



CLASS-A FLEX WAREHOUSE AND OFFICE BUILDING

1000 N Cameron St, Harrisburg, PA 17103

Available for Lease

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CLASS-A FLEX WAREHOUSE AND OFFICE BUILDING

1000 N Cameron St, Harrisburg, PA 17103

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CLASS-A FLEX WAREHOUSE AND OFFICE

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MARKET OVERVIEW

CLASS-A FLEX WAREHOUSE AND OFFICE

Location Overview • Market Analysis

CE BUILDING

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Map • Site Plans

CE BUILDING

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SCOPE COMMERCIAL REAL ESTATE SERVICES, LLC.

CLASS-A FLEX WAREHOUSE AND OFFICE BUILDING

Property Overview

1000 N CAMERON ST, HARRISBURG, PA 171103

Scope Commercial Real Estate Services is proud to exclusively list for LEASE: 1000 N. Cameron Street, Harrisburg, PA 17103. Known currently as the Geneia “Class A” Flex Warehouse & Office Building, the subject property is **approximately 209,308 SF RBA.** **This five-story, Class A flex/warehouse and office building** is centrally located at the signalized intersection of Cameron Street and Herr Street, in a highly trafficked retail and industrial corridor. It is strategically situated in downtown Harrisburg, directly across the street from the new Harrisburg busing terminal station, Capital Area Transit.

The current uses for the subject property are diverse & multifacility with Class A Office Tenants on the 2nd, 4th, and 5th floors. (The 1st floor is a limited floorplate which showcases a Class A reception area.) Currently, the 3rd floor office space is in shell condition and presents a myriad of potential uses. **The building has 2 attractive available spaces for lease. The 1st Floor Flex Warehouse Space is 101,915 square feet,** previously tenanted by Moran Logistics, an asset-based third-party logistics (3PL) provider. **The space is ideal for logistics, warehousing, or distribution companies looking for a strategically located and well-equipped facility.** Additionally, it is suitable for e-commerce and retail businesses, light manufacturing, medical and pharmaceutical companies, research and development teams, technology firms, automotive services, and food and beverage companies. **The 3rd Floor Class A Office is 42,170 square feet, making it ideal for corporate headquarters, professional services firms, technology companies, financial institutions, creative agencies, coworking spaces, legal practices, consulting firms, and healthcare administration offices.** The property includes three (3) separate adjoining parcels totaling 10.42 acres. The site is a fully gated and secured facility, featuring two sets of automatic drive gates. The main entrance is located on Cameron Street on the southern side of the property, while the second entrance is on the northwest side of the property on Herr Street.

This newer construction Class A facility is pristine and a must-see. The property is broken down into three (3) basic parts: **the 5-story office building situated on the eastern side of the property, a connecting corridor of higher ceiling flex/warehouse space (approx. 17-foot ceilings) in the middle of the facility which showcases floor-to-ceiling windows on the Cameron Street side, and the third component being the high-bay warehouse space (approx. 40-foot ceiling) fully fitted out with industrial racking for high-speed forklift picking and logistics.** The high-bay warehouse space is also being used for 3PL logistics and high-speed forklift fulfillment with high-bay racking throughout. **Building amenities include: gated parking with 400 on-site parking spaces, helicopter pad, 7 loading bays on the warehouse vehicle entrance side, rooftop garden, rain gardens, on-site emergency power generator, and 24-hour on-site security.**

Inland Port - US Customs Harrisburg is designated an Inland Port, specifically for intermodal retail shipments from the East Coast ports served by the Norfolk Southern Railroad. The benefit of this designation is that the shipping and receiving of international trade goods can be expedited by rail, thereby reducing the cost in time, fuel and labor for shippers and manufacturers.

PROPERTY HIGHLIGHTS

Class-A Flex Warehouse and Office Building
 1000 N Cameron St, Harrisburg, PA 17103



\$9.50

1st Floor Flex Warehouse
 Asking Rent/SF



\$20.00

3rd Floor Class A Office
 Asking Rent/SF



144,085 SF
 Total SF of
 Available Space



Zoning
 Industrial



Location
 Keystone
 Opportunity Zone



Electricity
 Dual Supply
 Electricity



Drive-in Doors
 One Drive-In Door



Rail Yard
 3 Intermodal Rail Yards
 Within 10 miles



Docks
 Seven
 Loading Docks



Security
 24/7 On-Site
 Security

AVAILABLE FOR IMMEDIATE OCCUPANCY

BUILDING INFORMATION

Available SF	101,915 SF (1st Floor) 42,170 SF (3rd Floor)
Lot Size	10.42 AC
Stories	5
Parking Ratio	4/1,000 SF
Parking Type	Gated Surface On-Site
Year Built	2016

ZONING SUMMARY: IND - INDUSTRIAL

To encourage all types of light industries, offices, warehousing, and wholesale sales uses. To also provide for a broad range of commercial uses, including retail sales, to provide a broad market for reuse of buildings and land. To permit heavy industrial uses by Special Exception to avoid conflicts with neighboring uses.

