



pennsylvania
STATE POLICE

INVESTMENT PROPERTY FOR SALE | HARRISBURG, PA





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STATE POLICE



INVESTMENT OVERVIEW

8000-8002 Bretz Drive consists of two fully leased, mission-critical single-tenant facilities situated on a combined 6.17-acre parcel and purpose-built for long-term governmental use. Constructed as build-to-suit improvements for the Pennsylvania State Police (Moody's: Aa2), the properties serve as the Troop H Headquarters and a Municipal Police Training Facility, with both buildings recently executing lease extensions that reinforce long-term tenancy stability. Strategically positioned just off the intersection of Allentown Boulevard (US-22) and Hershey Road (PA-39), the site provides efficient regional connectivity throughout Troop H's coverage area - Perry, Cumberland, Dauphin, Adams, and Franklin Counties - and benefits from proximity to the Pennsylvania State Police Academy in Hershey. As a state agency of the Commonwealth of Pennsylvania with a 2025-2026 annual budget exceeding \$1.75 billion, ranking as the state's third-largest funded department, the tenancy offers strong, credit-backed income.

SUBJECT PROPERTY

ADDRESS	8000 - 8002 Bretz Dr Harrisburg, PA 17112
SALE PRICE	\$6,440,000.00
NOI	\$508,732.13
CAP RATE	7.90%
TENANT	Pennsylvania State Police (Commonwealth of PA)
OCCUPANCY	100%
NUMBER OF BUILDINGS	2
BUILDING SIZE	38,168 SF (Combined)
LOT SIZE	6.71 Acres
PARKING	315 Spaces Combined
YEAR BUILT	1999 (8000 Bretz Dr) 2002 (8002 Bretz Dr)
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	West Hanover Twp
ZONING	Commercial Highway (CH)
APN	68-035-075
PROPERTY TAXES	\$65,612.61 (2025)

OFFERING DESCRIPTION

Property Profile

Two-Building Government Campus

- Two (2) single-tenant, build-to-suit facilities totaling 38,168 SF on a large 6.17-acre site
- 100% leased to a single Commonwealth agency for headquarters & training operations

Mission-Critical Improvements with Long-Term Tenure

- Purpose-built for Troop H regional command and municipal police training functions
- Continuous occupancy since November 1998, demonstrating long-term operational commitment

Lease Structure & Income Security

Extended Term with Renewal Options

- Current lease expires February 2030, with two (2) five-year renewal options remaining
- Recently executed lease extensions reinforce tenancy stability

Modified Gross Structure Minimizing Owner Exposure

- Tenant responsible for real estate taxes, property insurance, maintenance, and HVAC costs
- Predictable income stream with reduced operating expense volatility

Credit-Backed Tenancy

- Tenant is the Pennsylvania State Police, an agency of the Commonwealth of PA
- 2025-2026 annual budget of approx. \$1.75 billion, ranking as the state's 3rd-largest funded department
- Moody's credit rating: Aa2

Strategic Central Pennsylvania Location

Regional Accessibility & Operational Positioning

- Located just off Allentown Boulevard (US-22) and Hershey Road (PA-39), providing efficient access throughout Troop H's coverage area (Perry, Cumberland, Dauphin, Adams, and Franklin Counties)
- Proximity to the Pennsylvania State Police Academy in Hershey further reinforces the property's strategic importance within the state policing network



OPERATING STATEMENT (2025)

INCOME

Base Rent	\$645,613.45
CAM Recoveries	\$11,895.00
Total Income	\$657,508.45

EXPENSES

Utilities	\$3,244.40
Sewer	\$9,571.17
HVAC	\$16,287.84
Elevator Maintenance	\$3,223.97
Fire Alarm / Security	\$2,012.57
Accounting Services	\$2,675.00
Building Repairs	\$30,305.44
Management Fee	\$11,000.00
Real Estate Taxes	\$65,612.61
Insurance	\$4,843.32
Total Operating Expenses	\$148,776.32

Net Operating Income \$508,732.13



*Building repairs used for NOI is 2024 actual with 2025 being \$55,997.03 which included significant one time capital improvements.



