



Commercial Flex Facility

AVAILABLE FOR SALE OR LEASE

1831 & 1833 N CAMERON ST, HARRISBURG, PA



1831 & 1833 N CAMERON STREET
HARRISBURG, PA 17103

COMMERCIAL FLEX FACILITY

FOR SALE OR LEASE



OFFERING SUMMARY

Building Size	16,620 SF
Sale Price	\$1,115,000
Price per SF	\$67.00 per SF
Property Taxes (2025)	\$ 22,436
APN	07-061-006
Lease Availability	6,800-16,620 SF
Lease Price	\$8.50 per SF/Yr
Lease Type	NNN
CAM	TBD
Zoning	Industrial
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY OVERVIEW

This premier Central Pennsylvania opportunity features a total of 16,620 SF across two well-maintained facilities designed to support a wide range of flex and industrial uses. The 6,800 SF flex building offers a highly functional blend of office and warehouse space, complete with a drive-in door and an efficient layout ideal for both administrative and operational needs. Complementing it is a 9,820 SF warehouse building that provides clear-span space suitable for distribution, fabrication, storage, or other industrial applications, also equipped with drive-in access. Both buildings benefit from excellent regional visibility and accessibility, creating strong logistical advantages for tenants or owner-occupants. Recent improvements—including newer roofing systems and energy-efficient T5 lighting upgrades—enhance operational efficiency and long-term value. Together, these facilities present an exceptional opportunity for businesses seeking flexibility, modern updates, and a strategic location at the center of the Central PA market.

PROPERTY HIGHLIGHTS

- Well positioned 16,620 SF facility ideal for any commercial or industrial user
- Convenient access with drive-in capabilities and ample on-site parking
- Quick access to     & public transportation
- Excellent location along N Cameron St,  just off Maclay & Market Streets close to Central Harrisburg
- Business District includes: **PA State Capitol Complex**, **UPMC Harrisburg Hospital Campus**,  and the new **Sylvia H Rambo United States Federal Courthouse**

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	2
Building Size	6,800 SF 9,820 SF
Lot Size	0.65 Ac
Building Class	B
Tenancy	Vacant
Number of Floors	1
Restrooms	4
Parking	Ample ±30 spaces
Year Built	1954 & 1968

BUILDING SPECIFICATIONS

Construction	Wood Frame Masonry
Roof Type	Flat Rubber Pitched Metal;
Power	3-Phase 480 Amp
HVAC	Gas Heat Central AC
Sprinklers	None
Security	Per Unit Tenant
Signage	on Building

MARKET DETAILS

Cross Streets	N Cameron St
Traffic Count at Intersection	12,960 VPD
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Industrial
Permitted Uses	All Industrial uses from distribution to manufacturing

