

**INDUSTRIAL PROPERTY
FOR LEASE**

**6380 FLANK DR |
HARRISBURG, PA 17112**

**Presented By:
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CCIM, SIOR**

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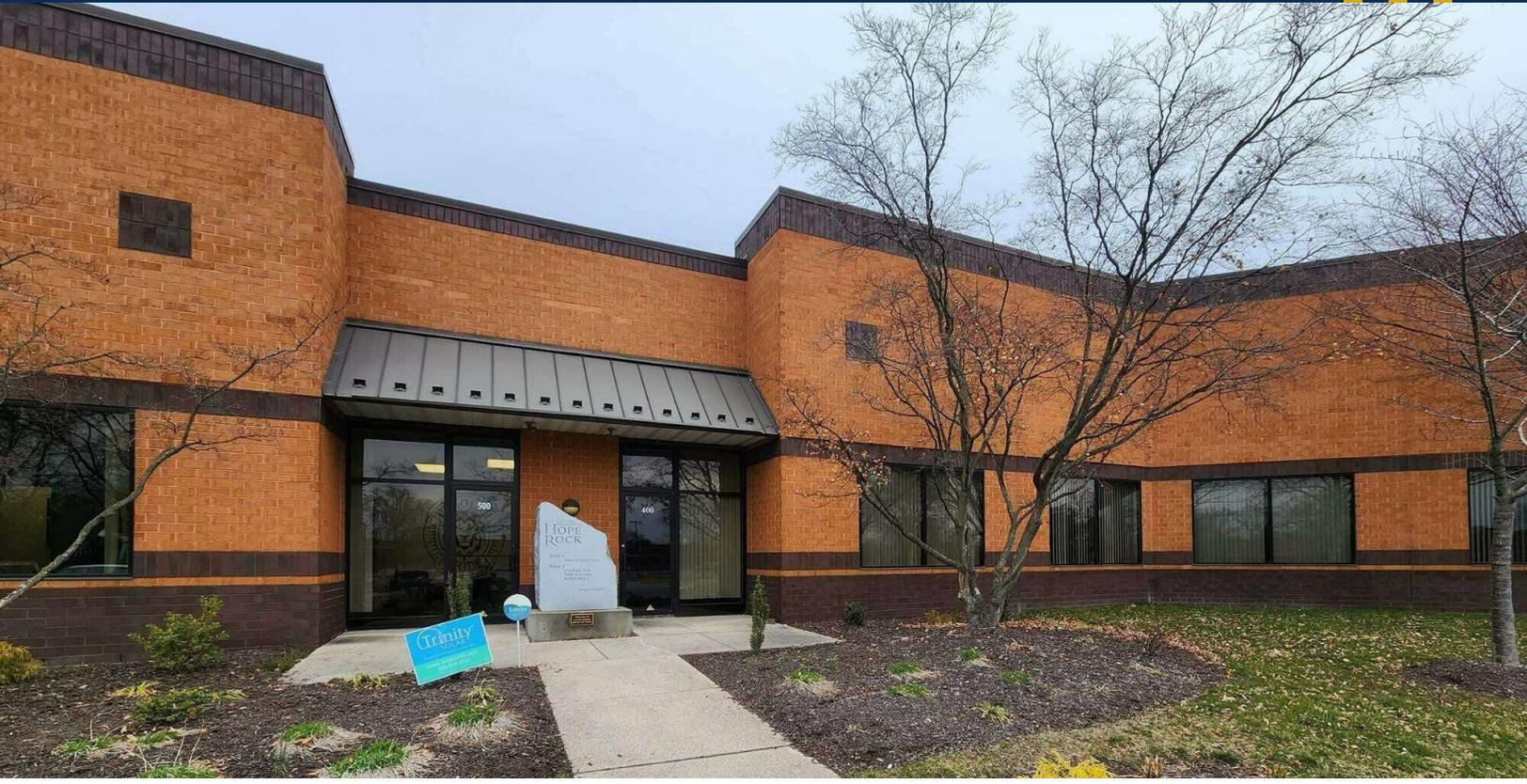


**CAPSTONE
COMMERCIAL**

205 W Caracas Ave | Hershey, PA 17033

PROPERTY SUMMARY

6380 Flank Dr | Harrisburg, PA 17112



PROPERTY DESCRIPTION

Two suites are now available within the Gateway Corporate Center for up to 6,957 SF of contiguous space. The smaller of the spaces is an office suite, and the larger space can be flex or office.

