

SMALL BAY INDUSTRIAL



FOR LEASE
NOW AVAILABLE

5638 Harrisburg Industrial Park Dr
Harrisburg, NC

Rare Opportunity: High-Demand Small Bay Industrial in Harrisburg Secure your business's future in one of the region's most supply-constrained markets. This 3,000sf small bay industrial unit offers a rare combination of flexible square footage and elite connectivity. Strategically positioned for rapid access to I-485, I-85, and I-77, this location is an ideal hub for local service providers, e-commerce distributors, or light manufacturing. In a market where small-format industrial product is seldom available, this space represents a premier opportunity to establish a professional foothold in the thriving Harrisburg corridor.

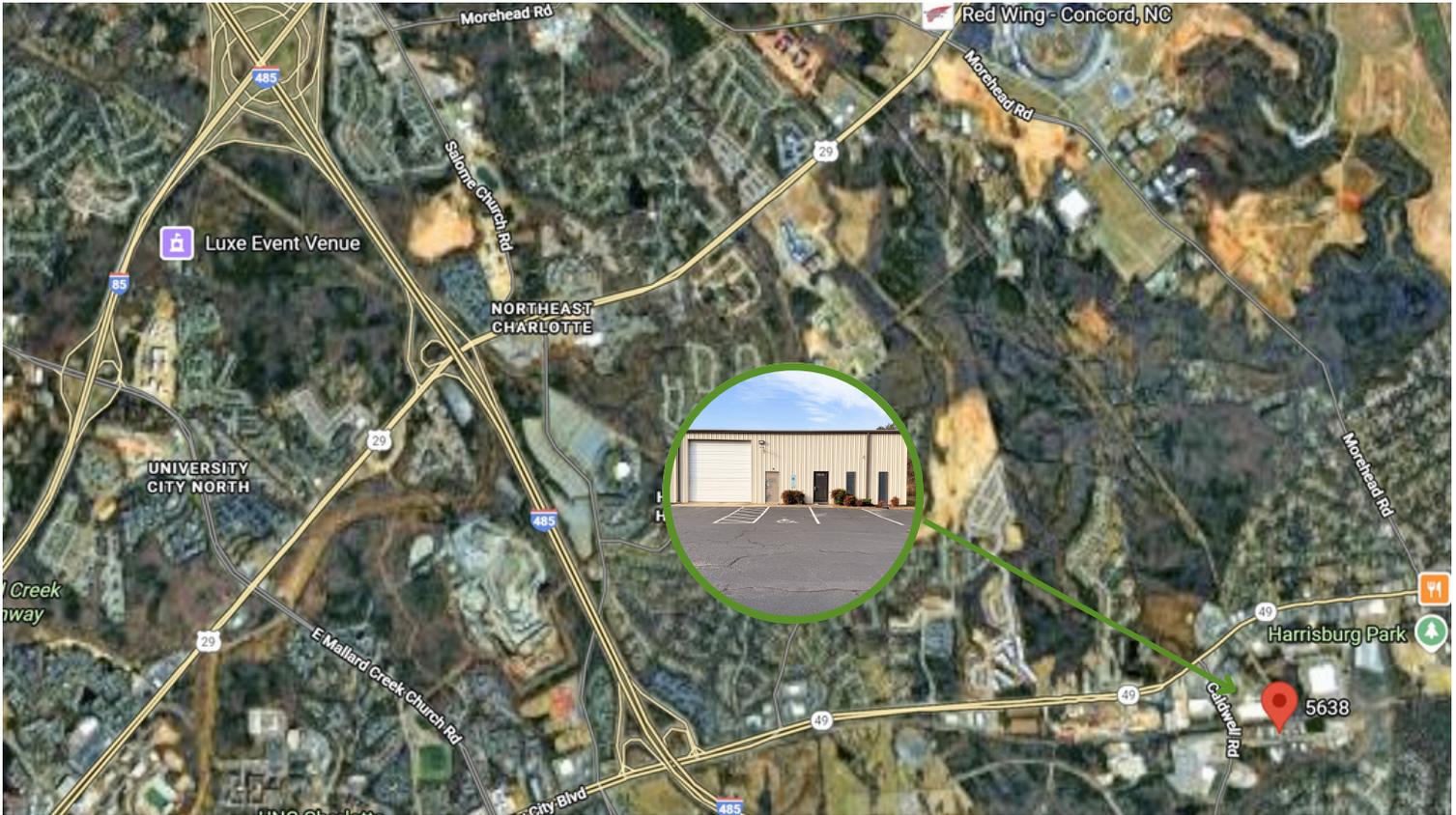
- ✓ ASKING RATE: \$12.35/SF NNN
- ✓ EST. TICAM: \$2.19/SF
- ✓ TOTAL MONTHLY GROSS: \$3,635
- ✓ 3,000 SF
- ✓ 12' X 14' GRADE LEVEL ROLL UP
- ✓ 18.5' CLEAR HEIGHT AT CENTER
- ✓ EASY ACCESS TO I-485

**All information needs to be independently verified.*

5638 HARRISBURG INDUSTRIAL PARK DR



AREA OVERVIEW



Doug Donia

Broker

DougD@NewBranchRE.com

704-707-6648