8000 - 8002 BRETZ DR HARRISBURG, PA

STATE LEASED INVESTMENT FOR SALE

LEASE ABSTRACT

8000 BRETZ DRIVE

8002 BRETZ DRIVE

	8000 BRETZ DRIVE	8002 BRETZ DRIVE
TENANT	Commonwealth of Pennsylvania- PA State Police	Commonwealth of Pennsylvania- PA State Police
TENANT USE	Troop H Headquarters	Municipal Police Officers Education & Training Commission
CURRENT RENT	\$16.92 PSF/yr + Additional Rent	\$16.92 PSF/yr + Additional Rent
LEASE TYPE	Modified Gross	Modified Gross
LEASE EXPIRATION DATE	February 28, 2030	February 28, 2030
RENT INCREASES	CPI (max 5% annually) on Additional Rent	CPI (max 5% annually) on Additional Rent
REMAINING OPTIONS	One 5-year option	Two 5-year options
TENANT RESPONSIBILITIES	Utilities, janitorial services & supplies, trash removal, snow and ice removal, lawn & shrub care, recycling collection	Utilities, janitorial services & supplies, trash removal, snow and ice removal, lawn & shrub care, recycling collection
LANDLORD RESPONSIBILITIES	Water & sewer, property taxes, building maintenance, parking lot & pavements maintenance, exterior landscaping, HVAC, annual certifications for servicing and testing of: fire systems, boilers, pressure vessels, and elevators	Water & sewer, property taxes, building maintenance, parking lot & pavements maintenance, exterior landscaping, HVAC, annual certifications for servicing and testing of: fire systems, boilers, pressure vessels, and elevators
LEASE ORIGATION DATE	November 23, 1998	February 6, 2002
GUARANTEE	Commonwealth of Pennsylvania	Commonwealth of Pennsylvania
CREDIT RATING	MOODY'S Aa2	MOODY'S Aa2
ADDITIONAL NOTES	Landlord required to repaint every 5 years unless deemed unnecessary Additional Rent includes: property taxes, insurance, maintenance, HVAC	Additional Rent includes: property taxes, insurance, maintenance, HVAC

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
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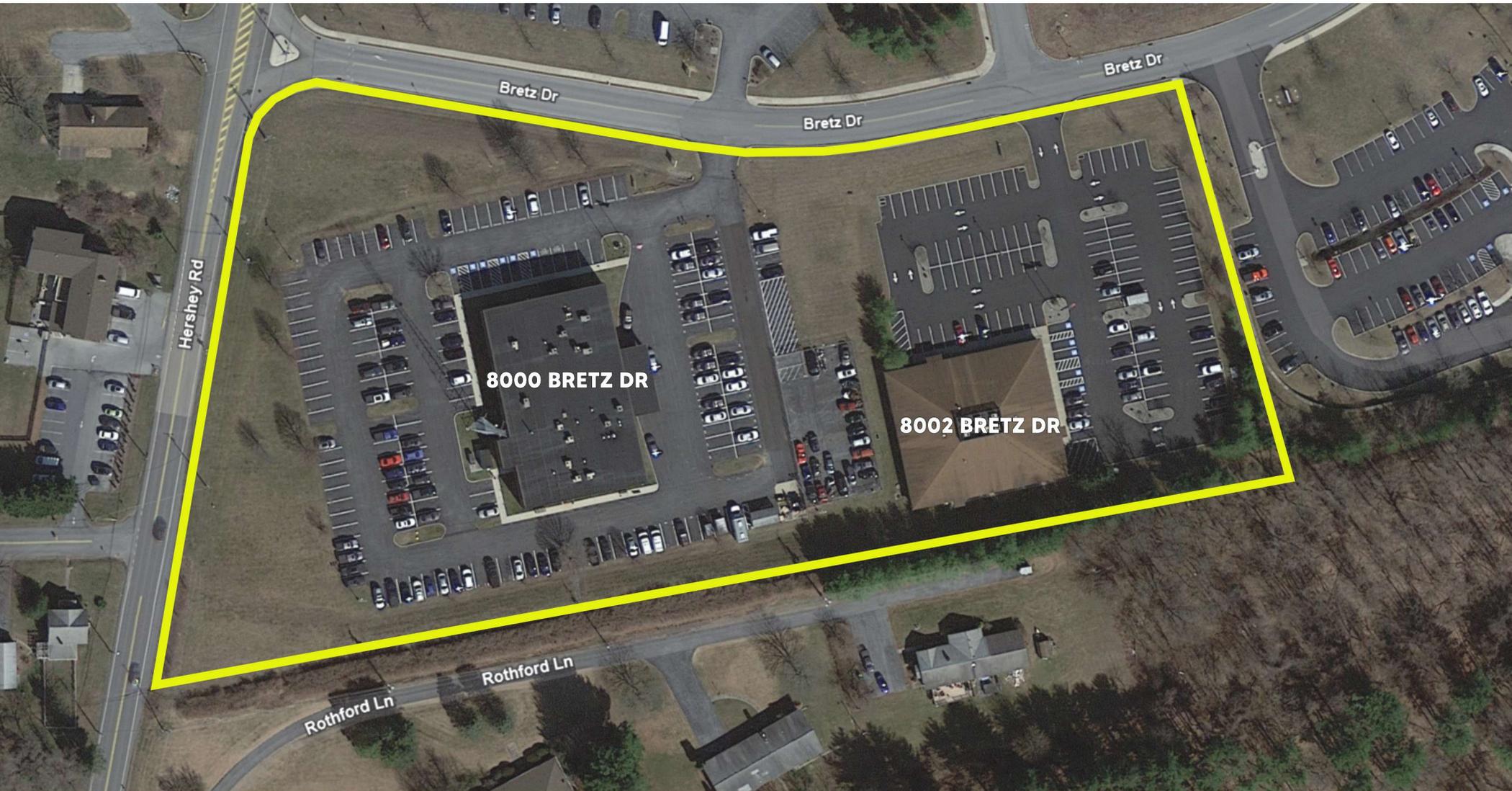
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PARCEL AERIAL