PROPERTY HIGHLIGHTS

- 2,347 SF + 4,610 SF available
- Central HVAC
- Approximately 0.8 miles from I-81 on-ramp

SPACES	LEASE RATE	SPACE SIZE
Suite #400	\$9.00 SF/yr	2,347 - 6,957 SF
Suite #300	\$9.00 SF/yr	4,610 - 6,957 SF

OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
CAM:	\$3.91/SF + 4% of base rent
Number of Units:	8
Available SF:	2,347 - 6,957 SF
Lot Size:	3.69 Acres
Building Size:	31,868 SF
APN:	35-034-087
Zoning:	Business Campus
Municipality:	Lower Paxton Twp
County:	Dauphin



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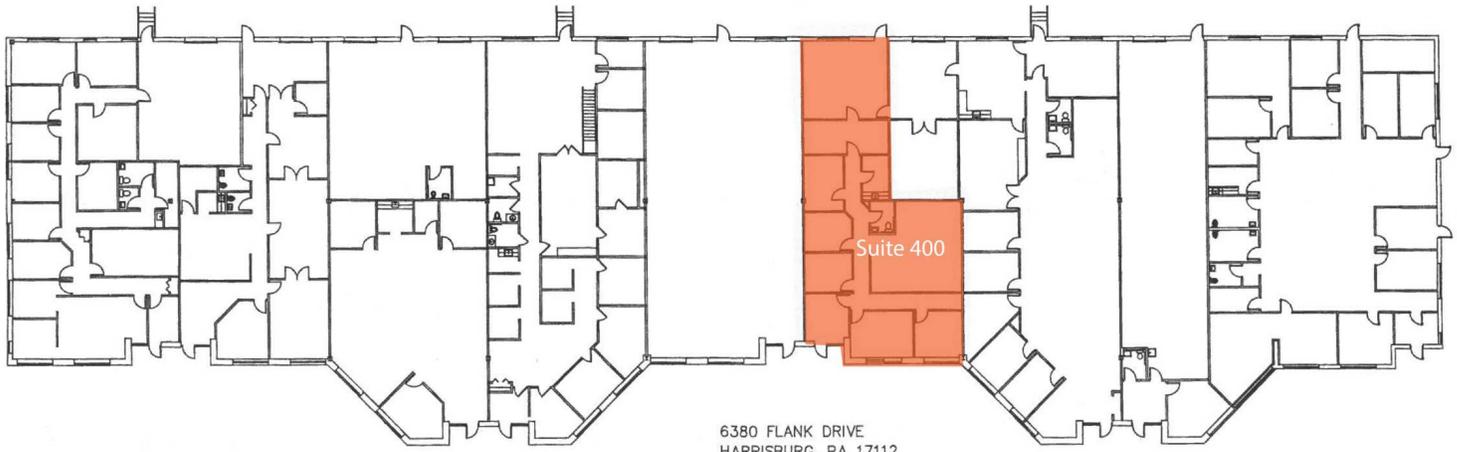
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SUITE 400

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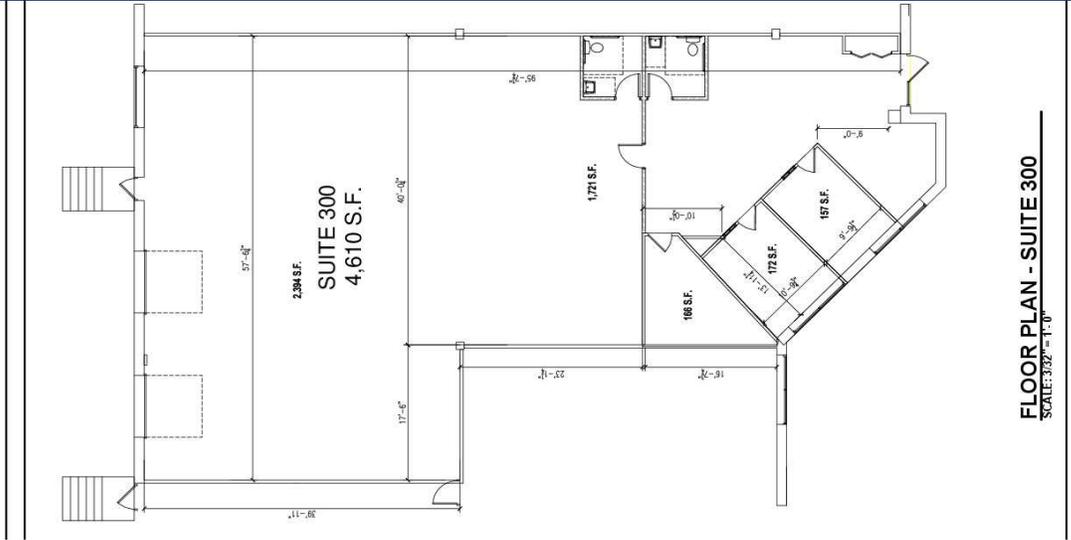
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SUITE 300