CLASS-A FLEX WAREHOUSE AND OFFICE BUILDING

Available Suites

SUITES	SF	MONTHLY RENT	ANNUAL RENT	ASKING RENT/SF	LEASE TYPE
1st Floor Flex Warehouse	101,915	\$80,682.71	\$968,192.50	\$9.50	NNN
3rd Floor Class A Office (Build to Suite)	42,170	\$70,283.33	\$843,400.00	\$20.00	NNN
600 N Cameron Street Laydown Yard	87,207	Negotiable	Negotiable	Negotiable	NNN
Total	231,292	\$150,966	\$ 1,811,593	\$29.50	

IMMEDIATELY AVAILABLE





Geneeia

1000

1000 N CAMERON ST, HARRISBURG, PA 17103

CLASS-A FLEX WAREHOUSE AND OFFICE BUILDING

Property Photos

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1000 N CAMERON ST, HARRISBURG, PA 17103

Parcel Map

1000 N CAMERON ST, HARRISBURG, PA 17103

87,207 SF
Available for Lease

600 N CAMERON STREET

APN	08-034-006
Zoning	Industrial
Lot Area	2.002 Acres

850 HERR STREET

APN	07-056-001
Zoning	Commercial
Lot Area	1.27 Acres

Additional Parking

900 HERR STREET

APN	07-056-002
Zoning	Parking Lot
Lot Area	1.16 Acres

Additional Parking

2.43 Acres

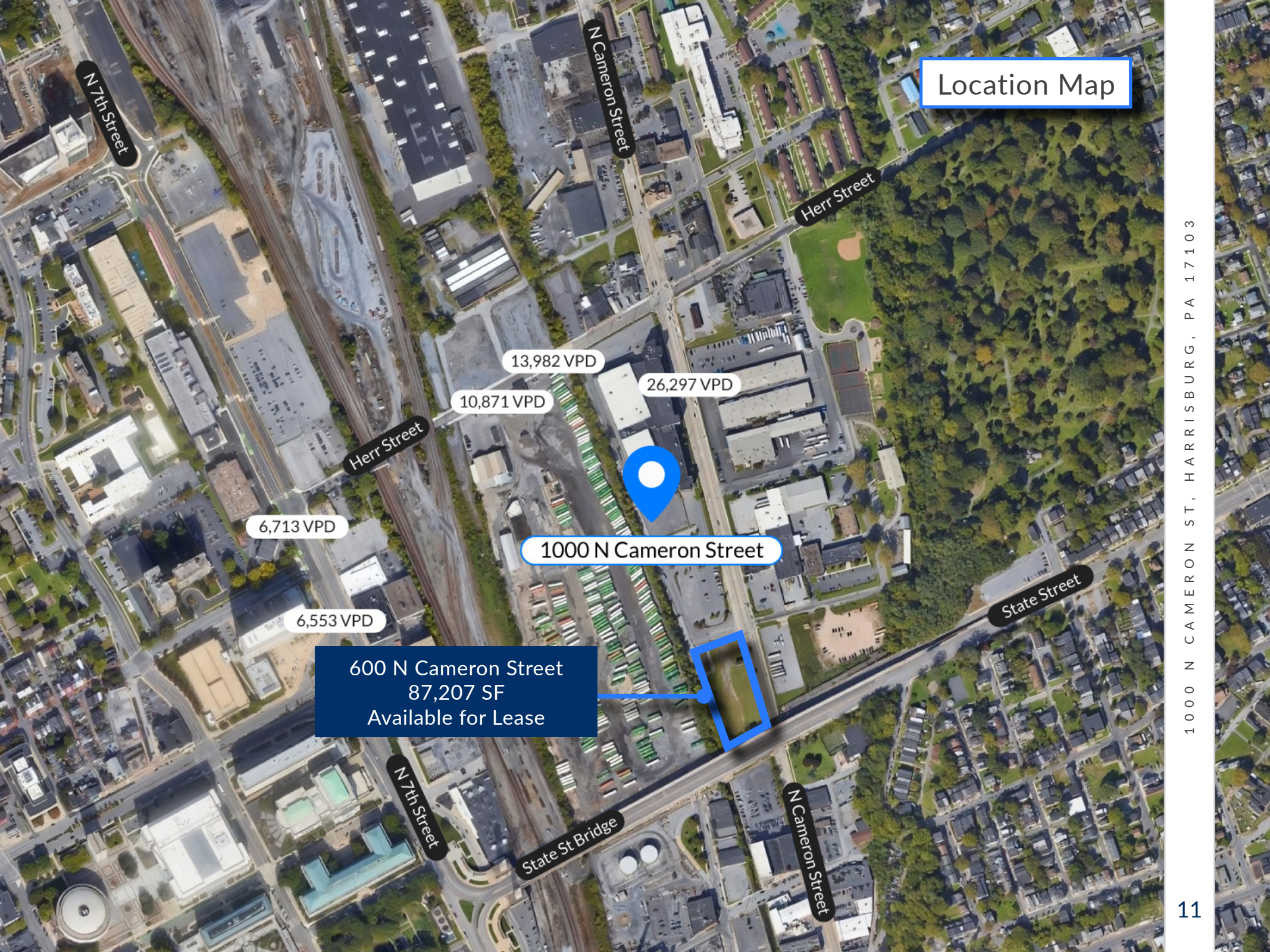
Additional Parking

2.002 Acres

Total Additional Potential Parking: 4.432 Acres

Total Acreage: 12.85 Acres