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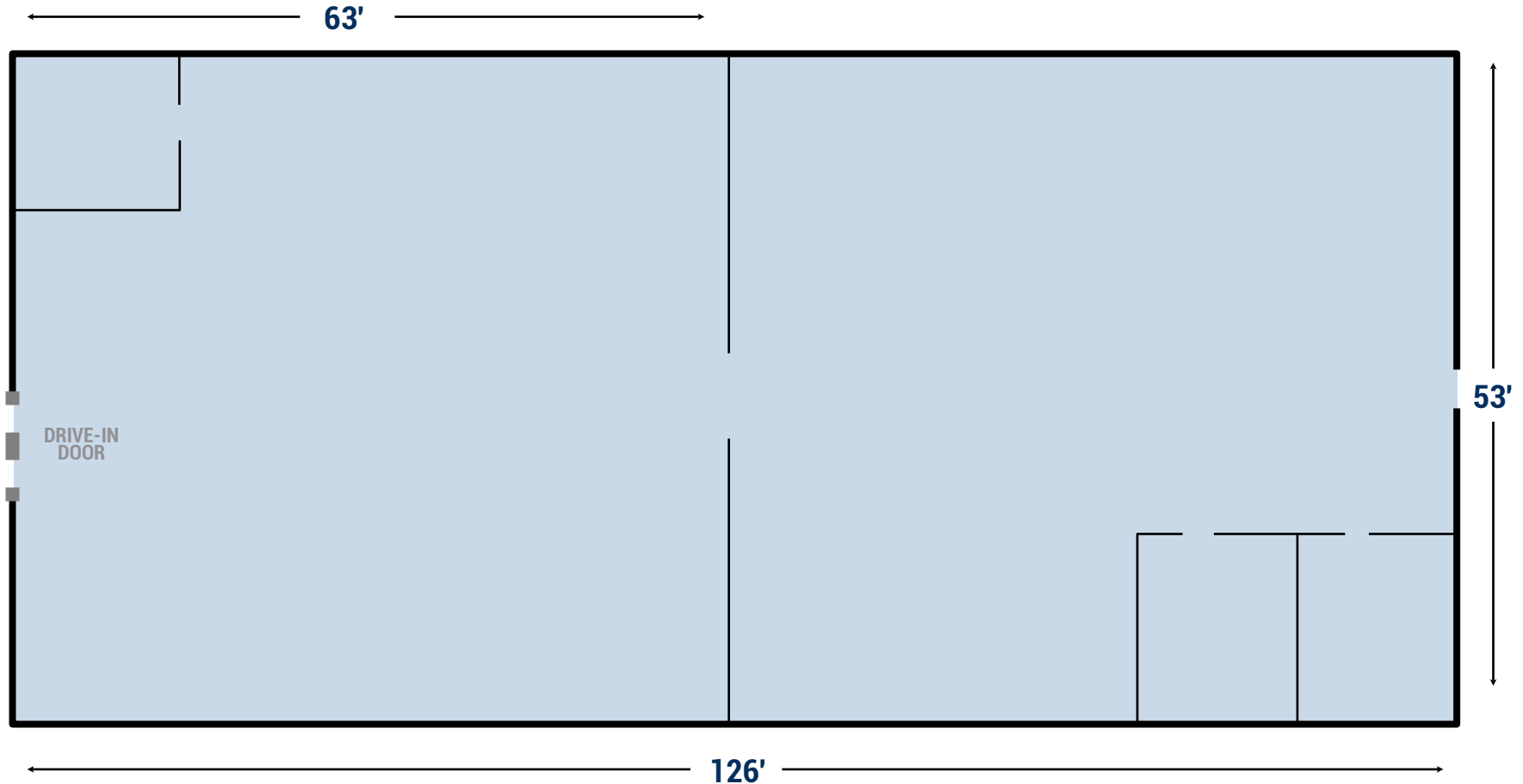


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1831 N CAMERON ST FLOORPLAN



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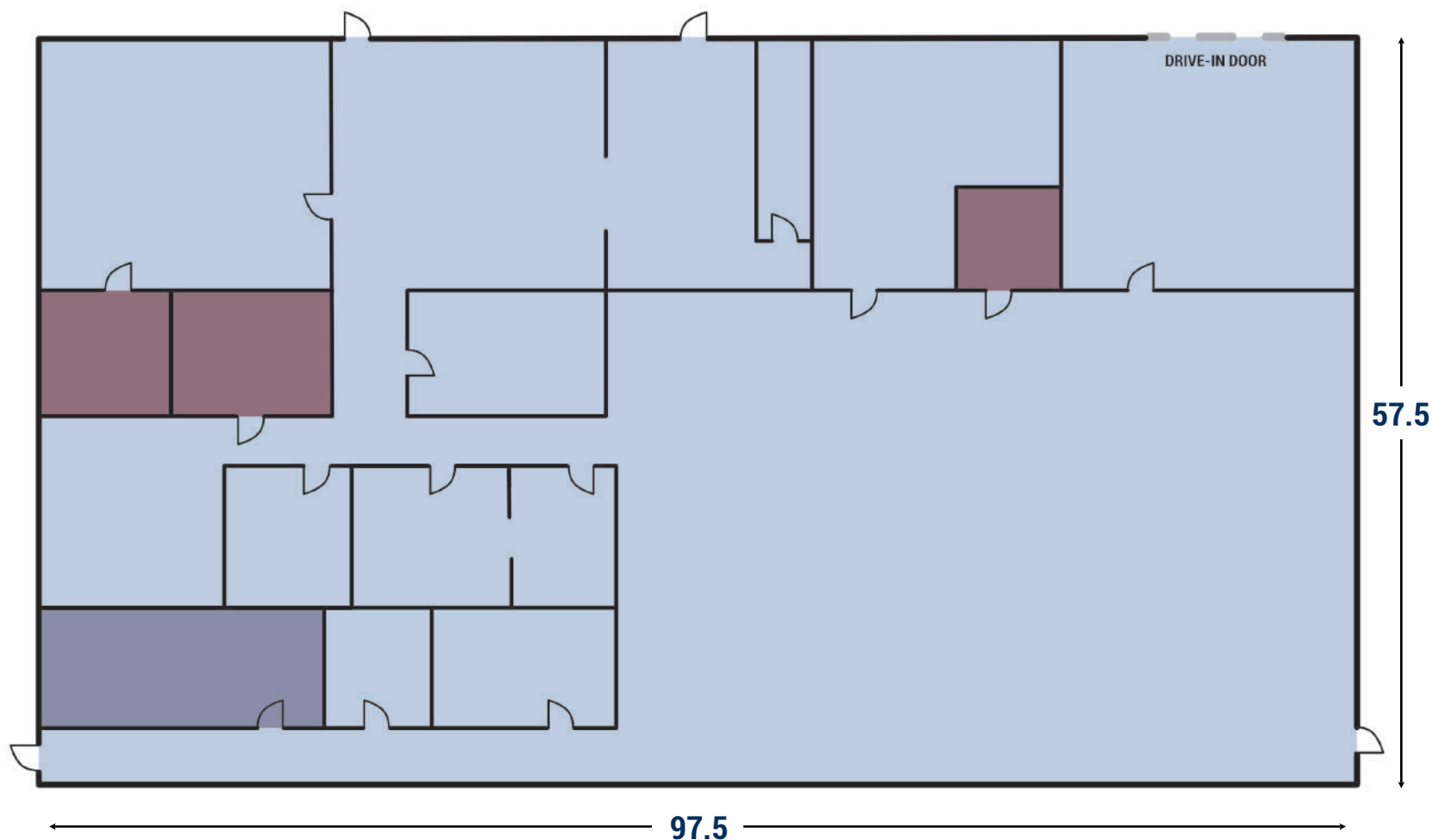


