

# CLASS A INDUSTRIAL FLEX SPACE AVAILABLE



381 INDEPENDENCE AVE  
MECHANICSBURG, PA 17055






## OFFERING SUMMARY

<b>Available Space</b>	<b>4,126 SF</b>
<b>Lease Rate</b>	<b>Negotiable</b>
<b>Lease Type</b>	<b>NNN</b>
<b>OPEX</b>	<b>\$2.95 (2024)</b>
<b>Building Size</b>	<b>49,311 SF</b>
<b>Lot Size</b>	<b>5.69 Acres</b>
<b>Municipality</b>	<b>Upper Allen Township</b>
<b>County</b>	<b>Cumberland County</b>
<b>Zoning</b>	<b>Industrial</b>

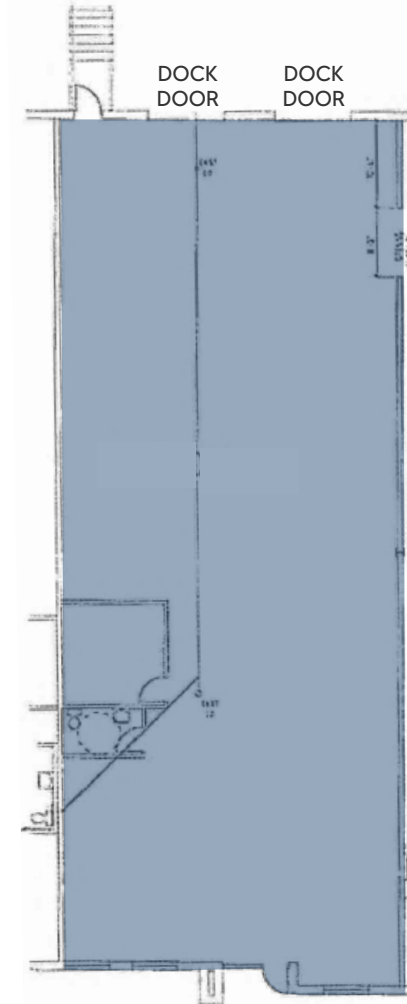
## PROPERTY HIGHLIGHTS

- Class-A multi tenant flex building built in 2008
- Space features two (2) dock doors, private bathroom, T-5 fluorescent light fixtures, and energy efficient features including 45 mil. white EPDM roof
- R-20 rigid roof insulation and Type 2-B noncombustible insulated architecturally designed split face masonry exterior
- Easy access to: 
- Join corporate neighbors Pepsi, Allen Distribution, United Rentals, Reckitt Benckiser, Graham and Brown Crescent Consolidation, Liberty Distribution, TE Connectivity, Schneider Electric, and Equipment Depot

### PROPERTY DETAILS

Address	381 Independence Ave Mechanicsburg, PA 17055
Property Type	Industrial Flex
Building Size	25,746 SF
Lot Size	5.69 Acres
Tenancy	Multi
Year Built	2008
Restrooms	1 private in-suite
Clear Ceiling Height	18'
Dock Doors	Two (2)
Trailer Court	110'
Construction	Split Face Masonry
Roof	45 mil white EPDM
Water/Sewer	Public
HVAC	Yes
Sprinkler	Yes (wet)
Cross Street	Allendale Road
Submarket	Harrisburg West
County	Cumberland
Municipality	Upper Allen Twp
Zoning	Industrial

AVAILABILITY				
SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	OPEX
<b>103A</b>	<b>4,126 SF</b>	<b>Negotiable</b>	<b>NNN</b>	<b>\$2.95 PSF (2024)</b>