Location Map



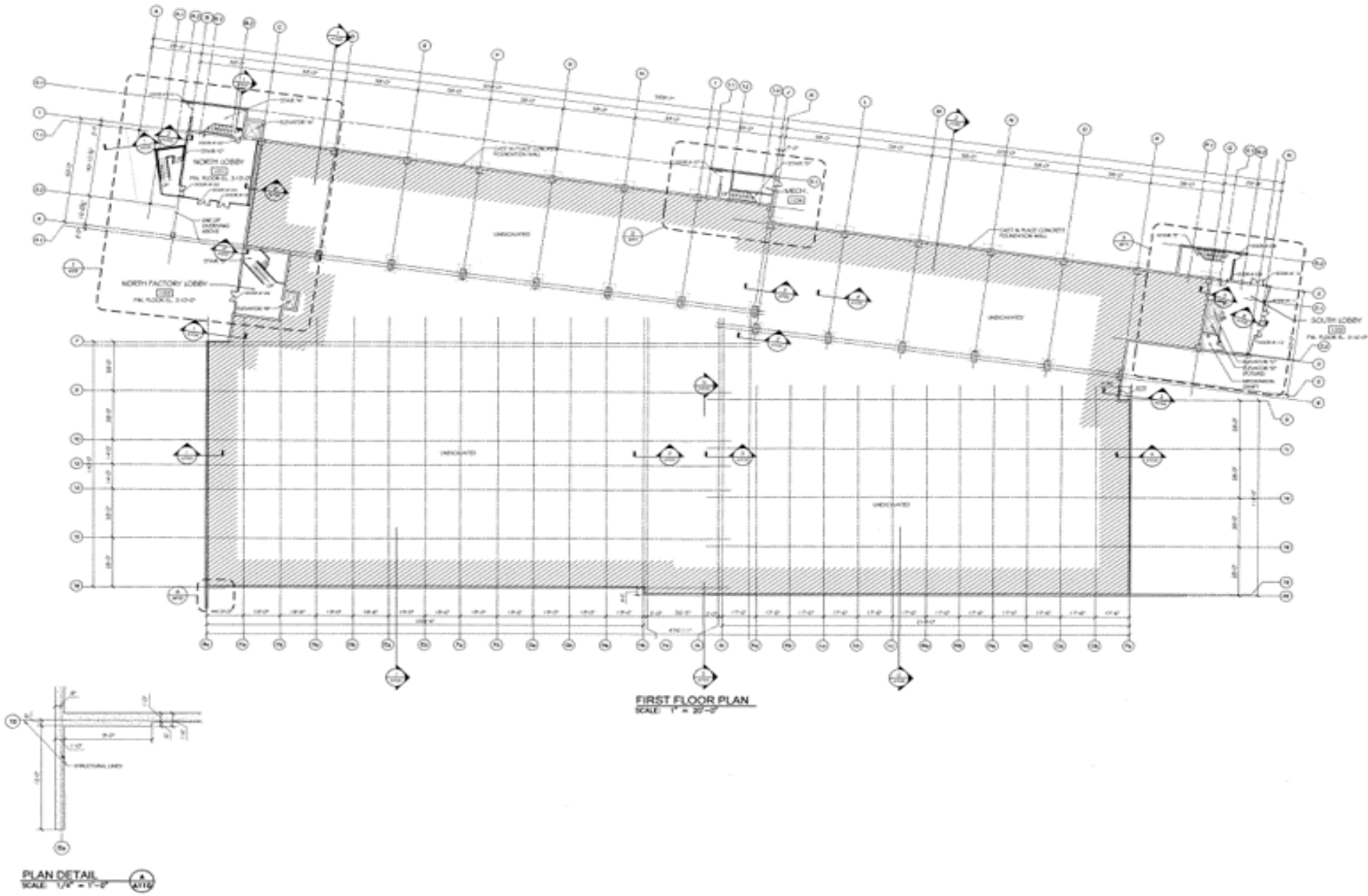
1000 N Cameron Street

600 N Cameron Street
87,207 SF
Available for Lease

1000 N CAMERON ST, HARRISBURG, PA 17103

1ST FLOOR FLEX WAREHOUSE AVAILABLE: 101,915 SF

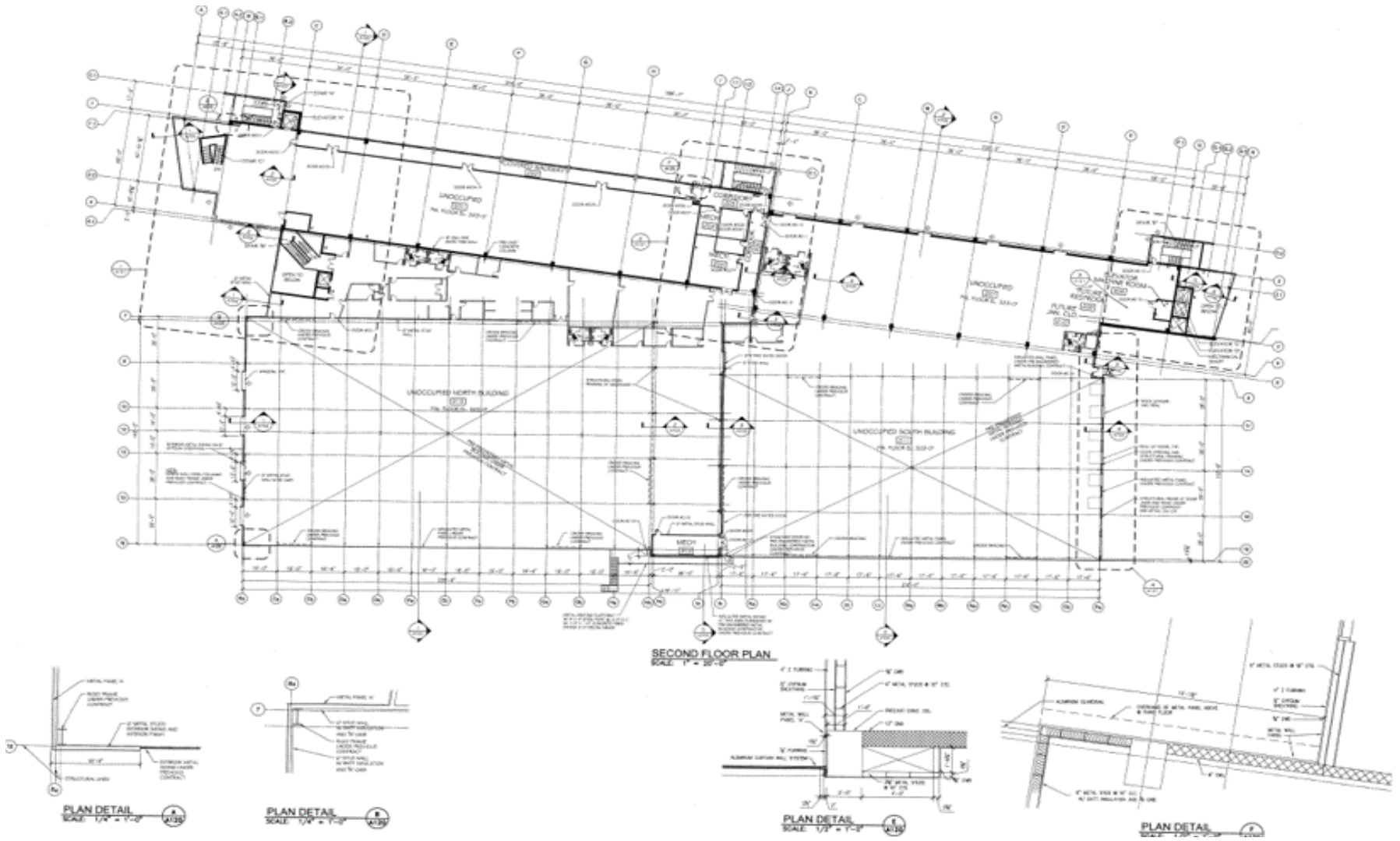
1st Floor Site Plan



1000 N CAMERON ST, HARRISBURG, PA 17103

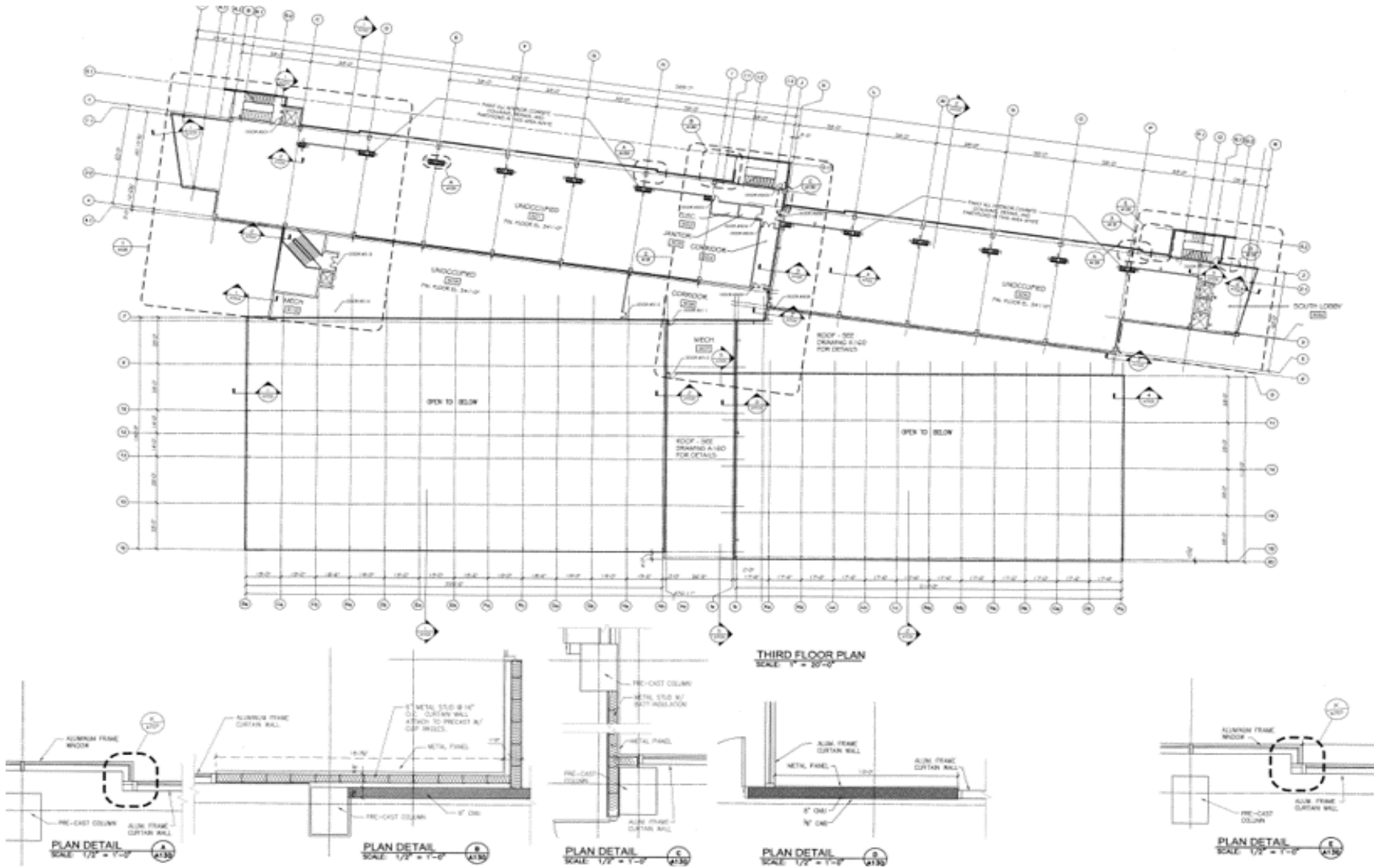
2nd Floor Site Plan

