

# SUITE 210 & 230

4700 UNION DEPOSIT ROAD | HARRISBURG, PA

**FOR SALE OR LEASE**



**IMPROVED  
PRICING**

## PROPERTY HIGHLIGHTS

- Medical & Professional Office Building
- ADA Compliant
- Abundant Free Parking
- New Roof
- Sale or Lease Options
- Plug & Play
- Dental Suite - Suite 210
- New HVAC

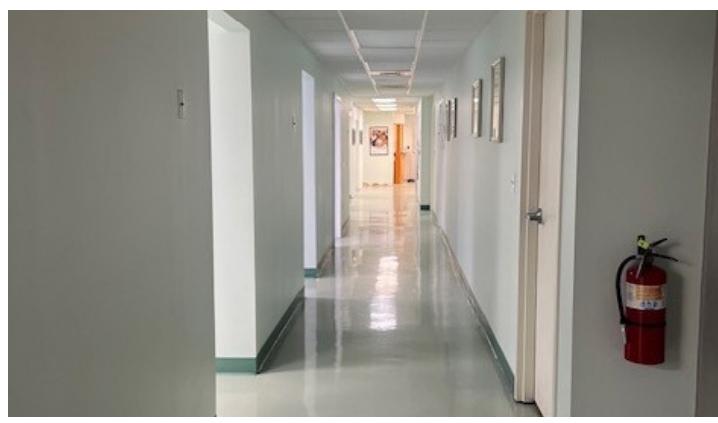
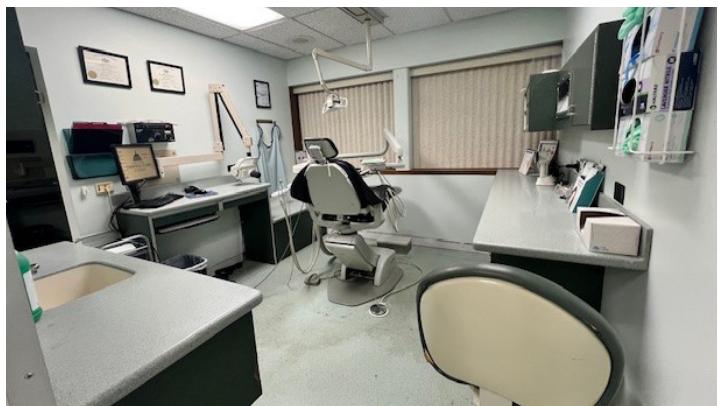
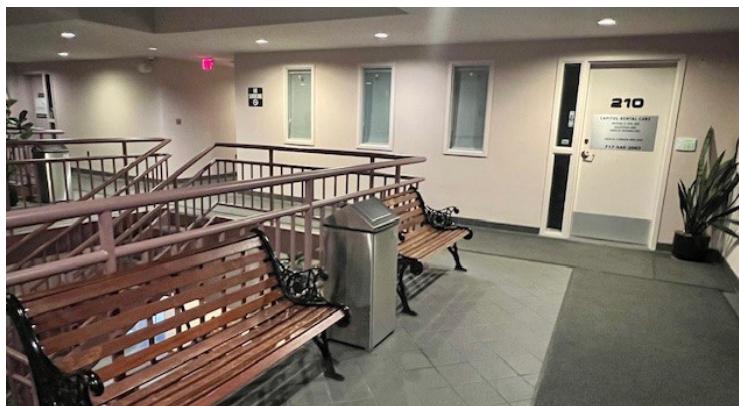
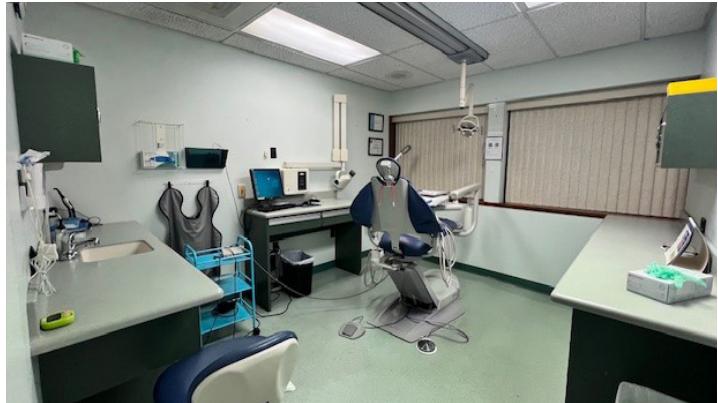
## SUITE INFORMATION

