

WAREHOUSE / COMMERCIAL BUILDING



**FOR
SALE**

951 S 13TH STREET
HARRISBURG, PA







TCN
WORLDWIDE
REAL ESTATE SERVICES



OFFERING SUMMARY

Sales Price	\$2,100,000
APN	001-032-013
Building Size	36,694 SF
Lot Size	2.63 AC
Zoning	Industrial & Commercial General
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY HIGHLIGHTS

- Excellent opportunity to purchase a large industrial/flex property in the city of Harrisburg, PA
- Currently used as a full-service church and ministry, but provides easy industrial conversion with capable loading features
- Onsite fenced-in paved parking lot provides secure parking for employees and customers
- Adjacent paved and gated lot provides additional storage opportunities
- Ideally located just off the Capital Beltway/I-83 13th Street Exit
- Easy access to    

PROPERTY DETAILS

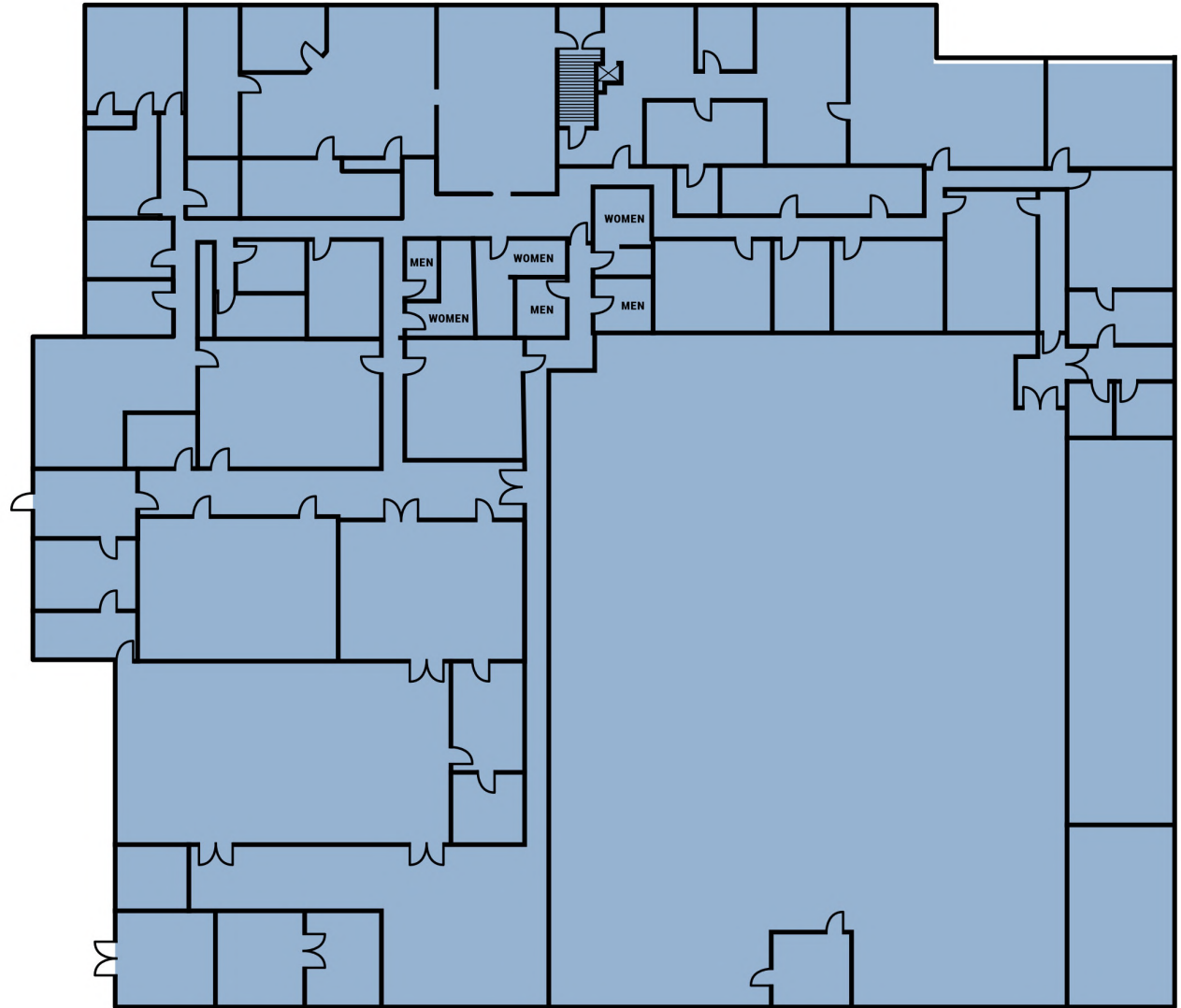
Building Size	36,694 SF
Property Subtype	Industrial
Building Class	B
Office SF	Various
Year Renovated	2007
Lot Size	2.63 AC
Framing	Steel
Construction	Masonry/Steel
Roof	Rubber
Floor	Concrete
Loading Configuration	Drive-in Doors
Clear Height	16'
Dock Doors	1 - Additional options available
Drive-in Doors	1
Car Parking	Ample, Fenced-in lot
Truck/Trailer Parking	Ample, Gated Lot
Climate Control	Yes
Cranes	None
Lighting	Florescent Fixtures
Sprinkler System	Yes
Power	300 - 600 AMP
HVAC	Heat Pump, Rooftop