TENANT PROFILE



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GENERAL INFORMATION

TENANT	PENNSYLVANIA STATE POLICE
FOUNDED	1905
EMPLOYEES	6,691
ANNUAL BUDGET	\$1,751,883,251.36 (2025-2026)
GUARANTOR	COMMONWEALTH OF PENNSYLVANIA
CREDIT RATING	MOODY'S Aa2
HEADQUARTERS	1800 ELMERTON AVE, HARRISBURG, PA
GOVERNOR	GOV. JOSH SHAPIRO
WEBSITE	WWW.PSP.PA.GOV

PENNSYLVANIA STATE POLICE (PSP) is the state police agency of the Commonwealth of Pennsylvania, responsible for statewide law enforcement. The PSP is a full service law enforcement agency that handles both traffic and criminal law enforcement. Founded in 1905 by order of Governor Samuel Pennypacker.

The PSP Department Headquarters is located just north of Harrisburg, PA and the State Police training academy is in Hershey, PA, both of which are in close proximity to the subject property. For the fiscal year of 2025-2026, PSP has a budget of \$1,751,883,251.36 which makes it the state agency with the third highest budget behind only human services & education.

TROOP H is headquartered at 8000 Bretz Dr, Harrisburg, PA (subject property) and serves the counties of Perry, Cumberland, Dauphin, Adams, and Franklin.

