

**FOR LEASE**

# 1017-1033 MACLAY STREET

---

**1017-1033 MACLAY STREET**

Harrisburg, PA 17103

**PRESENTED BY:**

**IDA MCMURRAY, CCIM, SIOR**

O: 717.737.2422 x1002

[ida.mcmurray@svn.com](mailto:ida.mcmurray@svn.com)



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$4.75 - 6.00 SF/yr [NNN]
<b>BUILDING SIZE:</b>	76,824 SF
<b>AVAILABLE SF:</b>	6,582 - 28,840 SF
<b>LOT SIZE:</b>	3.08 Acres
<b>YEAR BUILT:</b>	1958
<b>RENOVATED:</b>	2019
<b>ZONING:</b>	Industrial
<b>APN:</b>	07-051-001

## PROPERTY OVERVIEW

6,582 SF – 59,984 SF warehouse, showroom/kitchen and second floor office space available for lease. Available spaces can be leased separately or contiguous. Renovated in 2020, renovations included new electrical wiring, lighting (interior and exterior), HVAC, security upgrades, paint, docks and windows in the showroom. Located on Maclay Street with access to N. Cameron Street, I-81/Route 322 and Route 22. Neighbors include PA Farm Show Complex & Expo Center, HACC and Burger King.

## PROPERTY HIGHLIGHTS

- Up to 59,984 SF warehouse, showroom and office space available for lease
- Can be leased separately or contiguous
- Dock & drive-in access
- Dry sprinkler system
- Potential for additional truck parking
- 17,199 VPD - both directions on Maclay Street
- 31,706 VPD - East on N. Cameron Street & 32,855 VPD - West on N. Cameron Street
- 1 mile to I-81 Interchange

IDA MCMURRAY, CCIM, SIOR

O: 717.737.2422 x1002

ida.mcmurray@svn.com

1017-1033 MACLAY STREET 1017-1033 Maclay Street Harrisburg, PA 17103

SVN | LATUS 2

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## PROPERTY DETAILS

LEASE RATE	\$4.75 - \$6.00 SF/YR (NNN)
------------	--------------------------------

## PROPERTY INFORMATION

PROPERTY TYPE	Industrial
ZONING	Industrial
PROPERTY SUBTYPE	Manufacturing
LOT SIZE	3.08 Acres
APN #	07-051-001
LOT FRONTAGE	244 ft

## BUILDING INFORMATION

BUILDING SIZE	76,824 SF
TENANCY	Multiple
CEILING HEIGHT	11'10"
NUMBER OF FLOORS	1st Floor: Warehouse 2nd Floor: Office
YEAR BUILT	1958
YEAR LAST RENOVATED	2019
CONSTRUCTION	Block and wood
ROOF	Rubber
WALLS	Block
CEILINGS	Exposed
FLOOR COVERINGS	Concrete
SPRINKLERS	Dry system
LIGHTING	Fluorescent
DOCK	6 & Platform dock area

## LOCATION INFORMATION

BUILDING NAME	1017-1033 Maclay Street
STREET ADDRESS	1017-1033 Maclay Street
CITY, STATE, ZIP	Harrisburg, PA 17103
COUNTY	Dauphin
CROSS-STREETS	N Cameron St & Maclay Street
TOWNSHIP	City of Harrisburg

## PARKING & TRANSPORTATION

PARKING TYPE	Surface
--------------	---------

## UTILITIES & AMENITIES

GAS / PROPANE	Yes
UTILITIES	Water & Sewer: Public
CAM	\$1.35 SF/yr

## ADDITIONAL INFORMATION

FLOOD ZONE	Yes, see listing agent for details
------------	------------------------------------

IDA MCMURRAY, CCIM, SIOR

O: 717.737.2422 x1002

ida.mcmurray@svn.com

1017-1033 MACLAY STREET 1017-1033 Maclay Street Harrisburg, PA 17103

SVN | LATUS 3

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	6,582 - 59,984 SF	<b>LEASE RATE:</b>	\$4.75 - \$6.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Warehouse	Available	15,280 SF	NNN	\$4.75 SF/yr
■ Warehouse	Available	28,840 SF	NNN	\$4.75 SF/yr
■ 1st Floor Showroom & Kitchen	Available	9,282 SF	NNN	\$6.00 SF/yr
■ 2nd Floor Office	Available	6,582 SF	NNN	Negotiable

