


INDUSTRIAL PROPERTY
FOR SALE OR LEASE

244 WEST 2ND STREET
HUMMELSTOWN, PA 17036



Amber Corbo
acorbo@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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PROPERTY DETAILS

FOR SALE OR LEASE

\$495,000 | \$1,850 PER MONTH (MG)

OFFERING SUMMARY

Sale Price	\$495,000
Lease Rate	\$1,850/month (MG)
Property Taxes	\$3,676.14
Lot Size	0.27 Acres
Building Size	2,160 SF

PROPERTY SUMMARY

Address	244 West 2nd Street Hummelstown, PA 17036
Municipality	Hummelstown Borough
County	Dauphin County
Tax Parcel #	31-016-008
Year Built	2016

PROPERTY HIGHLIGHTS

- Unique opportunity in the heart of Hummelstown Borough
- 2,160 SF of warehouse/office space available for sale or lease
- Built in 2016 with efficient utilities and layout
- Zoned Commercial-Warehousing: permits multiple commercial uses along with manufacturing, woodworking, auto body and laboratory uses
- Two (2) drive-ins each with 8' x 12' doors
- Large fenced outdoor space that can be used for various storage or extending outdoor work space

PROPERTY DESCRIPTION

This is a rare opportunity to acquire a recently constructed commercial property in Hummelstown. The building features a functional layout with two (2) spacious office/waiting areas, two (2) ADA-compliant restrooms, and two (2) warehouse drive-ins. The rear of the property includes a fenced lot that can remain secured or be opened to accommodate additional outdoor storage, parking, or expanded operational use. Flexible zoning allows for a range of commercial, warehouse, and light manufacturing uses - an increasingly limited allowance within the Borough. Designed with versatility in mind, the property can be configured for multi-tenant occupancy, with two (2) suites supported by separate utilities, or utilized by a single owner-user with internal connectivity via a warehouse man door. The property is currently occupied by two (2) tenants, please contact the agent for details.



LOCATION DESCRIPTION

Positioned in Hummelstown Borough, this property's neighbors include warehouses, the neighborhood library, a large residential area, and is blocks from the town square which is home to local restaurants and retail shops. Hummelstown offers immediate access to Route 322 and is minutes to Interstate 83 and Interstate 81.


BUILDING INFORMATION

# of Floors	One (1)
Ceiling Height	13'
Drive-Ins	Two (2)
# Of Restrooms	Two (2)
Construction	Pole building
Roof Type	Metal

UTILITIES & ZONING

Zoning	Commercial - Warehousing
Water & Sewer	Public
Gas	Natural
HVAC	Mini splits

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ADDITIONAL PHOTOS

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LOCATION MAP

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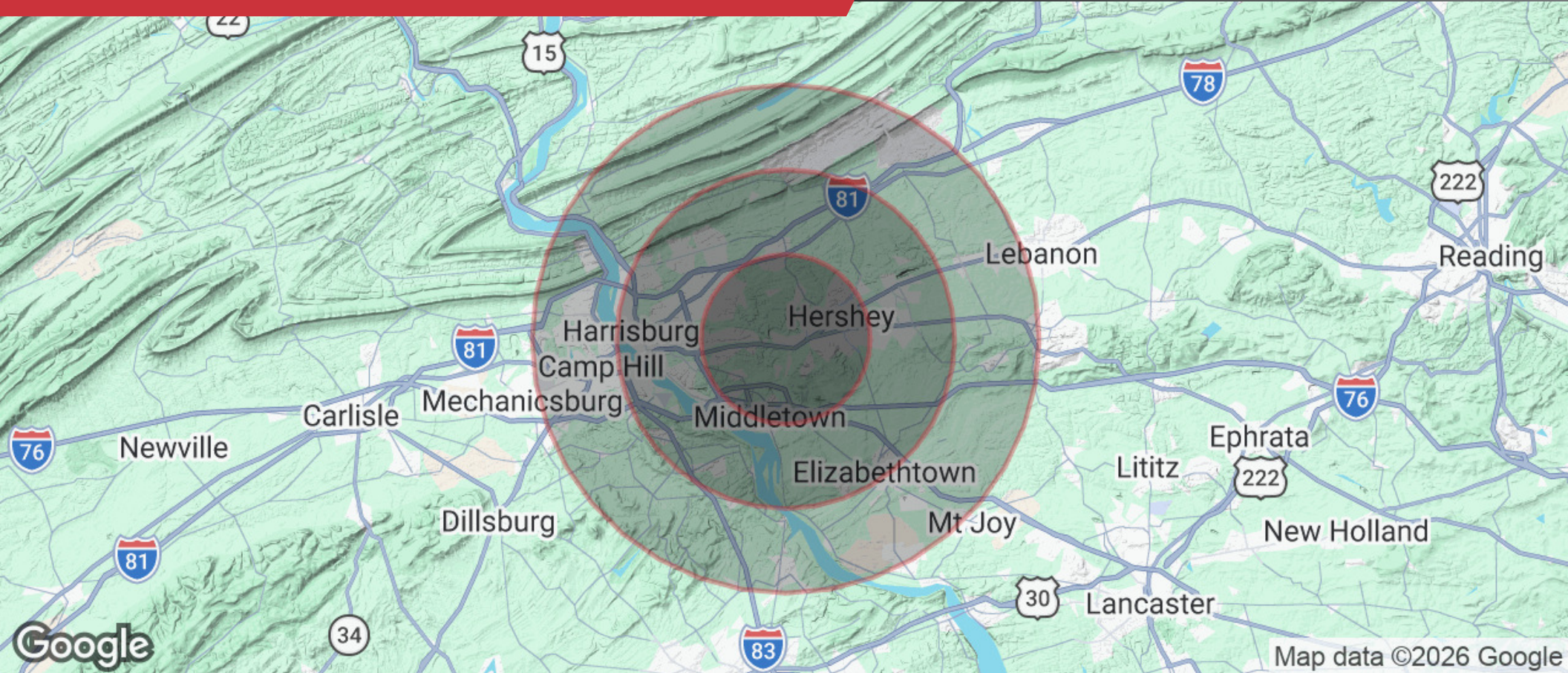


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DEMOGRAPHICS

FOR SALE OR LEASE

\$495,000 | \$1,850 PER MONTH (MG)



POPULATION

5 MILES	10 MILES	15 MILES
89,912	319,202	511,496



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
36,992	131,929	209,461



INCOME

5 MILES	10 MILES	15 MILES
\$118,126	\$101,154	\$104,590

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