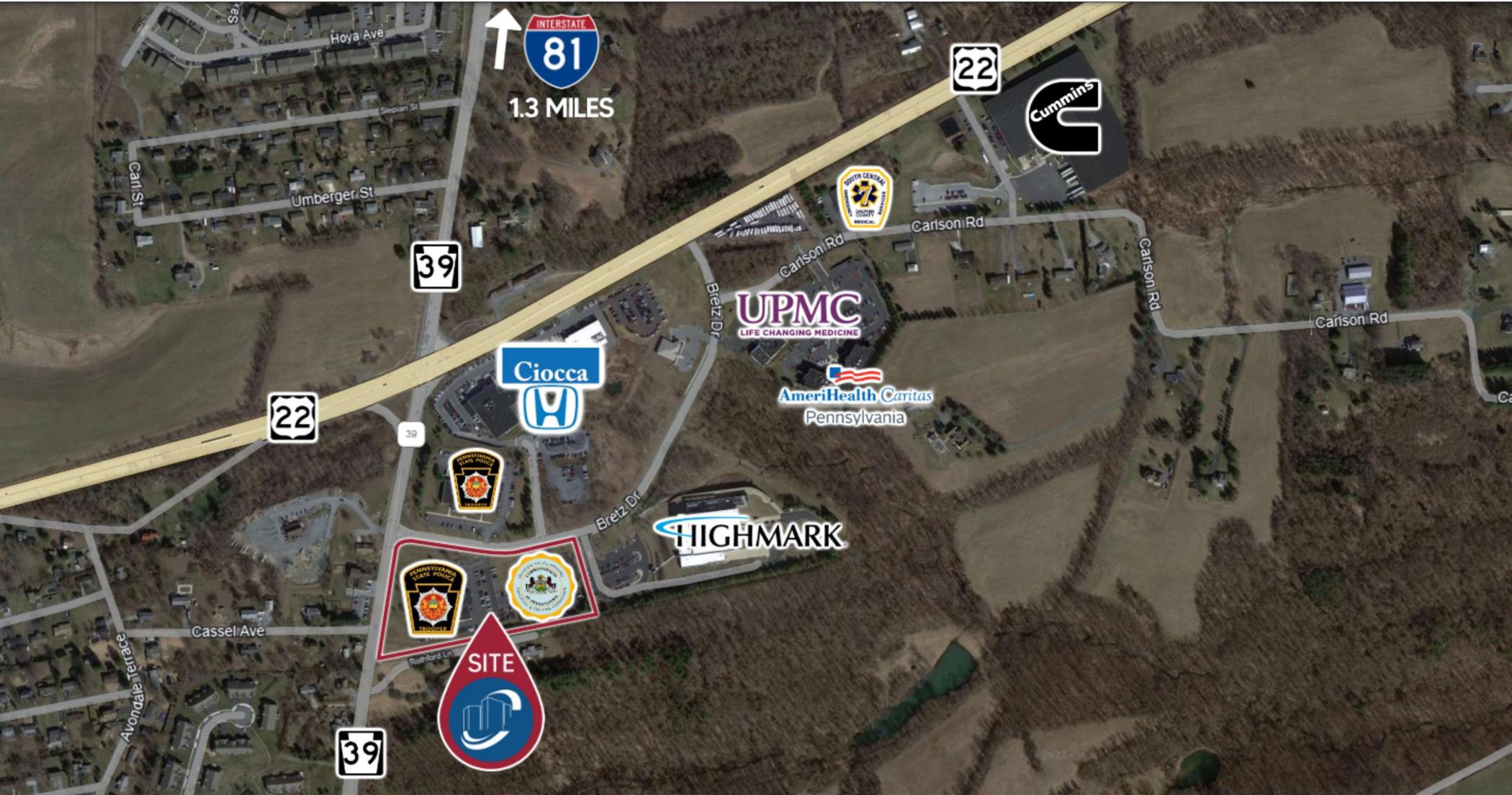
Learn more about the Pennsylvania State Police at:
<https://www.psp.pa.gov/>.

Learn more about the Commonwealth of Pennsylvania at:
<https://www.pa.gov/>.



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LOCAL MAP



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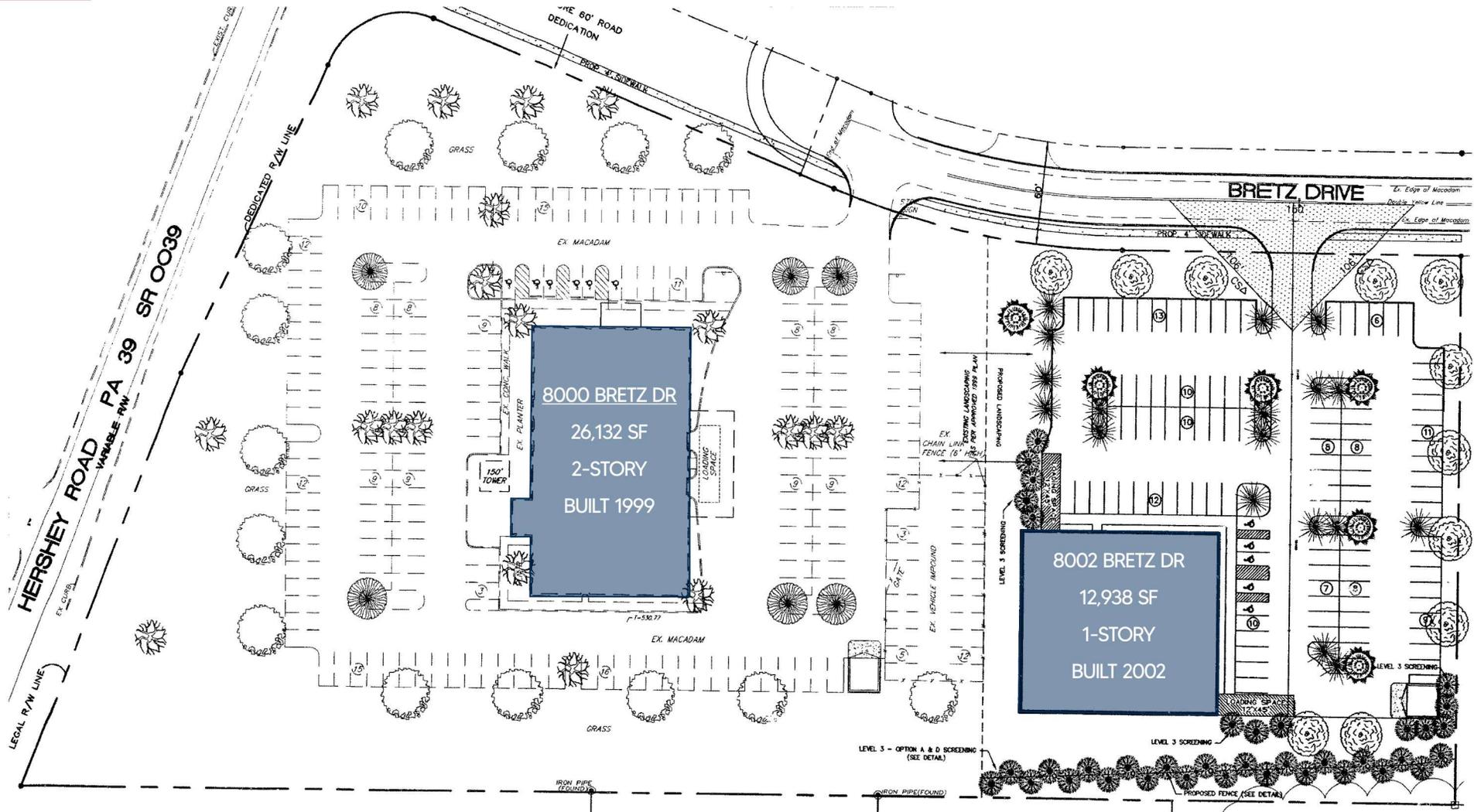
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TRADE AERIAL