IDA MCMURRAY, CCIM, SIOR

O: 717.737.2422 x1002

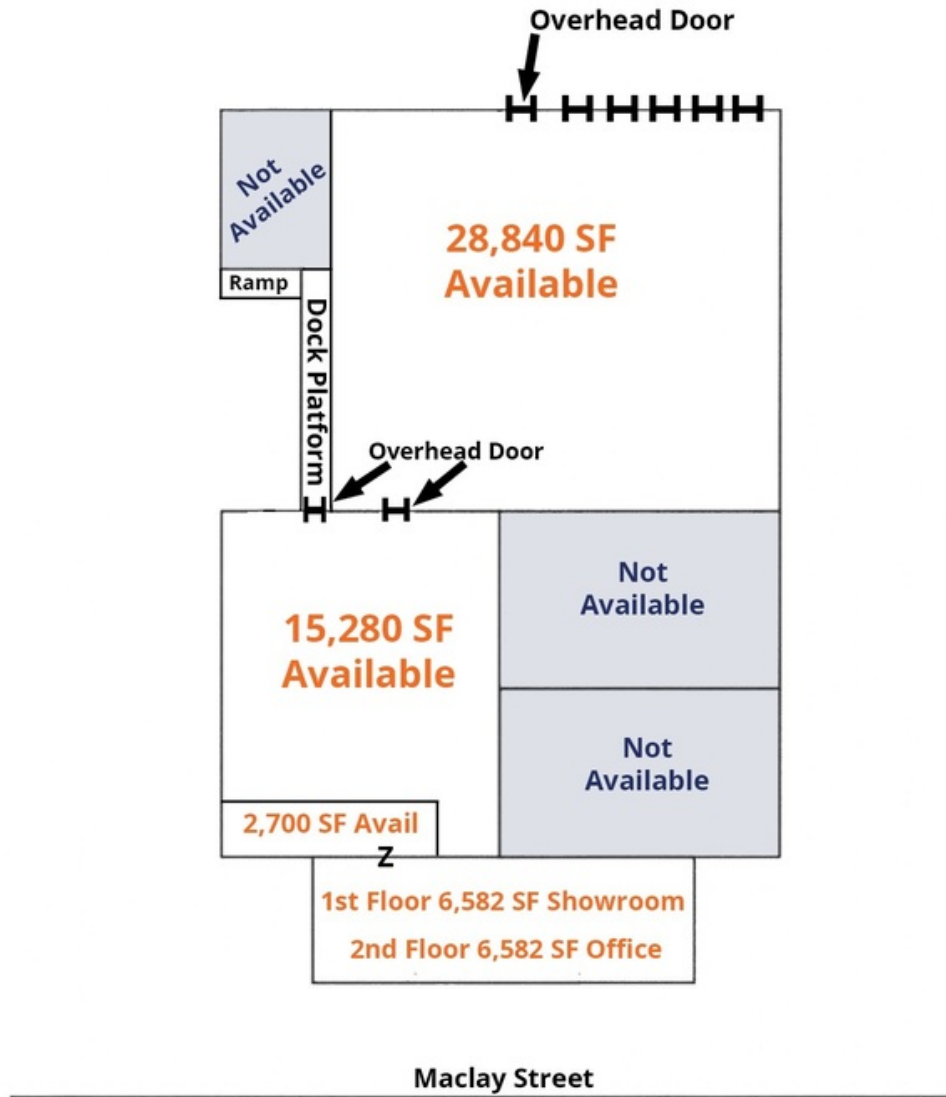
ida.mcmurray@svn.com

1017-1033 MACLAY STREET 1017-1033 Maclay Street Harrisburg, PA 17103

SVN | LATUS 4

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

# FLOOR PLAN



**\*not to scale**

IDA MCMURRAY, CCIM, SIOR  