PROPERTY OVERVIEW

An extraordinary opportunity awaits with this well maintained property featuring two generously sized and secure lots. The prospect of a comprehensive and thoughtfully executed industrial conversion elevates this property to a highly sought-after investment, seamlessly combining functionality with the assurance of a secure and meticulously preserved environment.



CURRENT FLOOR PLAN



ADDITIONAL IMAGES





COMMERCIAL WAREHOUSE FOR SALE

951 S 13TH STREET
HARRISBURG, PA

AVAILABLE SITE AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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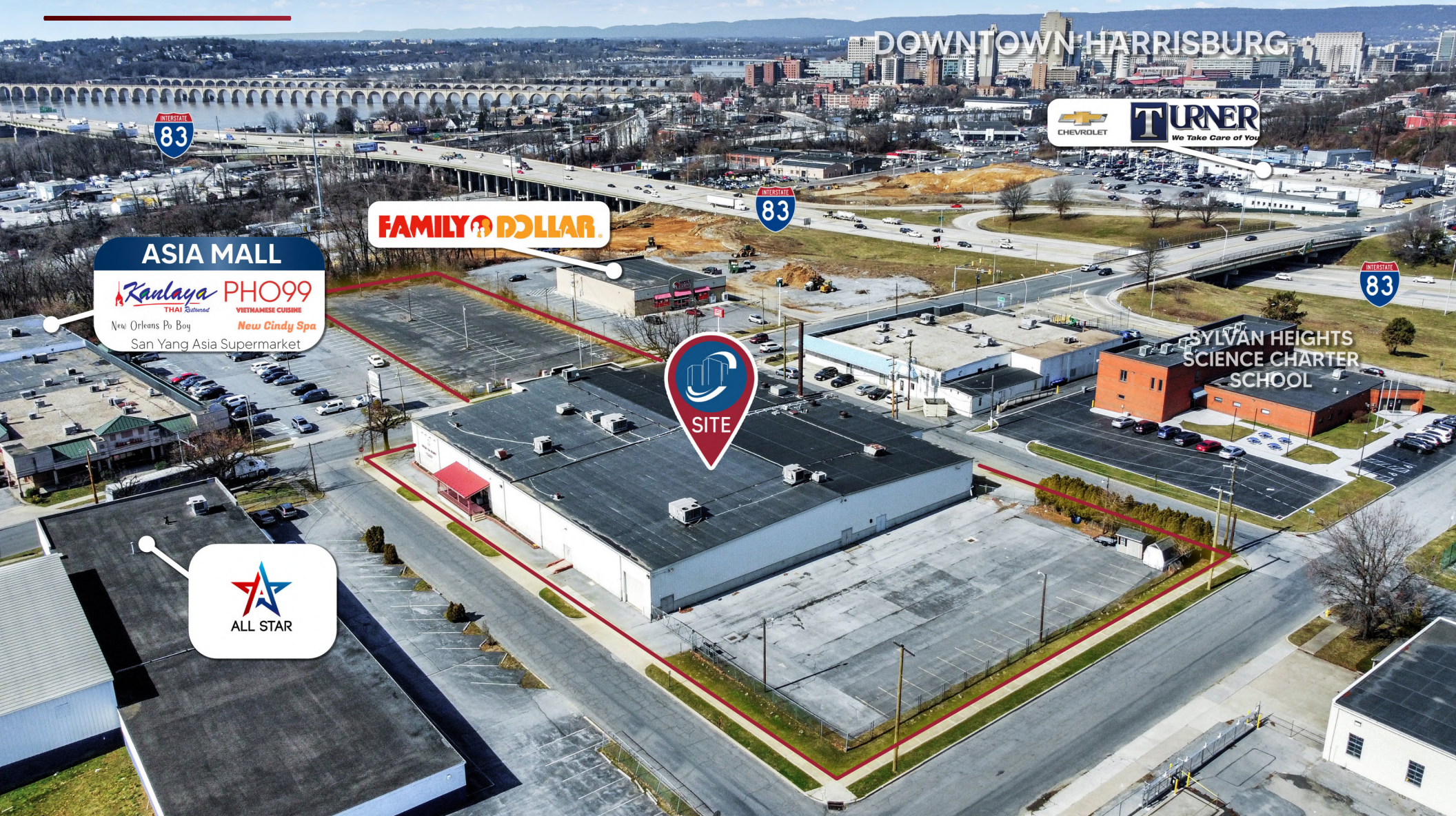
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PROPERTY LOCATION