SITE PLAN



8000 BRETZ DR FLOORPLAN

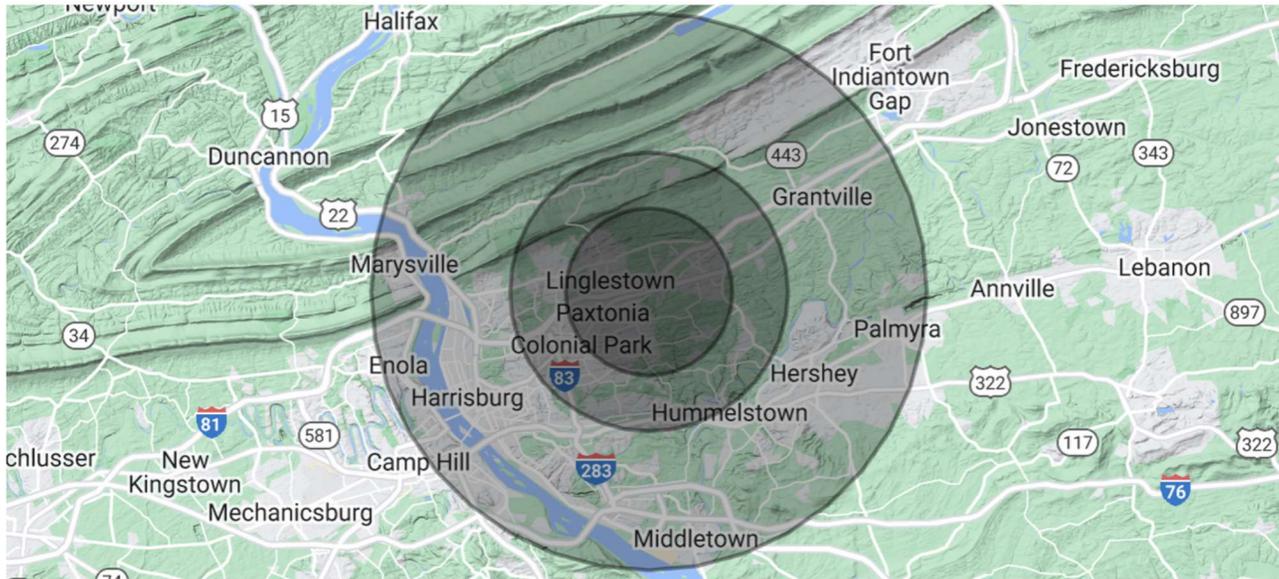


1ST FLOOR



2ND FLOOR

DEMOGRAPHICS



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	31,200	86,553	297,006
Median age	45.1	41.6	39.5
Median age (Male)	44.0	40.2	38.1
Median age (Female)	46.9	43.3	41.2

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	13,160	37,309	134,430
# of persons per HH	2.4	2.3	2.2
Average HH income	\$102,115	\$91,081	\$77,490
Average house value	\$229,618	\$212,869	\$178,485

LOCATION 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.





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