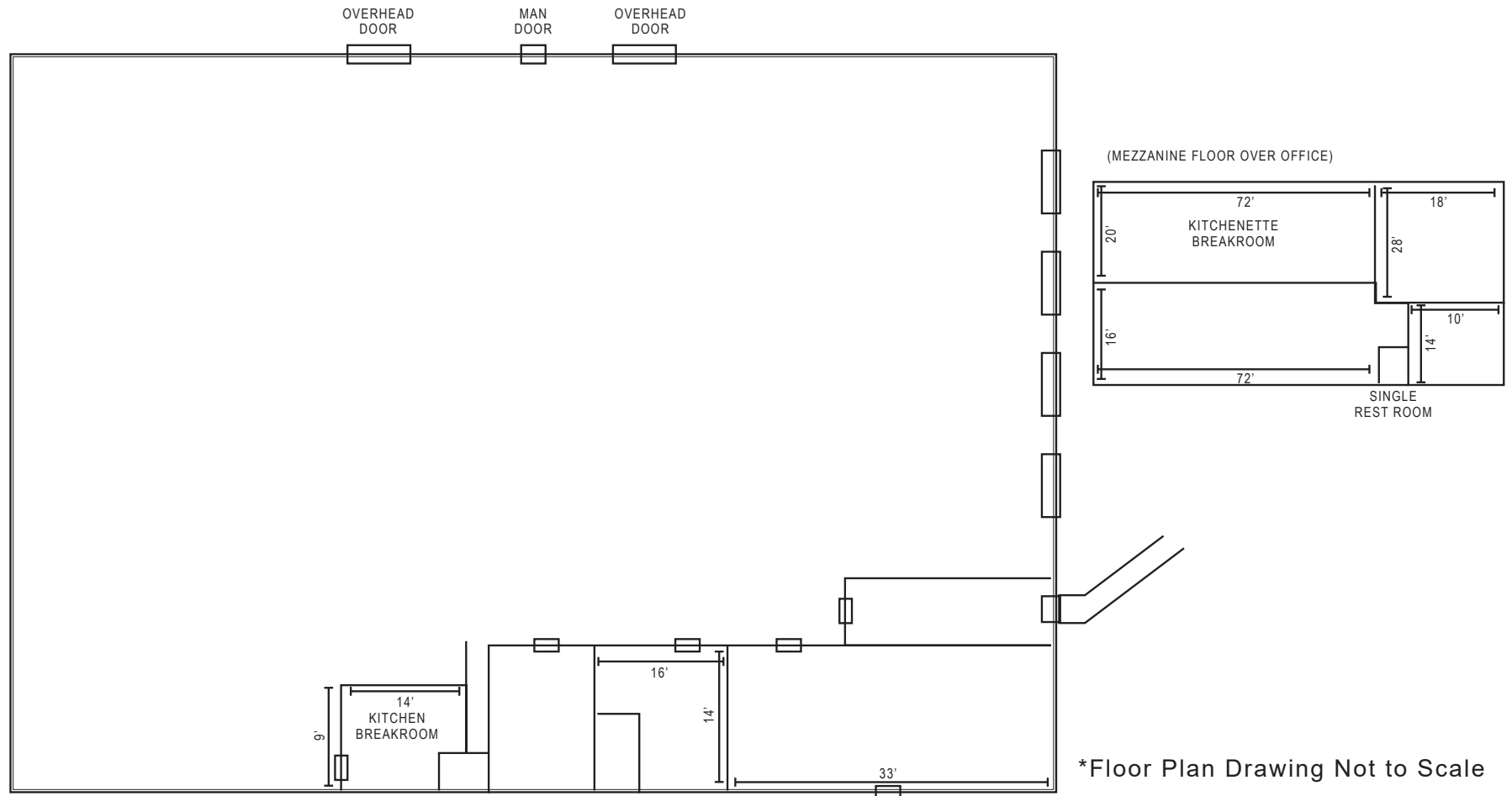
BRAD SWIDLER
bswidler@lee-associates.com
717.208.8669

LEE & ASSOCIATES OF EASTERN PENNSYLVANIA LLC
5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA
717.695.3840 | lee-associates.com/easternpa

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Site Plan



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.

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Property Pictures

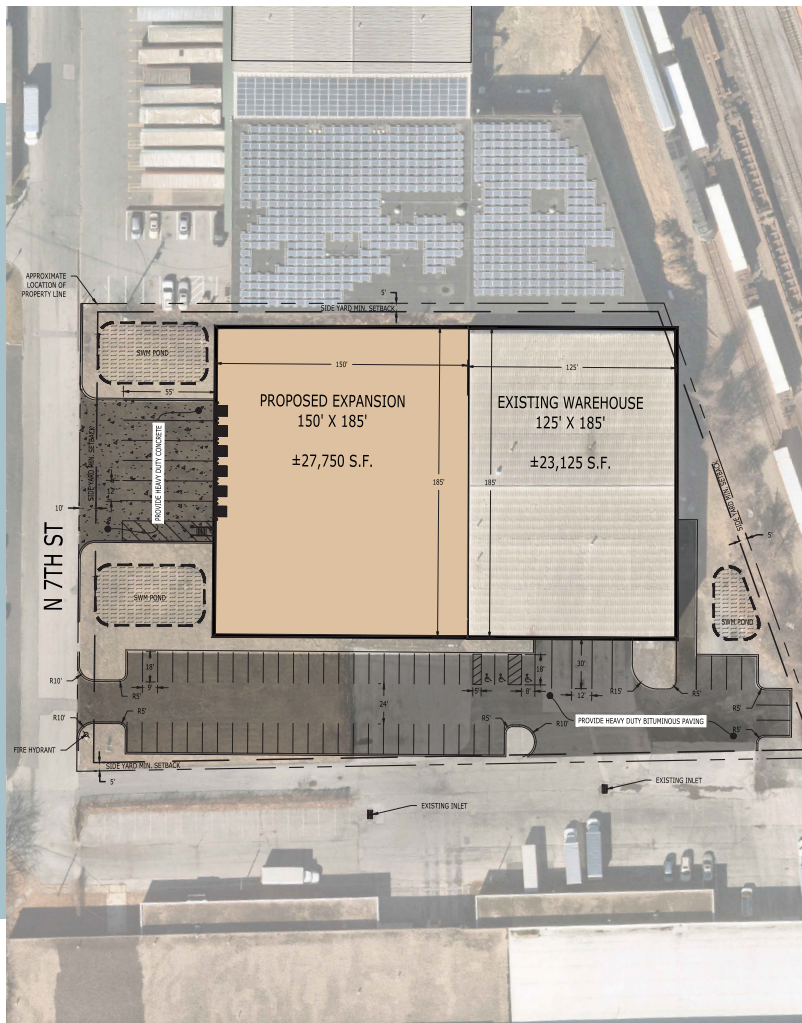


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Zoning/Expansion



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