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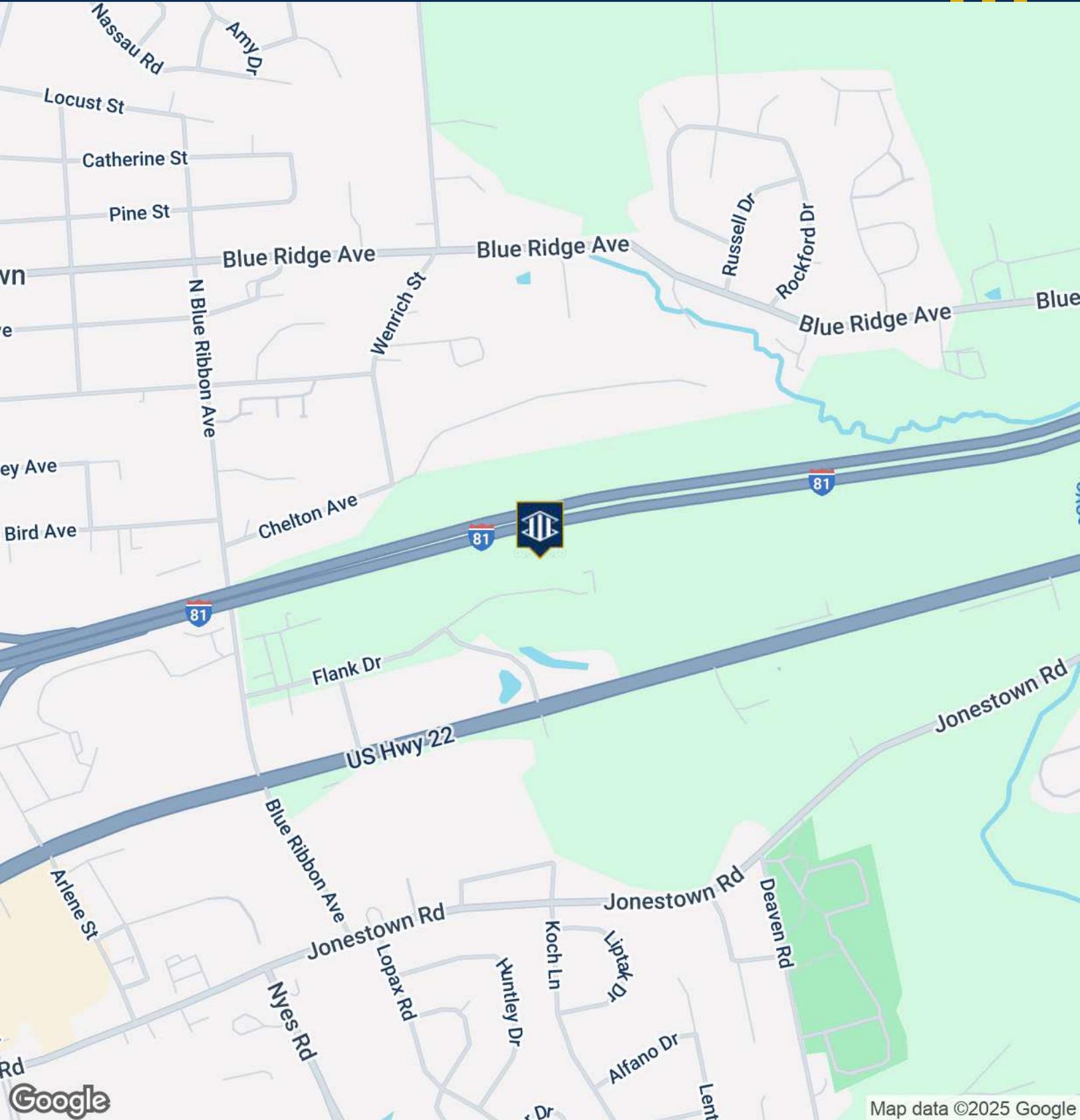
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AREA MAP