O: 717.737.2422 x1002  
ida.mcmurray@svn.com

1017-1033 MACLAY STREET 1017-1033 Maclay Street Harrisburg, PA 17103

SVN | LATUS 5

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## ADDITIONAL PHOTOS



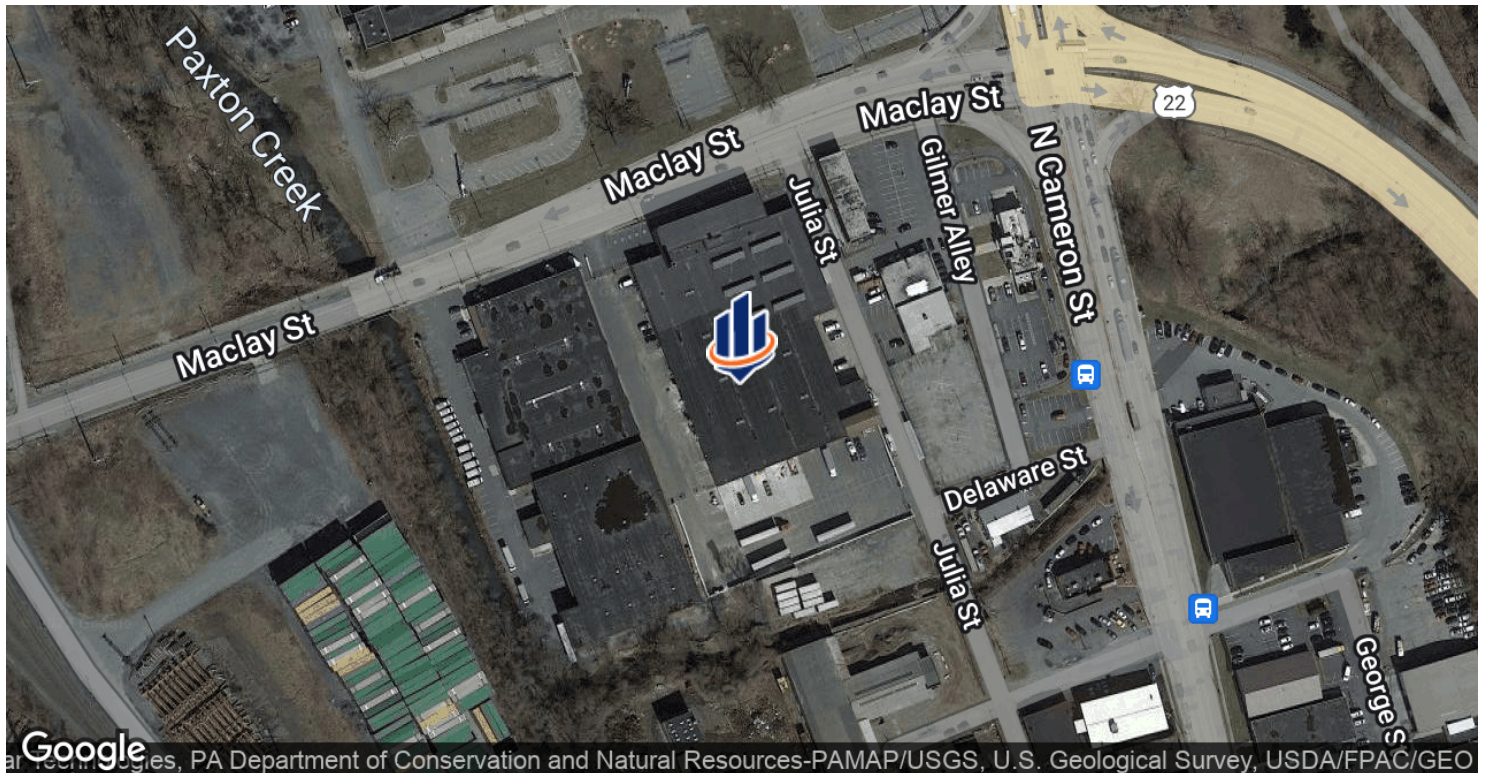
**IDA MCMURRAY, CCIM, SIOR**  
O: 717.737.2422 x1002  
ida.mcmurray@svn.com