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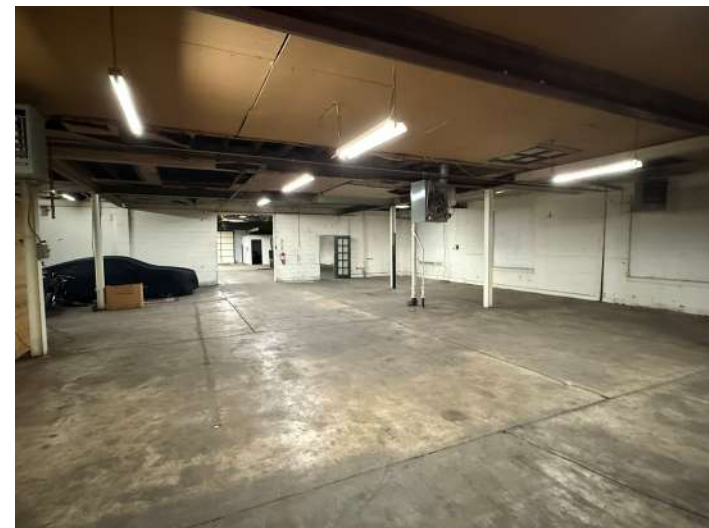




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ADDITIONAL PHOTOS



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LOCATION



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COMMERCIAL FLEX FACILITY

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AREA



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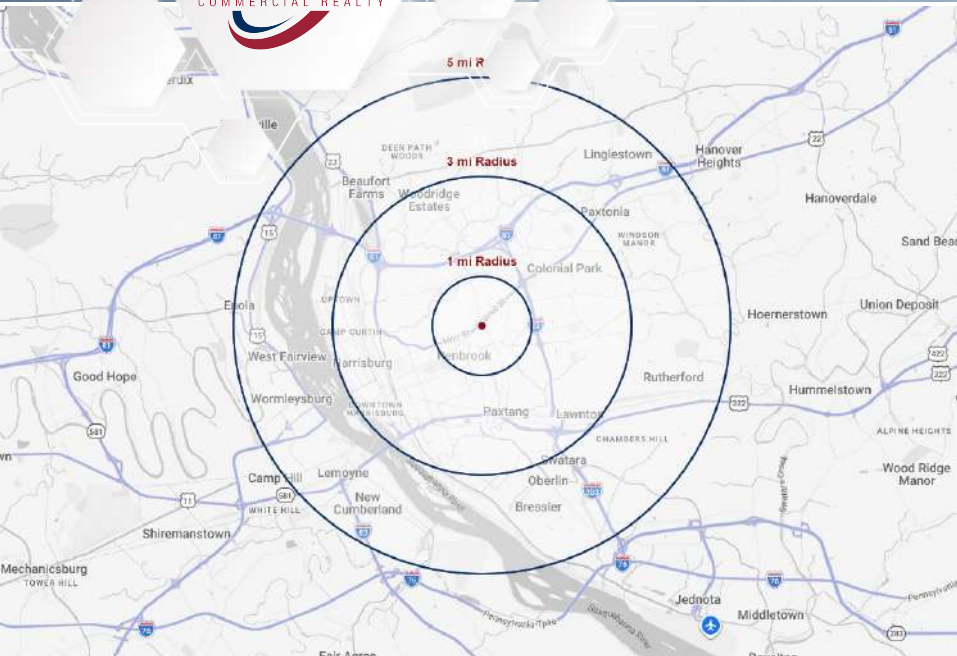


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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,315	108,338	202,792
Households	6,034	44,933	84,539
Average Household Income	\$88,119	\$82,052	\$98,604
Businesses	459	5,038	9,097
Employees	4,495	88,408	136,375

LOCATION & DEMOGRAPHICS

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.