|           |                                       |
|-----------|---------------------------------------|
| SUITE 210 | 3,808 SF                              |
| SUITE 230 | 3,100 SF                              |
| USE       | <b>MEDICAL OR PROFESSIONAL OFFICE</b> |
| AVAILABLE | <b>IMMEDIATELY</b>                    |

\* Base Year Plus CAM and Taxes

\*\* Plus In-Suite Janitorial

|                      |                   |                   |
|----------------------|-------------------|-------------------|
| <b>BASE RATE PSF</b> | <b>\$5.95* **</b> |                   |
| <b>SUITE 210</b>     | <b>SUITE 230</b>  |                   |
| <b>MONTHLY RENT</b>  | <b>\$1,888.13</b> | <b>\$1,537.08</b> |
| <b>ANNUAL RENT</b>   | <b>\$22,658</b>   | <b>\$18,445</b>   |
| <b>SALE PRICE</b>    | <b>\$499,000</b>  | <b>\$375,000</b>  |
| <b>TAX</b>           | <b>\$8,138.79</b> | <b>\$9,563.85</b> |



## BUILDING INFORMATION

|                 |                                |          |
|-----------------|--------------------------------|----------|
| APN (SUITE 210) | 35-067-085                     |          |
| APN (SUITE 230) | 35-067-087                     |          |
| COUNTY          | DAUPHIN COUNTY                 |          |
| TOWNSHIP        | LOWER PAXTON                   |          |
| TENANCY         | MULTI-TENANT                   |          |
| USE             | MEDICAL OR PROFESSIONAL OFFICE |          |
| ROOF            | RUBBER - REPLACED 2025         |          |
| HVAC            | REPLACED 2024                  |          |
| CONSTRUCTION    | CMU & STEEL                    |          |
| SIGNAGE         | IN-COMMON AREA                 |          |
| CAM             | 210                            | 230      |
| MONTHLY         | 2,414.91                       | 1,965.92 |
| YEARLY          | 28,978.88                      | 23,591   |

## UTILITIES

|           |                     |
|-----------|---------------------|
| WATER     | PUBLIC INCL. IN CAM |
| SEWER     | PUBLIC INCL. IN CAM |
| ELECTRIC  | PPL INCL. IN CAM    |
| SNOW/LAWN | INCL. IN CAM        |



