

450,000 Sq. Ft. Warehouse Project

Rt. 22 at I-81
Harrisburg, PA 17112

LoopNet #: 16100822-S/16100878-L
Property #: 2203
Listing Broker's: JG



Location/Site Description

Lot Size/ Dimensions (LxW): 30 Acre(s)
Municipality: Lower Paxton Township
County: Dauphin
Zoning: Light Industrial
Topography: Flat
Cross Street: Mountain Road
Access: Route 22

Listing Broker

Jason Grace, CCIM, SIOR, Vice President
717.731.1990
jgrace@landmarkcr.com

Utilities Description

Gas / Water / Sewer: UGI / Public / Public
Supplier / Power: PPL
Phone / Cable / BroadBand: Verizon / Comcast / Available

Sale Description

Price	Comments
\$4,500,000.00	Sale shall include all final approvals and permits to construct up to +/- 461,700 sq. ft. in (2) building layout on 30 +/- acres. See attached preliminary plan. Off-site improvements to Rt. 22 included in sale price.

Comments

Listing: Excellent opportunity to acquire a plan approved warehouse land site east of the Susquehanna River along nationally recognized I-81 transportation corridor in Dauphin County. Immediate access to full interchange of I-81 via Route 22 (Allentown Boulevard). Access to dense Harrisburg City labor force with public transportation (www.catttransit.com) to site. Adjacent to Gateway Corporate Center.

Property: Abundant on-site employee and trailer parking. Signature visibility and access to I-81 via Route 22.

Two building layout on 30 + acres. The proposed Class "A" buildings will have approximately 461,700 sq. ft. with tilt-up construction, rubber roof with efficient T-5 fluorescent lighting fixtures. Heating will be Cambridge-Gas units with central HVAC in office areas. Concrete flooring comprised of 6" to 8" thickness. 30 ft. to 32 ft. minimum ceiling heights with column spacing of 50 ft. x 50 ft.

Dock loading: 9' X 10' insulated panel doors with mechanical pit levelers and dock seals. Oversized drive-in doors to suit (12' X 14').

Lease Rate: \$4.95 PSF NNN - Shell Space.



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