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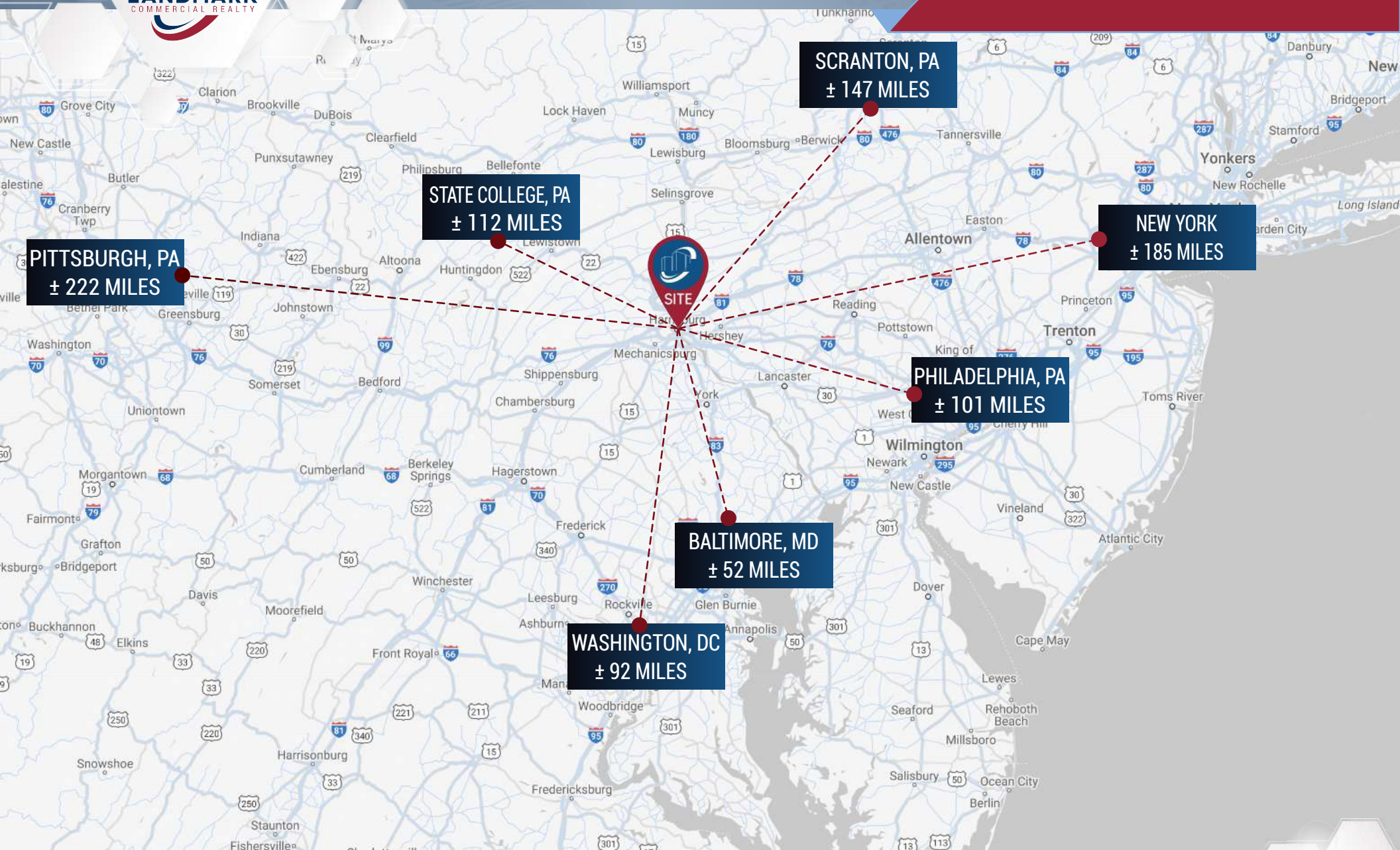
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