1000 N CAMERON ST, HARRISBURG, PA 171103



3RD FLOOR CLASS A OFFICE (BUILD-TO-SUITE) AVAILABLE: 42,170 SF

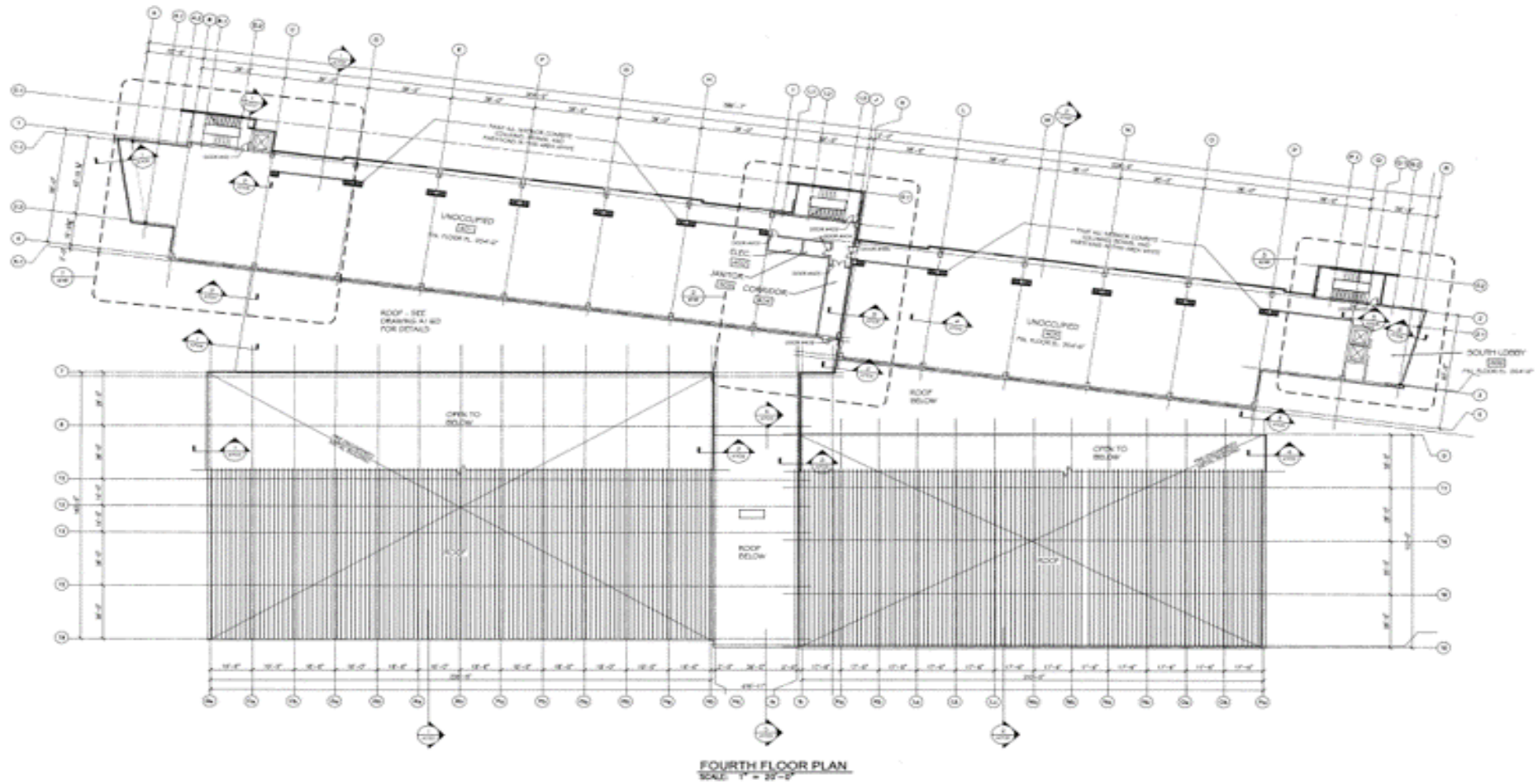
3rd Floor Site Plan



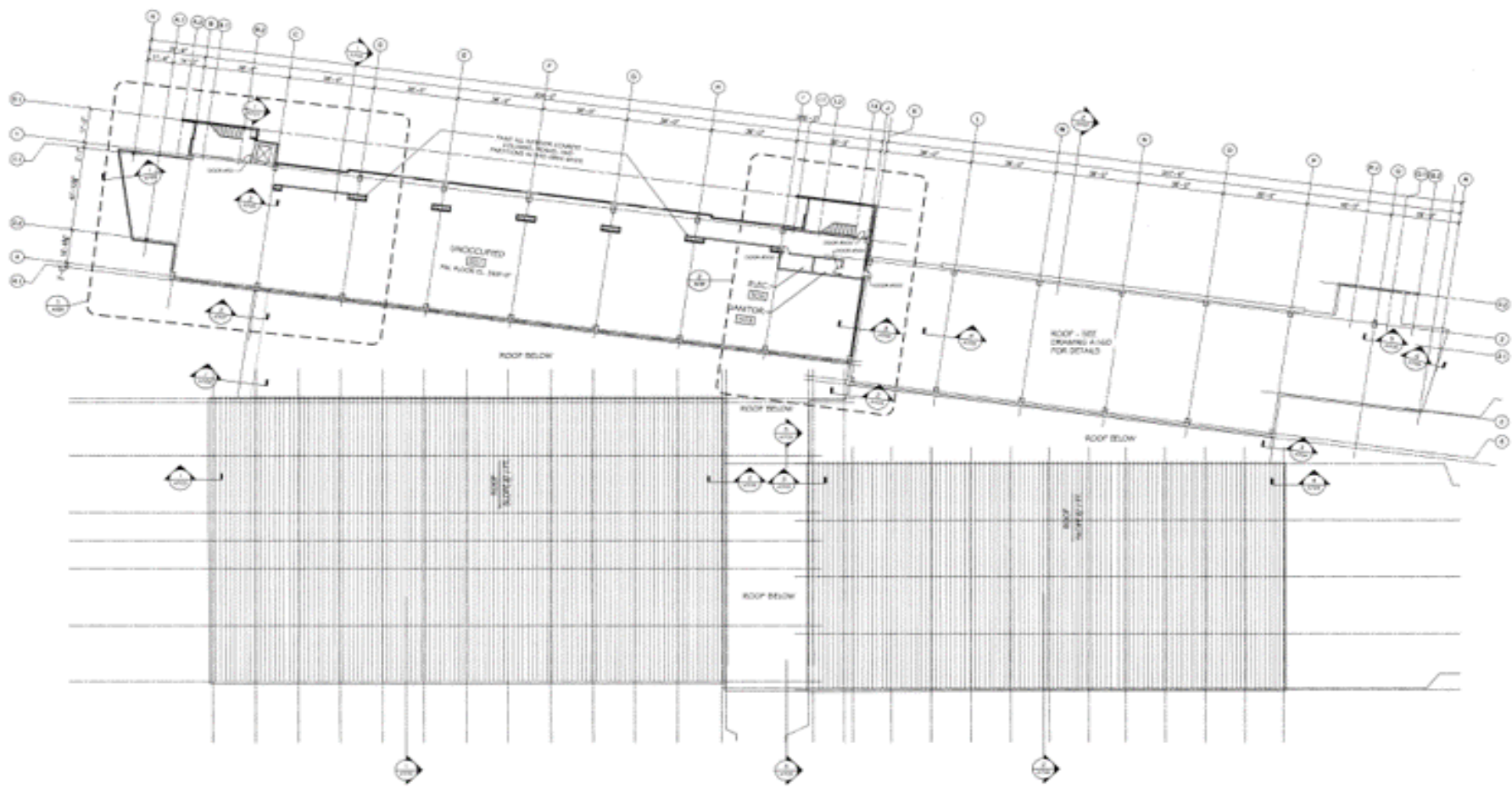
1000 N CAMERON ST, HARRISBURG, PA 17103

4th Floor Site Plan

1000 N CAMERON ST, HARRISBURG, PA 171103



5th Floor Site Plan



FIFTH FLOOR PLAN
SCALE: 1" = 30'-0"



