



5500 PAXTON ST
HARRISBURG, PA 17111

INDUSTRIAL FLEX PROPERTY AVAILABLE





OFFERING SUMMARY

AVAILABLE SF	8,000 SF
LEASE RATE	\$6.95/SF
LEASE TYPE	NNN
BUILDING SIZE	40,905 SF
LOT SIZE	3.3 Acres
COUNTY	Dauphin
MUNICIPALITY	Swatara Twp
ZONING	General Manufacturing
TAXES	\$30,423 (2024)

PROPERTY HIGHLIGHTS

- Excellent opportunity to lease 8,000 SF space in warehouse flex building along US-322 in Harrisburg, PA
- The highly visible location sits on 3.3 acres and offers opportunity for fenced outdoor storage / additional parking
- The space features two (2) drive in doors, and excellent signage to US-322
- Multi-tenant investment property with recently executed long term leases in place with strong Tenant mix
- Easy access to: 
- Join corporate neighbors Feeser's Food Distributors, PITT OHIO, Norfolk Southern Rutherford Intermodal Rail Yard, Amazon, Sam's Club, Walmart Supercenter, Giant Foods, Cleveland Brothers, Fresh Express, Calderon Textiles, Prosource of Harrisburg, Stroehman, and Schaedler Yesco Distribution

PROPERTY DETAILS

PROPERTY ADDRESS	5500 Paxton St Harrisburg, PA 17111
PROPERTY TYPE	Flex Industrial
BUILDING SIZE	40,905 SF
WAREHOUSE SF	+/- 36,405 SF
OFFICE SF	+/- 4,500 SF
LOT SIZE	3.3 Acres
CEILING HEIGHT	16' - 18'
DOCK DOORS	2 (Two)
DRIVE-IN DOORS	4 (Four)
PARKING	50 Spaces
CONSTRUCTION	Masonry
ROOF	Rubber
ELECTRIC	3-Phase
WATER/SEWER	Public

COUNTY	Dauphin
MUNICIPALITY	Swatara Twp
ZONING	General Manufacturing
APN	63-015-024
TAXES	\$30,423 (2024)



FLOORPLAN



AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

DARREN SMITH
SENIOR ADVISOR
E: DSMITH@LANDMARKCR.COM
C: 717.912.9212

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM

TRADE AREA MAP



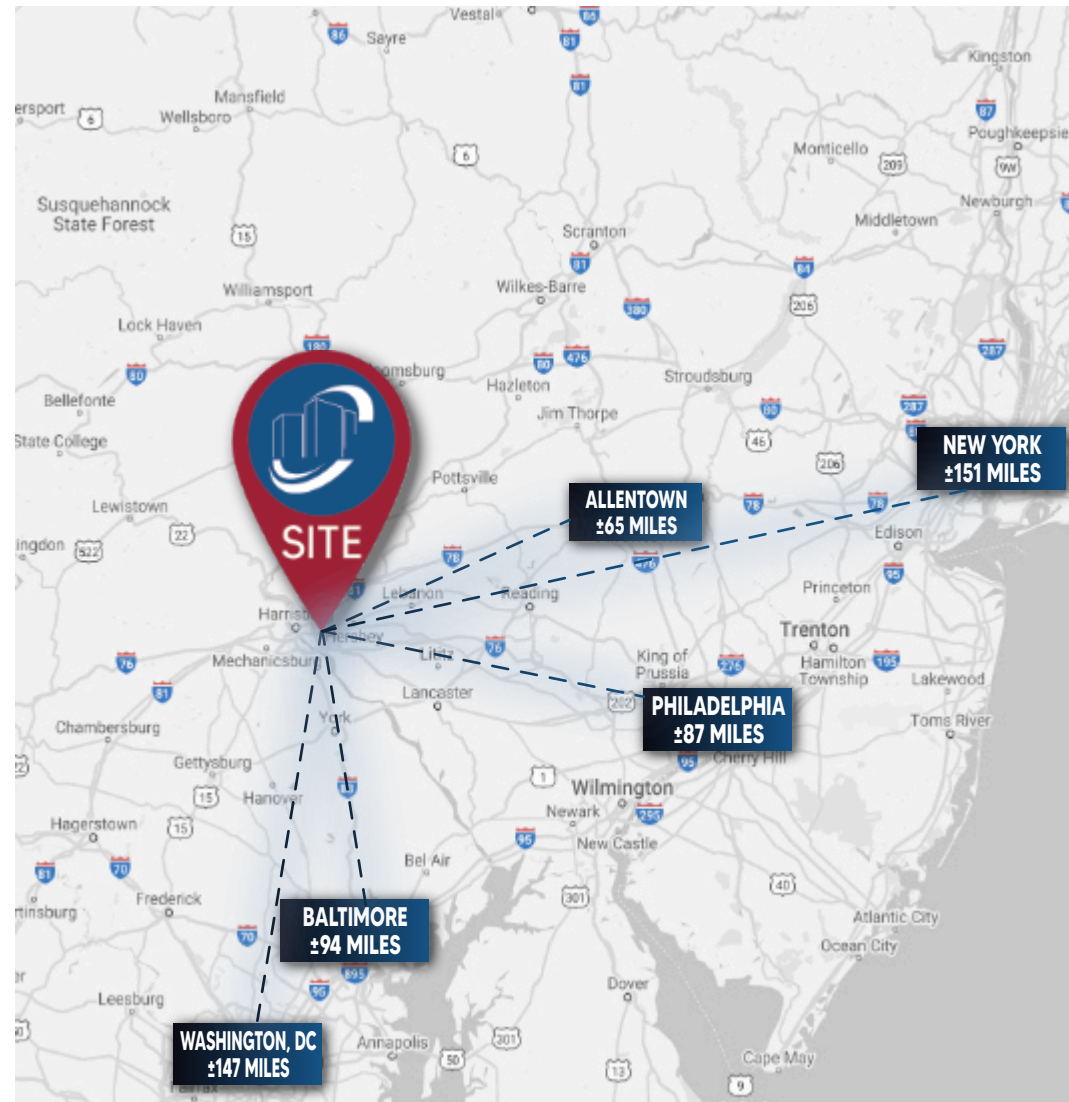
AREA OVERVIEW

DAUPHIN COUNTY : is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



POPULATION
288,176



AVG FAMILY INCOME
\$85,105



TRAVEL TO WORK
19.4 MIN



EMPLOYEES
189,953

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.