

CONTRACTOR UNITS FOR LEASE

425 W CHOCOLATE AVE |
HERSHEY, PA 17033

Presented By:

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W Chocolate Ave

PROPERTY OVERVIEW

425 W Chocolate Ave | Hershey, PA 17033



PROPERTY DESCRIPTION

Individual contractor units available for lease. Each unit is 20' x 36' with ample space for equipment, tools, and materials. Additional outdoor parking for vehicles or trailers is also available for rent.

These units are ideal for small businesses or contractors such as power washing, landscaping, drywall, plumbing, electrical, or other trades in need of shop and storage space.

OFFERING SUMMARY

Lease Rate:	\$595.00/Month, Gross
Individual Unit SF:	720 SF
Number of Available Units:	2
Zoning:	Hershey Mixed Use within Downtown Core 9.1 Overlay District
Municipality:	Derry Township
County:	Dauphin

UNIT 5

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LOT

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AVAILABILITY

425 W Chocolate Ave | Hershey, PA 17033

Parking

G1

G2

OFC

G3

G4

G5

G6

G7

G8

G9

G10

G11

G12



CAPSTONE
COMMERCIAL

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NEARBY HIGHLIGHTS

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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client. Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

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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Sam joins our team excited to make new connections in the industry, learn the process, and begin hands-on work. He's ready to utilize his strong communication skills and creative decision-making process to adapt to the market. Sam was raised in the farming area around Mechanicsburg. In his personal time, Sam enjoys being outside with friends, whether he's hiking, running, toasting marshmallows around a campfire, or spending time on the water. He attends West Shore Free Church with his family.

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LEGAL

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