SPACE HIGHLIGHTS

- ▶ Proposed Brand New Fit-Out With High End Finishes
- ▶ Unparalleled Views Throughout The Space
- ▶ Three (3) Elevators For Easy Navigation
- ▶ Zone Controlled HVAC With Multiple Heat Pump Systems
- ▶ Multi-Zone Energy Efficient Lighting
- ▶ Card Controlled Security Access Throughout The Building
- ▶ Serviced By Capital Area Transit (CAT) With Regular Service: www.cattransit.com

CLASS-A FLEX WAREHOUSE AND OFFICE BUILDING

Location Overview

HARRISBURG

at a glance

418,486
Total Population

3.90%
Population Growth (2023-2028)

167,364
Total Households

\$89,880
Average Household Income

Source: CoStar, 2024 on a 10-mile radius

This multi-story commercial building located at 1000 N Cameron St in the heart of downtown Harrisburg, the state capital of Pennsylvania, presents a compelling leasing opportunity in a prime location. Situated on a major thoroughfare with high visibility and traffic flow, the property is in close proximity to the Susquehanna River and various government and administrative buildings, making it an attractive option for a variety of commercial tenants such as government agencies, professional services firms, or small businesses. With a total lot size of 10.42 AC, the well-maintained building has the potential to accommodate multiple occupants and the fit-out of the leased space will be built to suit the needs of the lessee. Harrisburg is a growing commercial hub with high demand for office and retail space, and the centralized location of this property provides a stable tenant base and foot traffic, particularly given the nearby government and administrative activity. The strategic location and versatile commercial usage make this a desirable investment, offering the opportunity to capitalize on Harrisburg's economic growth and revitalization efforts and the potential for higher rents and occupancy rates compared to suburban commercial properties.



Located 8.5 Miles from
[Harrisburg International Airport](#)



Received a [Walkability Score](#) of 92/100



Located 0.5 Miles from
[Downtown Harrisburg](#)



The [Harrisburg Amtrak Station](#) is only 0.7 miles away



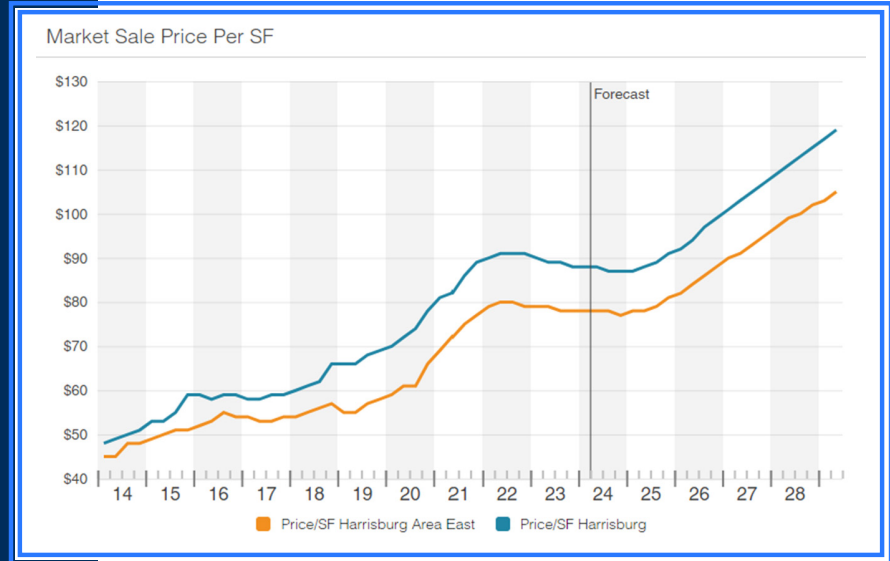
MARKET ANALYSIS

INDUSTRIAL MARKET

The Harrisburg metro industrial market continues to be driven by the robust performance of the logistics sector. After reaching a recent peak of over 14 million SF of available inventory in early 2019, the available space has significantly shrunk to 8.9 million SF as of the second quarter of 2024. This tight market has led to consistent quarterly increases in rental rates.

Approximately 95% of the new development completed since late 2022 falls under the category of distribution space, further reinforcing the predominance of logistics space in the market. Logistics space accounts for over 80% of the metro area's total inventory, with a majority of these spaces exceeding 100,000 SF.

Recent trends indicate a slowdown in new construction starts and deliveries, resulting in a further reduction in available industrial space in the near term. While the Harrisburg market is not immune to macroeconomic challenges such as supply chain disruptions, heightened interest rates, and labor shortages, these issues are not unique to the region. Despite short-term fluctuations, the long-term perspective remains optimistic, and any scenario sets a new standard for structural occupancy in the Harrisburg industrial market.