**1017-1033 MACLAY STREET** 1017-1033 Maclay Street Harrisburg, PA 17103

**SVN | LATUS 6**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## LOCATION MAP



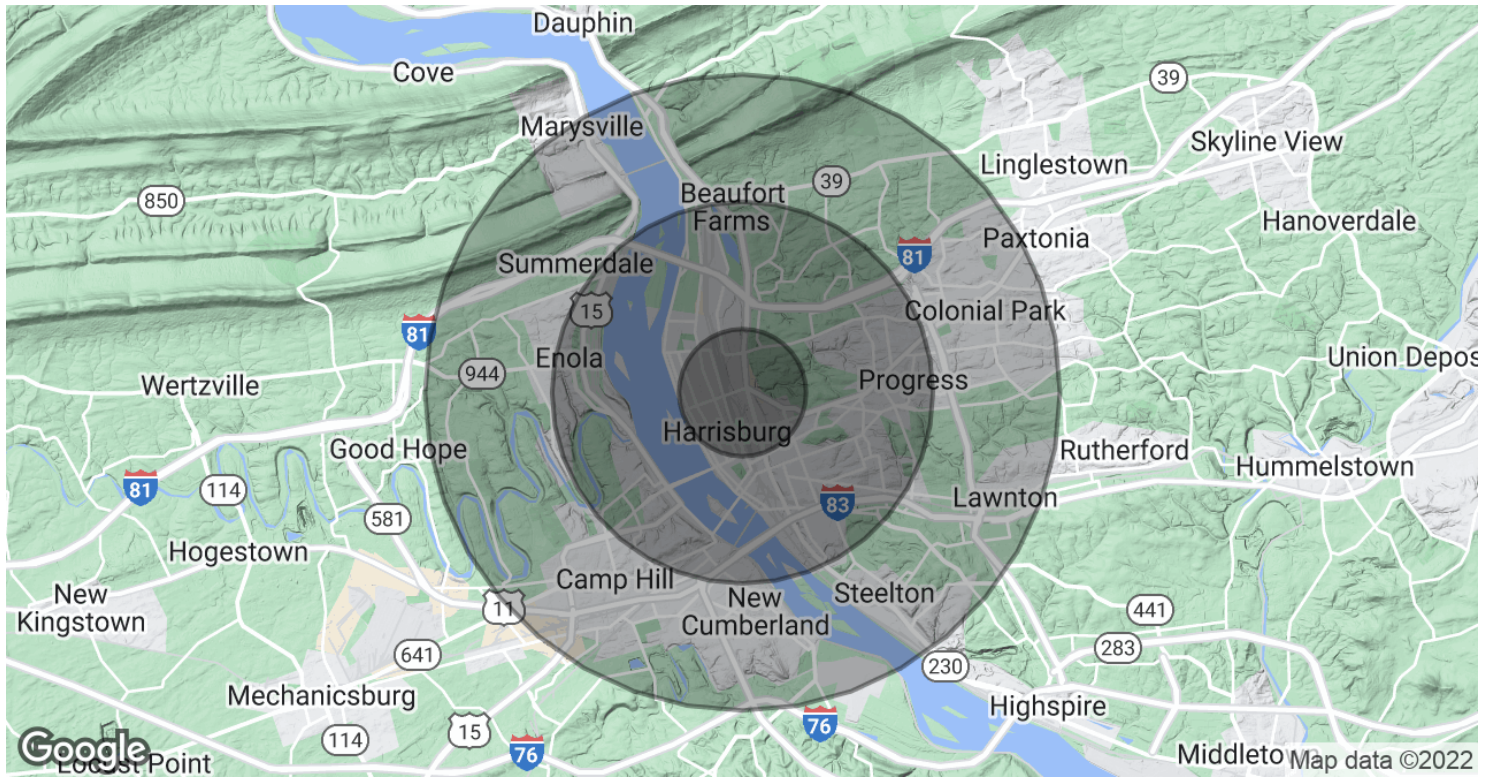
IDA MCMURRAY, CCIM, SIOR  
O: 717.737.2422 x1002  
ida.mcmurray@svn.com

1017-1033 MACLAY STREET 1017-1033 Maclay Street Harrisburg, PA 17103

SVN | LATUS 7

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,522	91,290	193,447
AVERAGE AGE	35.3	35.0	37.7
AVERAGE AGE (MALE)	31.5	32.4	35.8
AVERAGE AGE (FEMALE)	38.7	36.6	39.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,219	39,155	82,772
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$40,344	\$48,593	\$59,187
AVERAGE HOUSE VALUE	\$100,689	\$134,072	\$158,677

\* Demographic data derived from 2020 ACS - US Census

IDA MCMURRAY, CCIM, SIOR

O: 717.737.2422 x1002

ida.mcmurray@svn.com

1017-1033 MACLAY STREET 1017-1033 Maclay Street Harrisburg, PA 17103

SVN | LATUS 8

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.