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MECHANICSBURG, PA**

**INDUSTRIAL FLEX SPACE  
AVAILABLE**

PHOTO



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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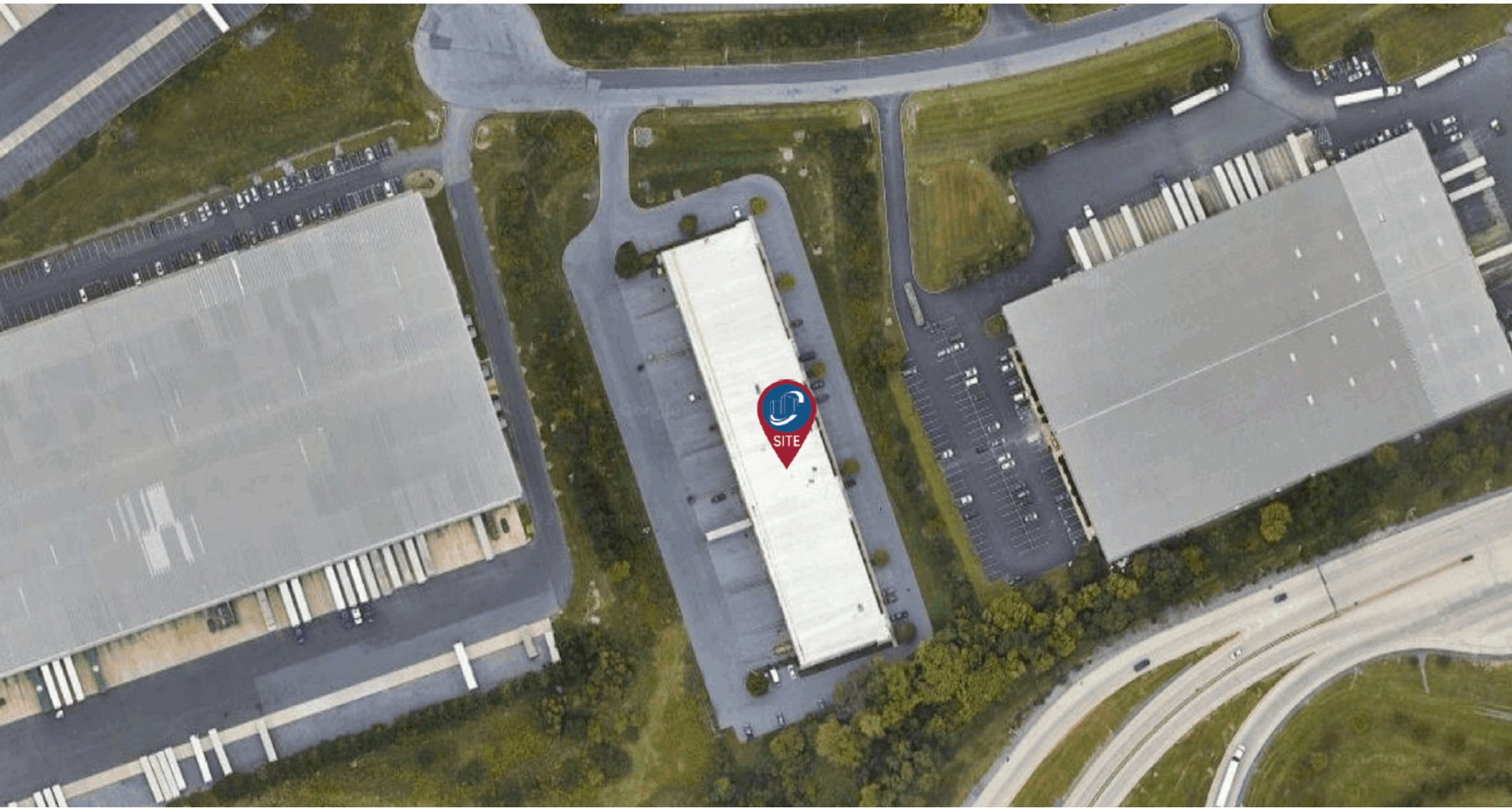
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AERIAL