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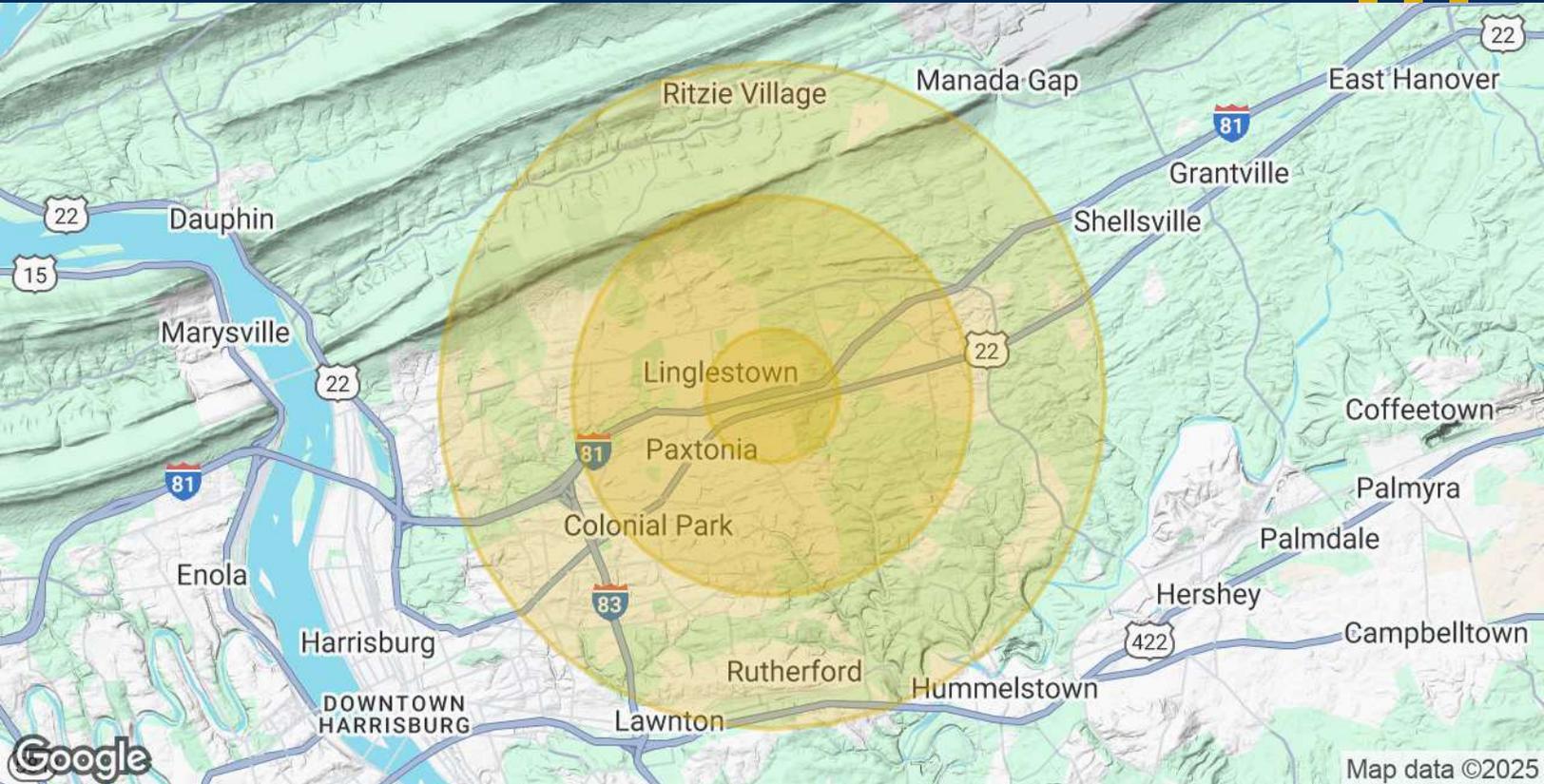
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,609	33,831	90,551
Average Age	46.5	43.7	41.8
Average Age (Male)	44.8	42.8	40.4
Average Age (Female)	48.7	45.3	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,995	14,382	39,369
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$94,395	\$98,303	\$88,938
Average House Value	\$209,405	\$221,985	\$209,693

2020 American Community Survey (ACS)



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Ida McMurray

CCIM, SIOR

Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle. Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

Matt Hoover

Principal & Managing Director

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LEGAL

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