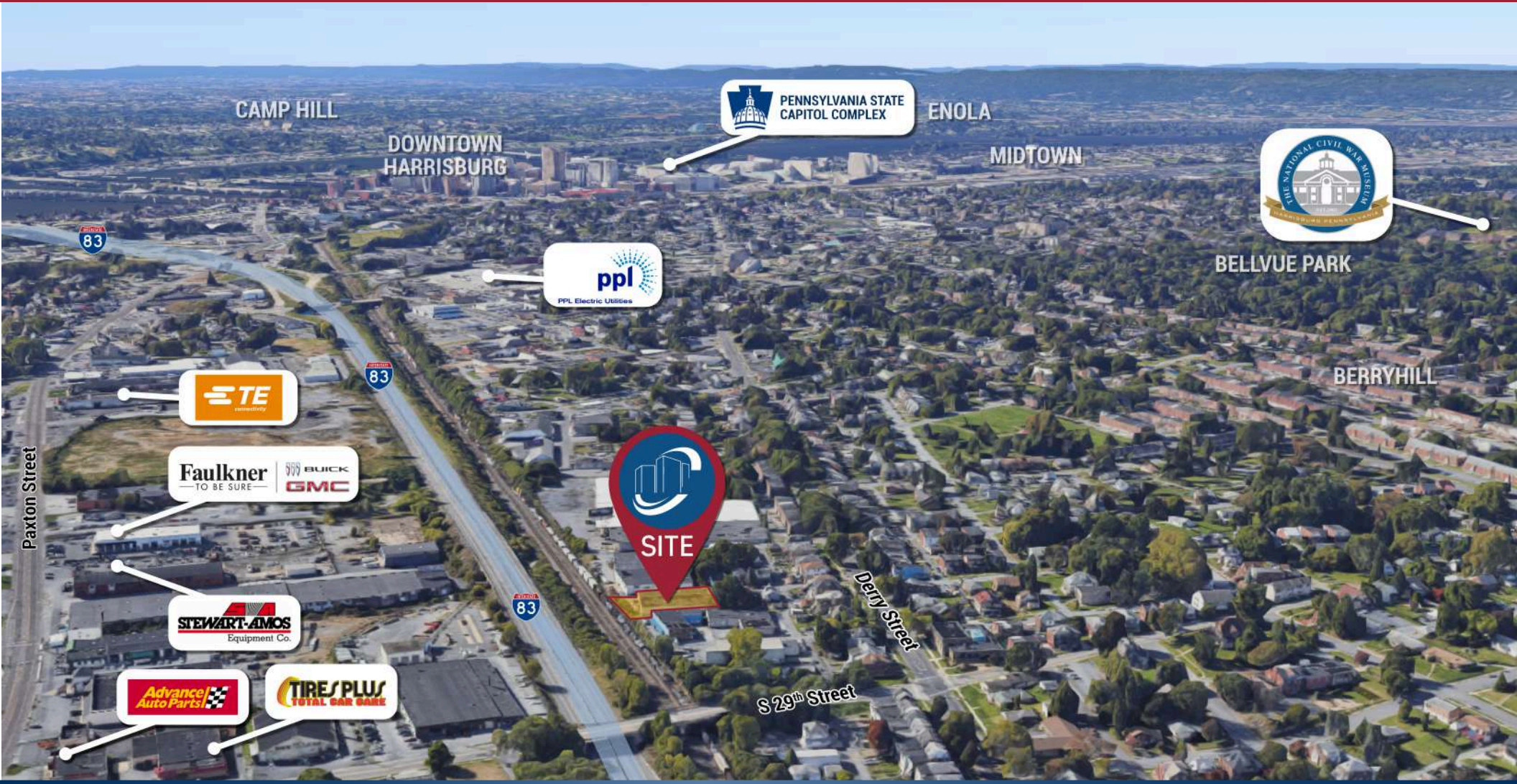




10,000 SF INDUSTRIAL PROPERTY FOR SALE

807 S 27TH STREET, HARRISBURG, PA 17111

OPPORTUNITY FOR STORAGE FACILITY REDEVELOPMENT



WWW.LANDMARKCR.COM

(717) 731.1990





INDUSTRIAL PROPERTY FOR SALE

807 S 27TH STREET
HARRISBURG, PA 17104



EXECUTIVE SUMMARY

Landmark Commercial Realty is pleased to present a ±10,000 SF industrial property located in Harrisburg, PA. This property offers owners unparalleled convenience with its proximity to Harrisburg City, Hershey, and York. Additionally, the surrounding area is bustling with industrial and professional businesses, along with various retail and dining options, fostering a thriving environment ideal for business growth.