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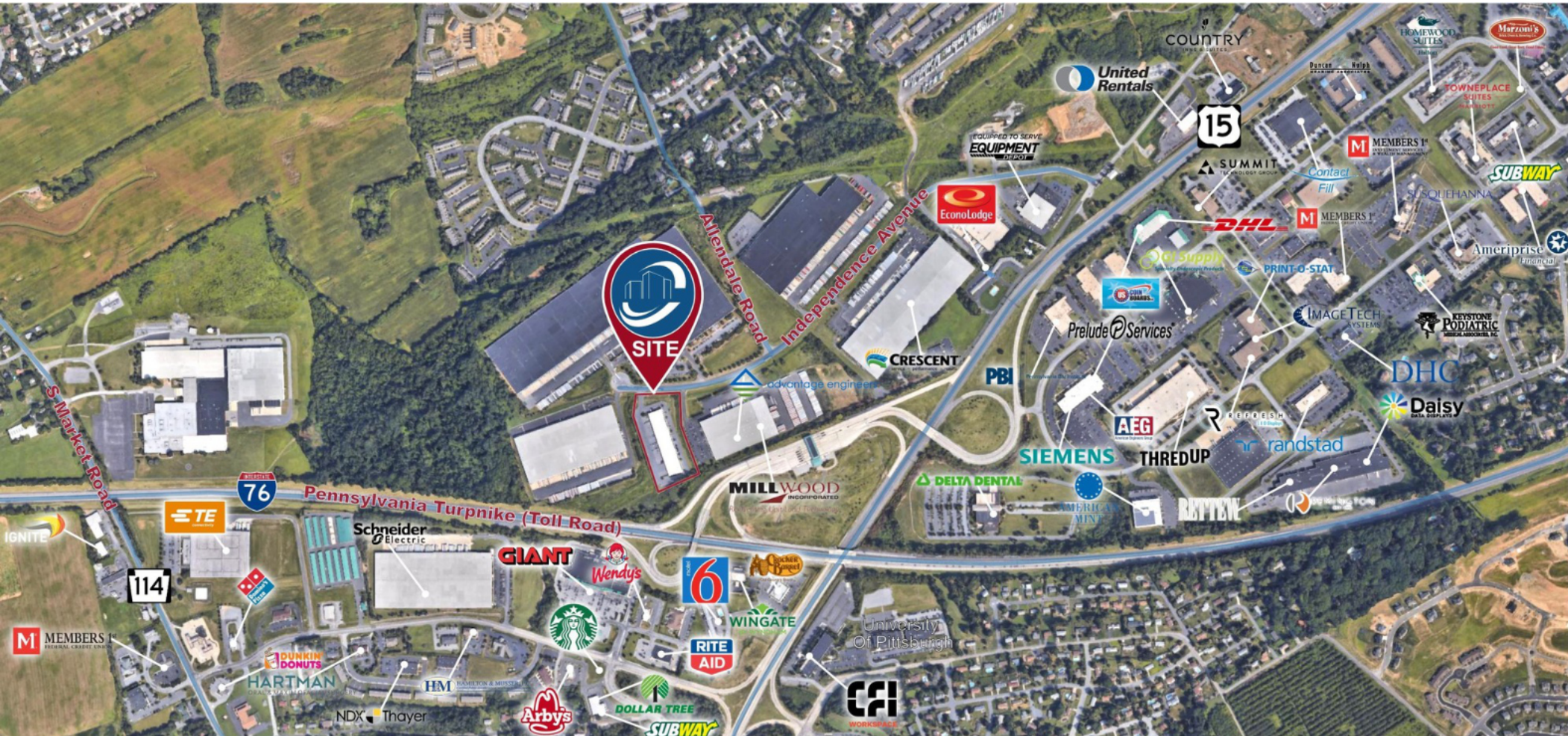
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### TRADE AERIAL