DOWNTOWN HARRISBURG



ASIA MALL
Kaulaya PHO99
THAI Restaurant VIETNAMESE CUISINE
New Orleans Po Boy New Cindy Spa
San Yang Asia Supermarket



SYLVAN HEIGHTS
SCIENCE CHARTER
SCHOOL



COMMERCIAL WAREHOUSE FOR SALE

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HARRISBURG, PA

REGIONAL AERIAL



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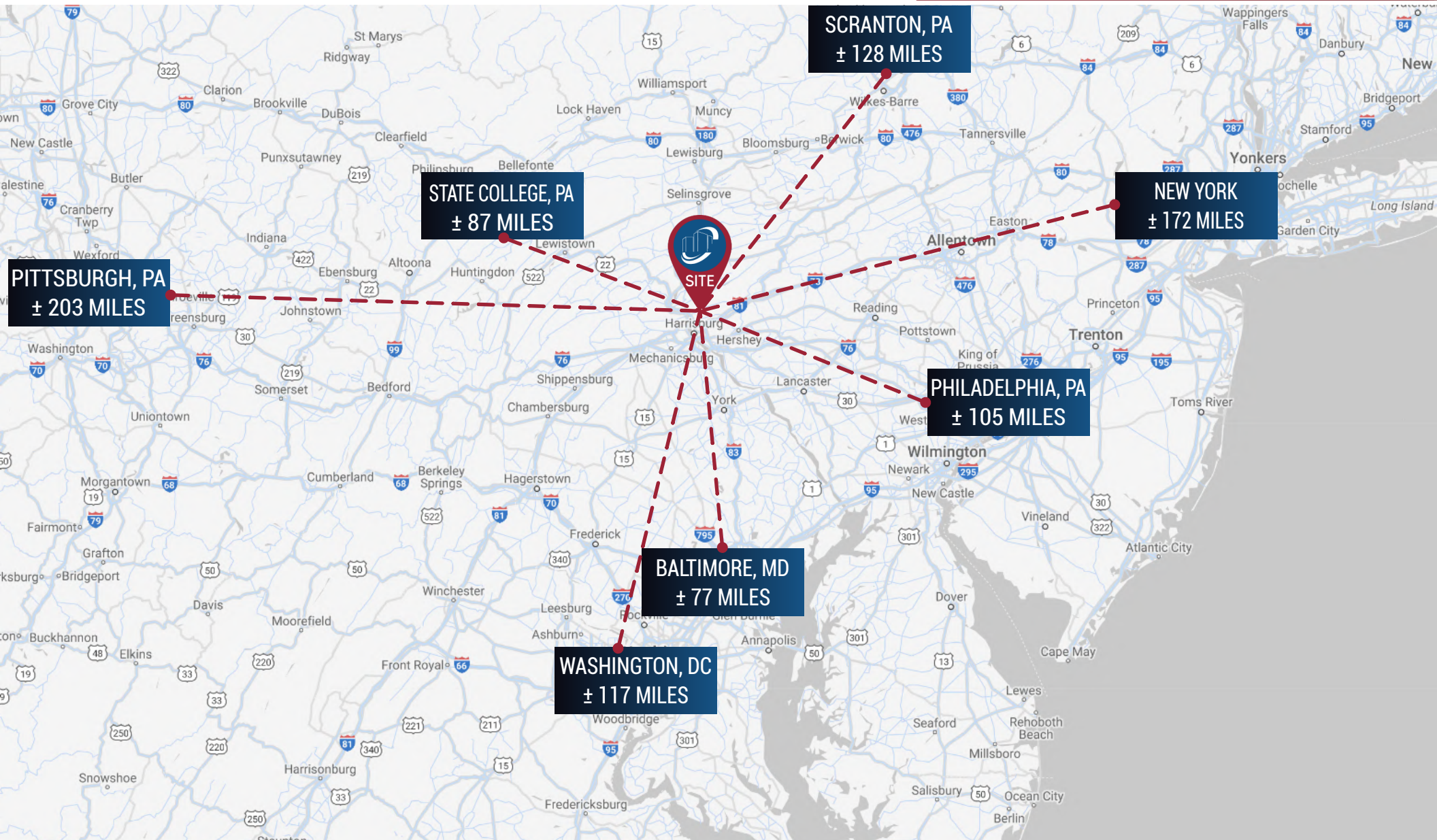
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AREA OVERVIEW

DAUPHIN COUNTY is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



DEMOGRAPHICS

2022 ESTIMATED POPULATION **288,176**



MEDIAN AGE



AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)

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