The property's strategic location ensures excellent accessibility to the region's major highway systems, including I-83, I-81, and the PA Turnpike. The property's back side faces I-83, with a traffic volume of over 36,000 vehicles per day. This presents a prime opportunity for on-building signage, enhancing visibility and marketing potential for businesses.

OFFERING SUMMARY

Building Size	± 10,000 SF
Lot Size	0.34 Ac
Sales Price	\$565,000
APN	13-094-031
Zoning	ID - Industrial
Municipality	Harrisburg City
County	Dauphin County

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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBRAKEFIELD@LandmarkCR.com
C: 717.524.9852



LANDMARKCR.COM



Demographics

2023 ESTIMATES

	ONE MILE	THREE MILE	FIVE MILE
POPULATION	26,203	104,374	193,491
HOUSEHOLDS	9,474	43,438	79,259
AVG HOUSEHOLD INCOME	\$66,059	\$82,166	\$98,087
BUSINESSES	742	4,975	8,803
EMPLOYEES	9,311	88,351	141,485

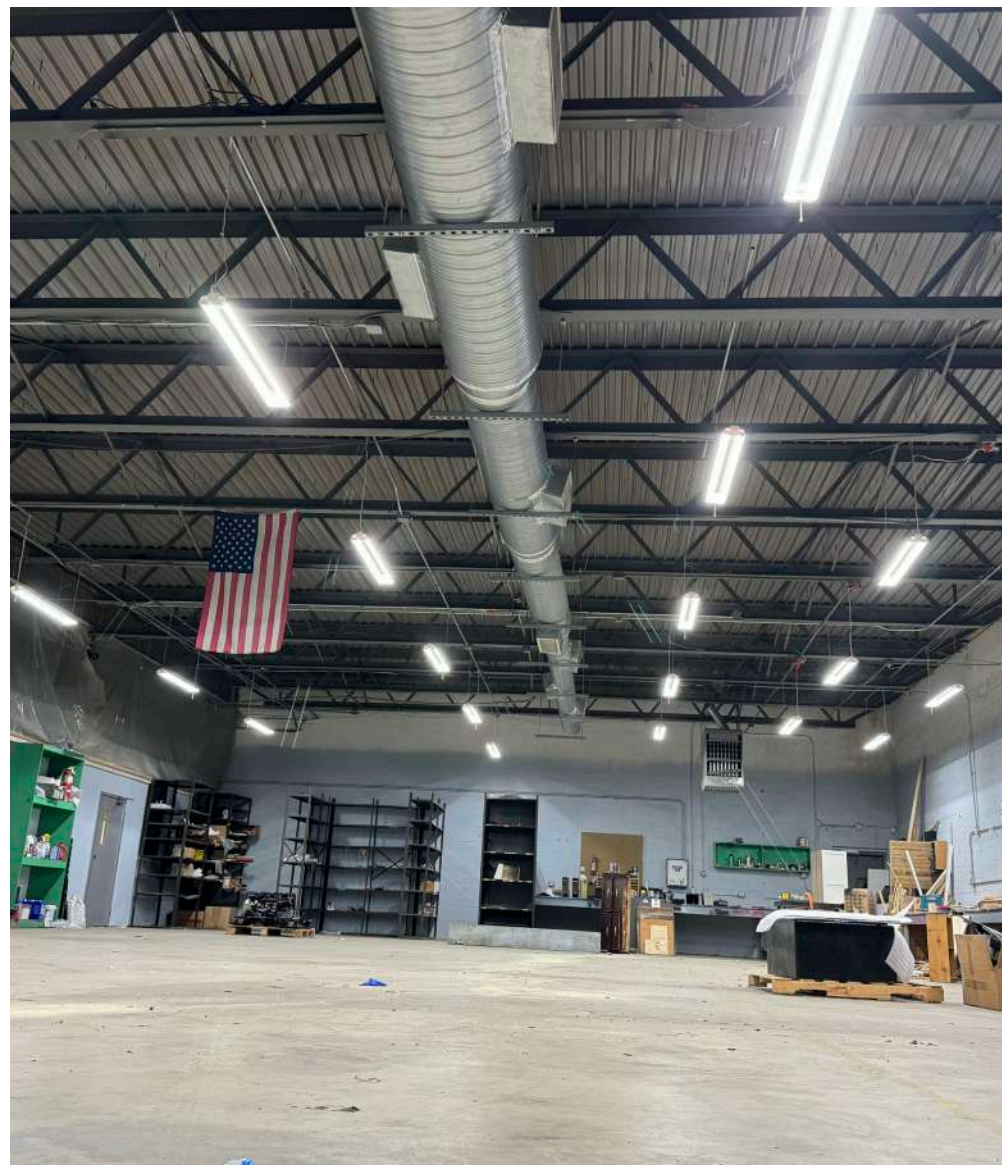
HIGHLIGHTS

- Property includes two (2) drive up bay doors and one side loading dock
- Air conditioned office and shop areas and five (5) Modine brand garage heaters
- Two (2) dedicated warehouse/office areas ideal for user who needs separate spaces for various needs
- Potential for a multi-tenant renovation
- Opportunity for storage facility redevelopment