# 4700 UNION DEPOSIT ROAD

FOR SALE/LEASE



## DAUPHIN PLAZA

P.J. Whelihan's  
ESTABLISHED 1943  
PUB + RESTAURANT

**BIG LOTS!**

Price Rite  
MARKETPLACE



WAFFLE  
HOUSE

SUBWAY



## UNION SQUARE SHOPPING CENTER

**Gabe's** GameStop **weis**  
POWER TO THE PLAYERS

**Advance Auto Parts**

Great Clips

WORLD APPLIANCES  
WORLD FLOORING

TEXAS  
ROADHOUSE

DOLLAR TREE

OneMain  
Financial

UPS

CHIPOTLE  
MEXICAN GRILL

STARBUCKS

CHUCKECHEESE'S

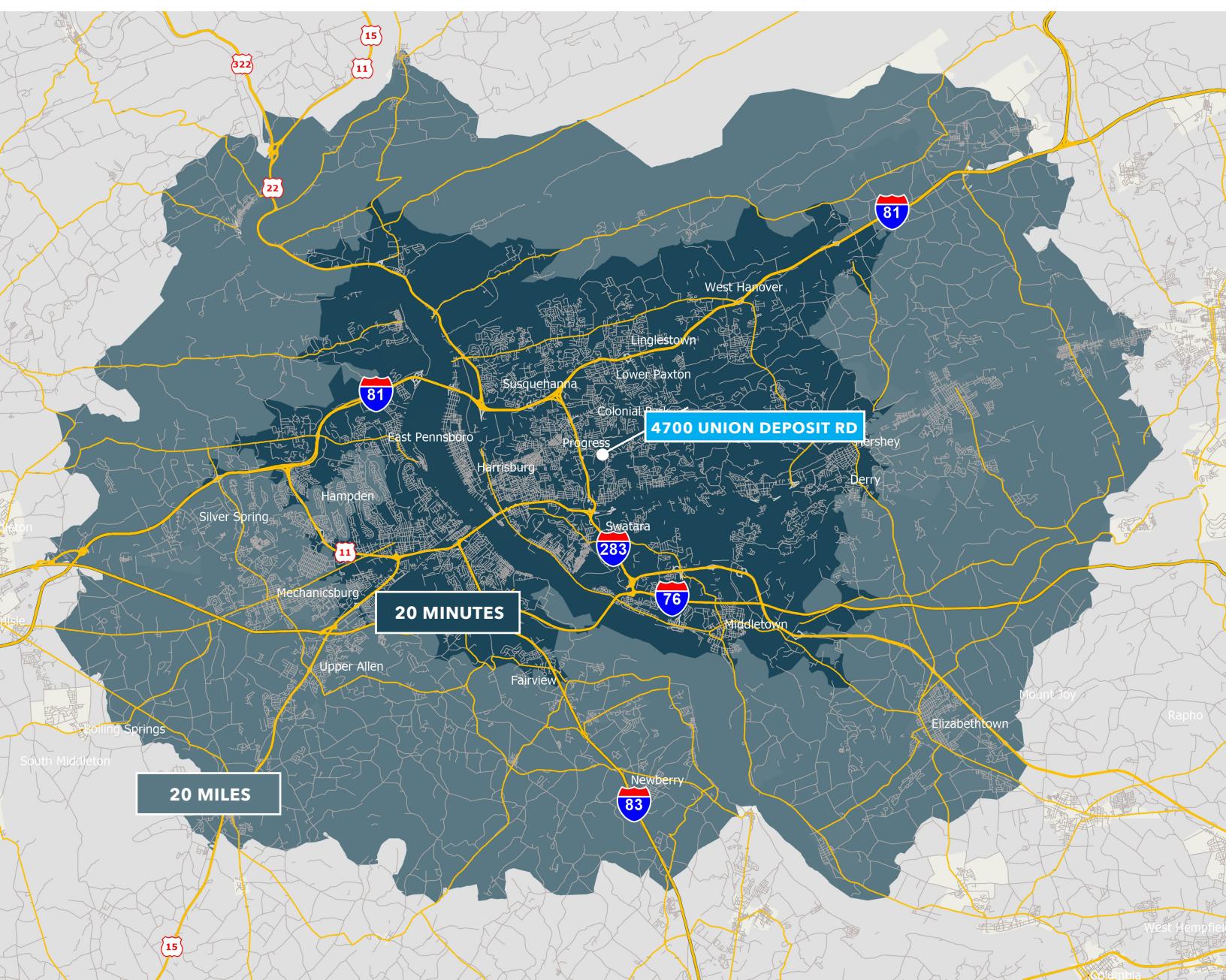


**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates of Eastern Pennsylvania LLC  
5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA  
717.695.3840 | lee-associates.com/easternpa

Bradley Swidler  
bswidler@lee-associates.com  
717.208.8669

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## 20 MINUTES

|                                  |          |
|----------------------------------|----------|
| <b>POPULATION:</b>               | 302,582  |
| <b>WORKFORCE:</b>                | 319,484  |
| <b>AVERAGE HOUSEHOLD INCOME:</b> | \$85,914 |

## 20 MILES

|                                  |          |
|----------------------------------|----------|
| <b>POPULATION:</b>               | 526,627  |
| <b>WORKFORCE:</b>                | 507,992  |
| <b>AVERAGE HOUSEHOLD INCOME:</b> | \$89,705 |