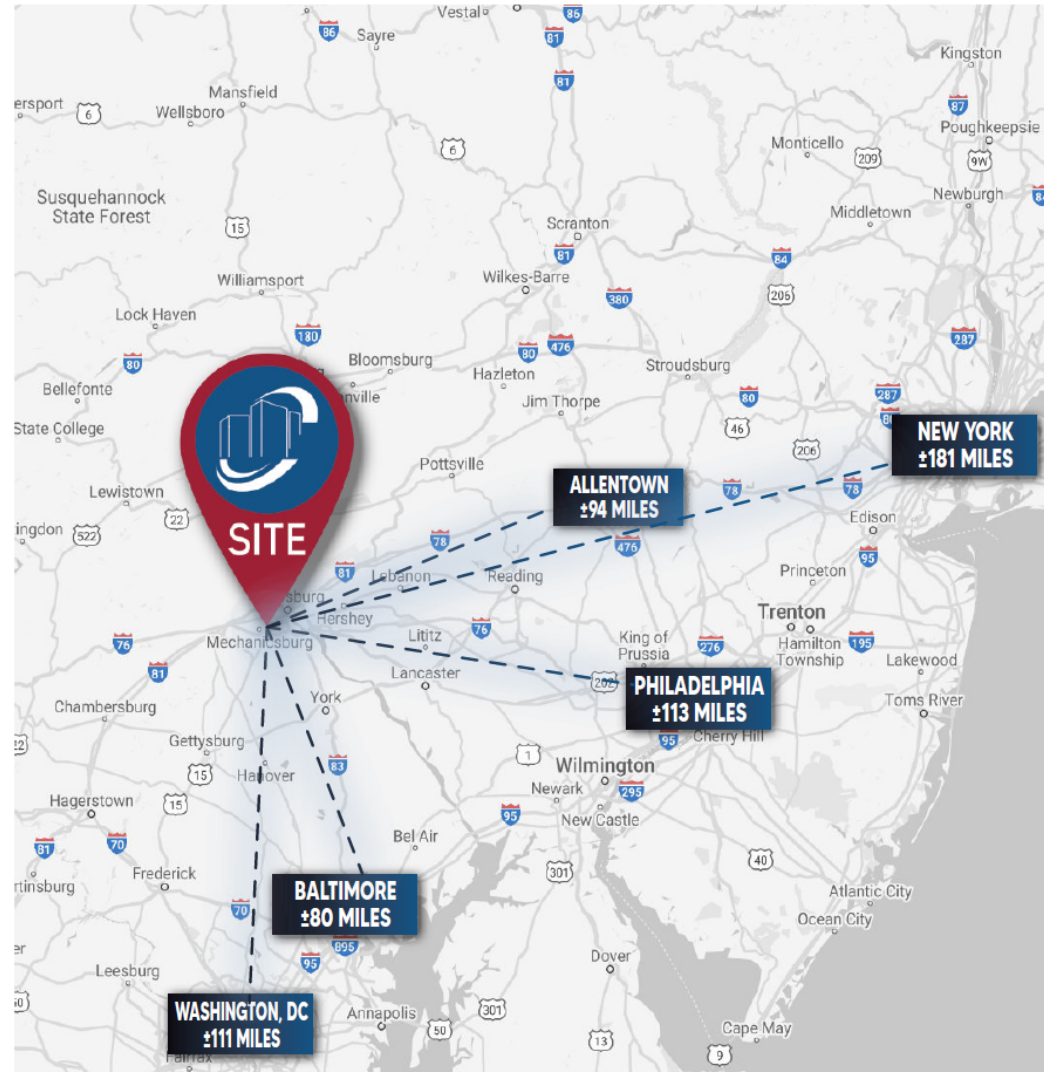
### AREA OVERVIEW

**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 many military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College, the Naval Support Station in Mechanicsburg, and New Cumberland Army Defense Depot. 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.

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



**POPULATION**  
263,782



**AVG FAMILY INCOME**  
\$92,318



**TRAVEL TO WORK**  
19.2 MIN



**EMPLOYEES**  
122,215



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.