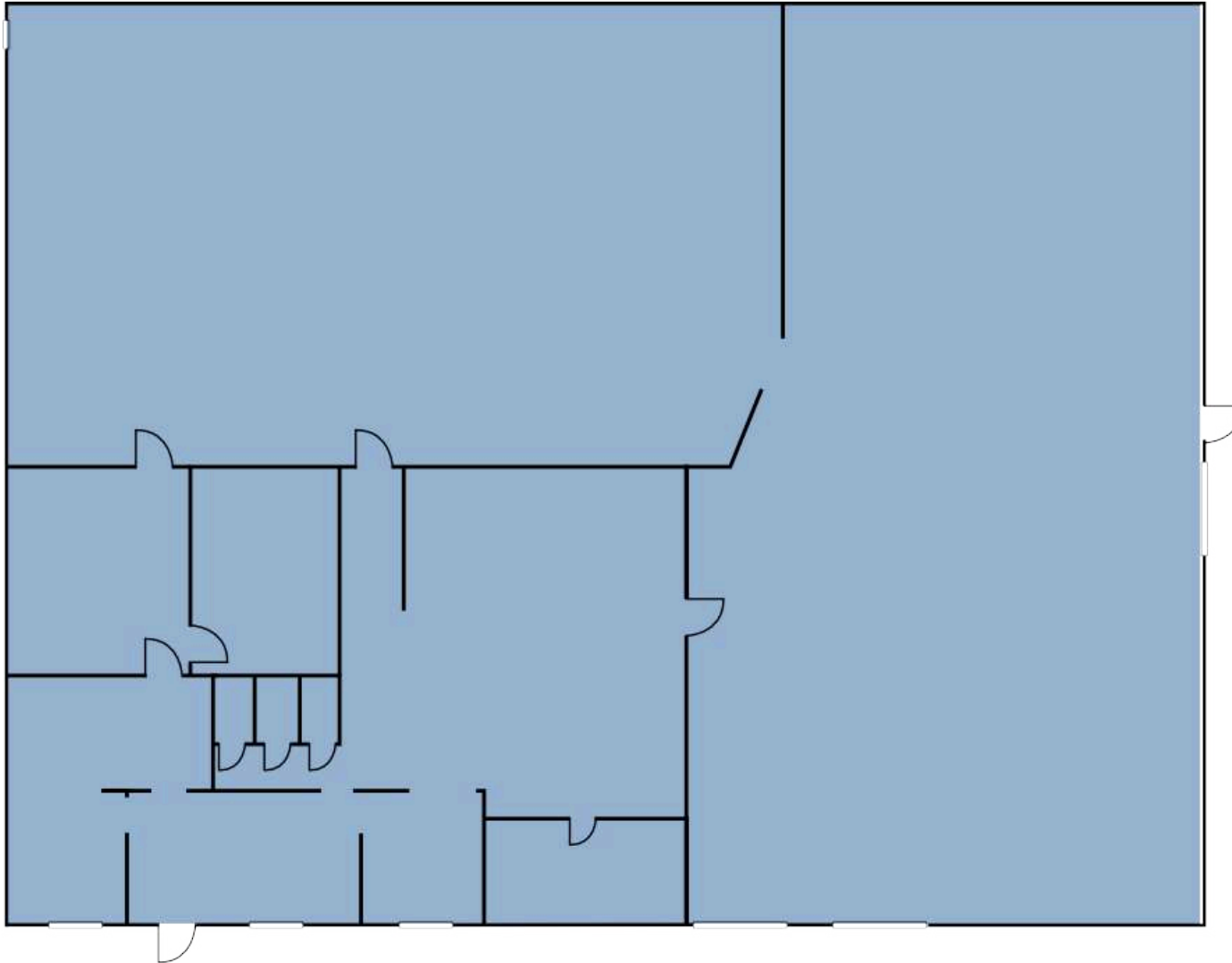
PROPERTY SUMMARY

Building Size	± 10,000 SF
Lot Size	0.34 SF
Property Sub-type	FLEX/INDUSTRIAL
Building Class	C
Tenancy	SINGLE*
Number of Floors	2
Restrooms	2
Parking Type	IN-COMMON, SURFACE
Parking Count	11 SPACES
Ceiling Height	14'
Ceiling Type	METAL/DROP
Construction	BLOCK/MASONRY
Roof	RUBBER
Lighting	FLUORESCENT
Power	120V / 240 AMP
HVAC	CENTRAL AIR
Sprinklers	NO
Security	YES
Signage	OPPORTUNITY FOR ON-BUILDING SIGNAGE FACING I-83