LEASE COMPS



3.1%
Vacancy Rate



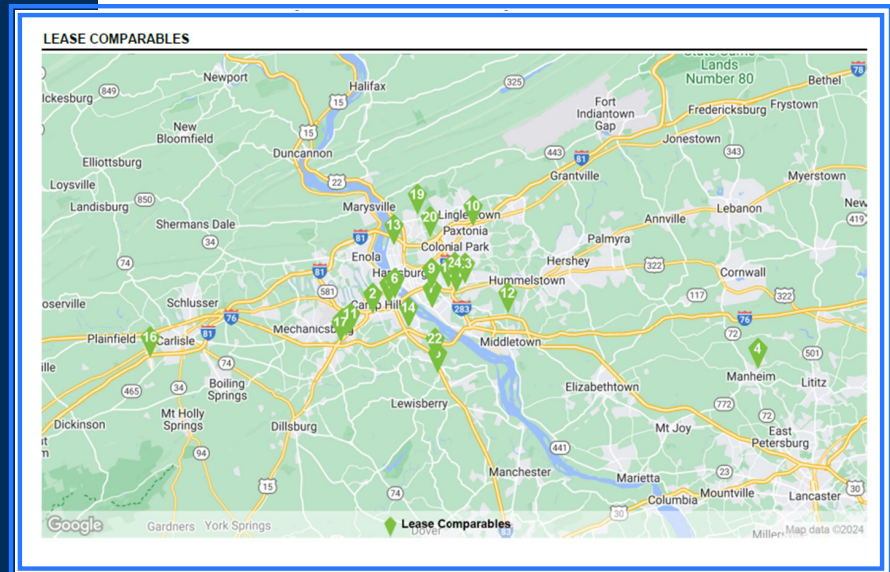
\$8.03
Market Asking
Rent/SF



22,837
Vehicles
per Day



\$2.6M
Av. Annual
Sales Volume



HARRISBURG METRO AREA

As Pennsylvania’s capital, the Harrisburg metro area wields significant economic influence within the state. With a population of 603,000, it has seen a 1.7% increase since 2020 and is projected to sustain gradual growth, with forecasts anticipating a 0.3% annual population increase from 2023 to 2027. Harrisburg’s appeal lies in its affordable cost of living and business-friendly environment, attracting both residents and businesses. This competitive advantage positions the region for potential net in-migration, contributing to its steady economic expansion. The U.S. Census Bureau and Oxford Economics anticipate a net inward migration of approximately 5,500 residents between 2023 and 2027. The local economy in Harrisburg is primarily anchored by the government; education and health services; and trade, transportation, and utilities sectors, collectively representing 56% of the region’s 363,000 jobs. The Commonwealth of Pennsylvania, Milton Hershey Medical Center, The Hershey Company, and Penn State University are prominent regional employers. Several Fortune 500 companies also have a presence in Harrisburg, including BNY Mellon, 3M Company, Aetna, and Merck, further contributing to the region’s economic diversity. In 2023, the area’s employment demonstrated resilience in the face of economic challenges, with a workforce of 367,200 individuals. Payroll employment rebounded, with 12,900 more people employed in 2023. Forecasts project an employment growth rate of 0.7% between 2023 and 2027. Key drivers of employment growth in the Harrisburg metro area are expected to include the education, health, and hospitality sectors, while the management, education, and health sectors are likely to contribute to GDP growth significantly. Oxford Economics forecasts the region’s GDP will grow by 2.2% in 2023 and maintain an average annual growth rate of 1.4% from 2023 to 2027, slightly below the national average of 1.6% for the same period.

Market Highlights

- ▶ The Harrisburg industrial market has seen a softening in the first half of 2024, with the vacancy rate climbing 3.2% year-over-year to 6.9%. This is due to 957,000 SF of annual deliveries coupled with -2.7M SF of net absorption.
- ▶ However, with only 750,000 SF currently under construction, future supply-side pressures should be more limited. The long-term outlook remains optimistic.
- ▶ The logistics/warehousing sector has been the driving force behind industrial demand, with the warehousing and storage sector experiencing 22,270 new jobs in the Harrisburg region from 2011-2022.
- ▶ Key recent leasing activity includes Amazon leasing a 1.2M SF building and Andersen Windows backfilling a 600,000 SF warehouse. Smaller-bay warehouses under 25,000 SF have seen strong demand with a 3.5% vacancy rate.
- ▶ Overall, the market has softened from its recent peak, but the long-term fundamentals remain strong, supported by the growth in the logistics/warehousing sector.

Demographics

POPULATION	3 MILES	5 MILES	10 MILES
2028 Projection	96,413	204,446	402,699
2023 Population	93,625	198,175	387,476
Growth 2023 - 2028	2.98%	3.16%	3.93%
Growth 2010 - 2023	5.90%	7.54%	12.79%
Avg. Household Income	\$65,218	\$78,714	\$90,361
Med. Household Income	\$51,766	\$61,829	\$70,664



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