*Potential for multi-user renovation



BUILDING FLOOR PLAN



ADDITIONAL PHOTOS



LOCATION



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HARRISBURG, PA

AREA OVERVIEW: Nestled within the heart of Dauphin County, Harrisburg, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



POPULATION

50,730



HOUSEHOLDS

21,818



AVG HH INCOME

\$66,864



MEDIAN AGE

32.0



BUSINESSES

2,538



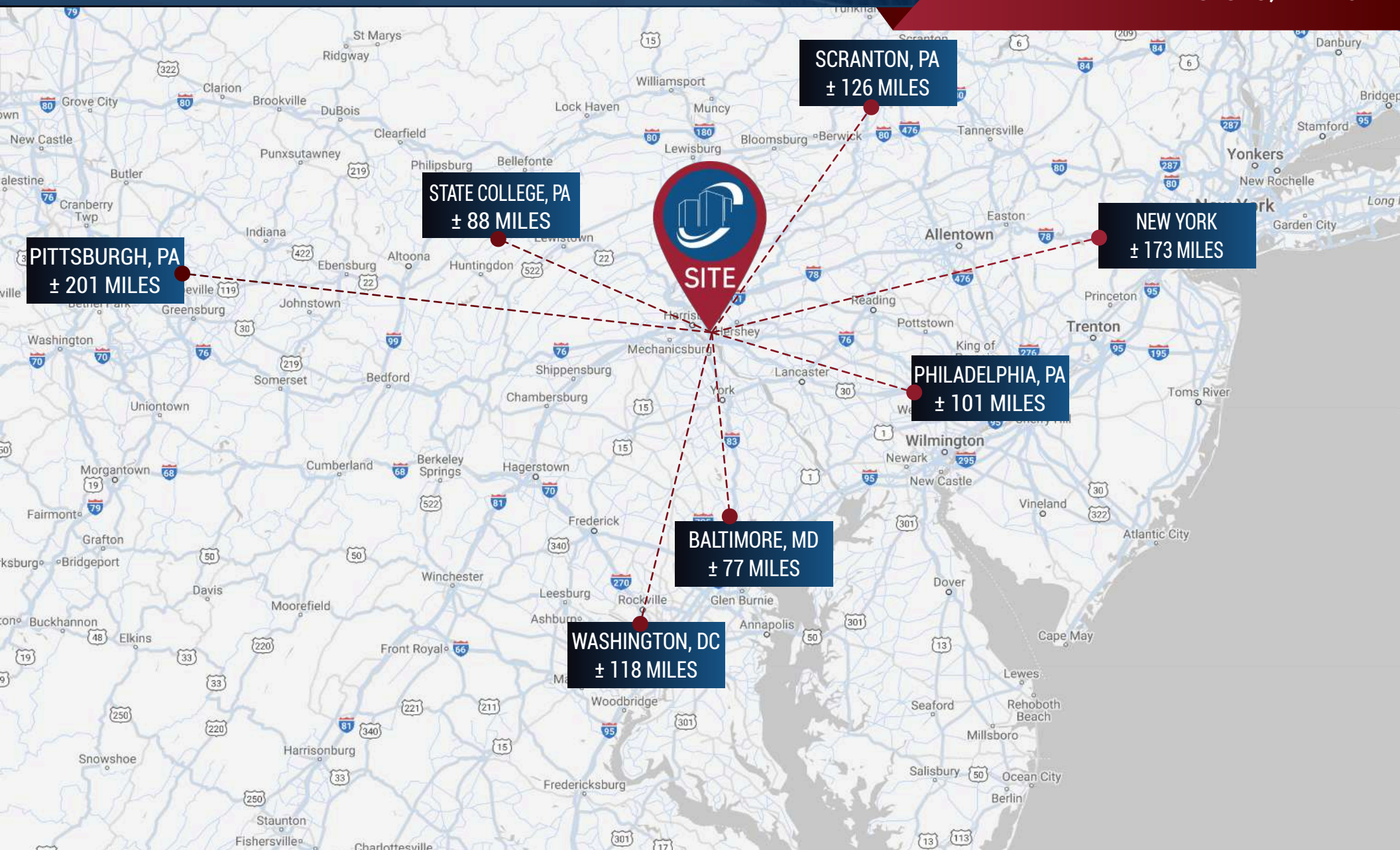
EMPLOYEES

52,337



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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.