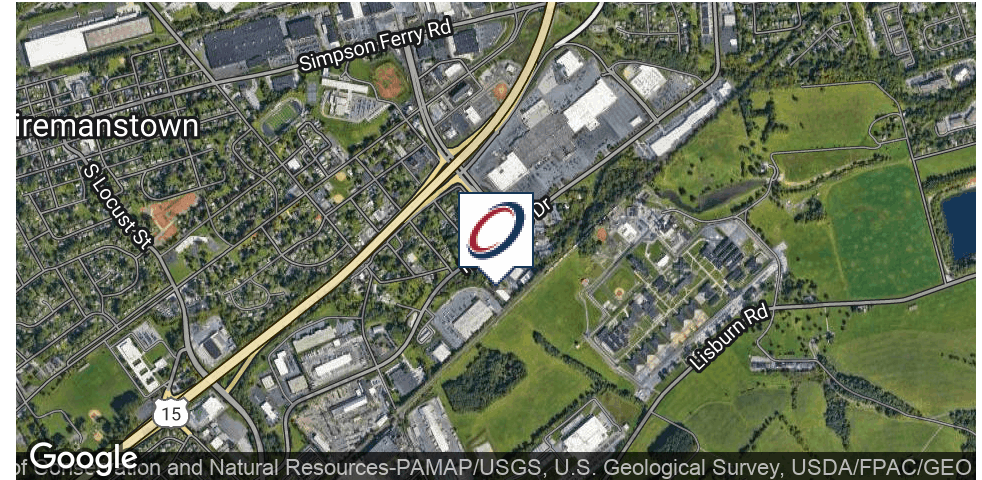


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Building Size:	11,970 SF
Lot Size:	4.9 Acres
Available SF:	11,970 SF
Office SF:	2,000 SF
Grade Level Doors:	2 - 12'x14'
Dock High Doors:	3 - 9'x10'
Ceiling Height:	24' - 26'
Zoning:	Regional Commercial

PROPERTY OVERVIEW

Property has immediate (dual) access to Rt. 15 via Slate Hill Road and Lower Allen Drive full interchanges. Quick connection to PA Turnpike to the west and Rt. 581 Capitol Beltway, I-81 and I-83 to the east. Excellent central location to service surrounding sub-markets. New construction with proposed delivery date in Q2 2023.



Jason Grace, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

PROPERTY DESCRIPTION

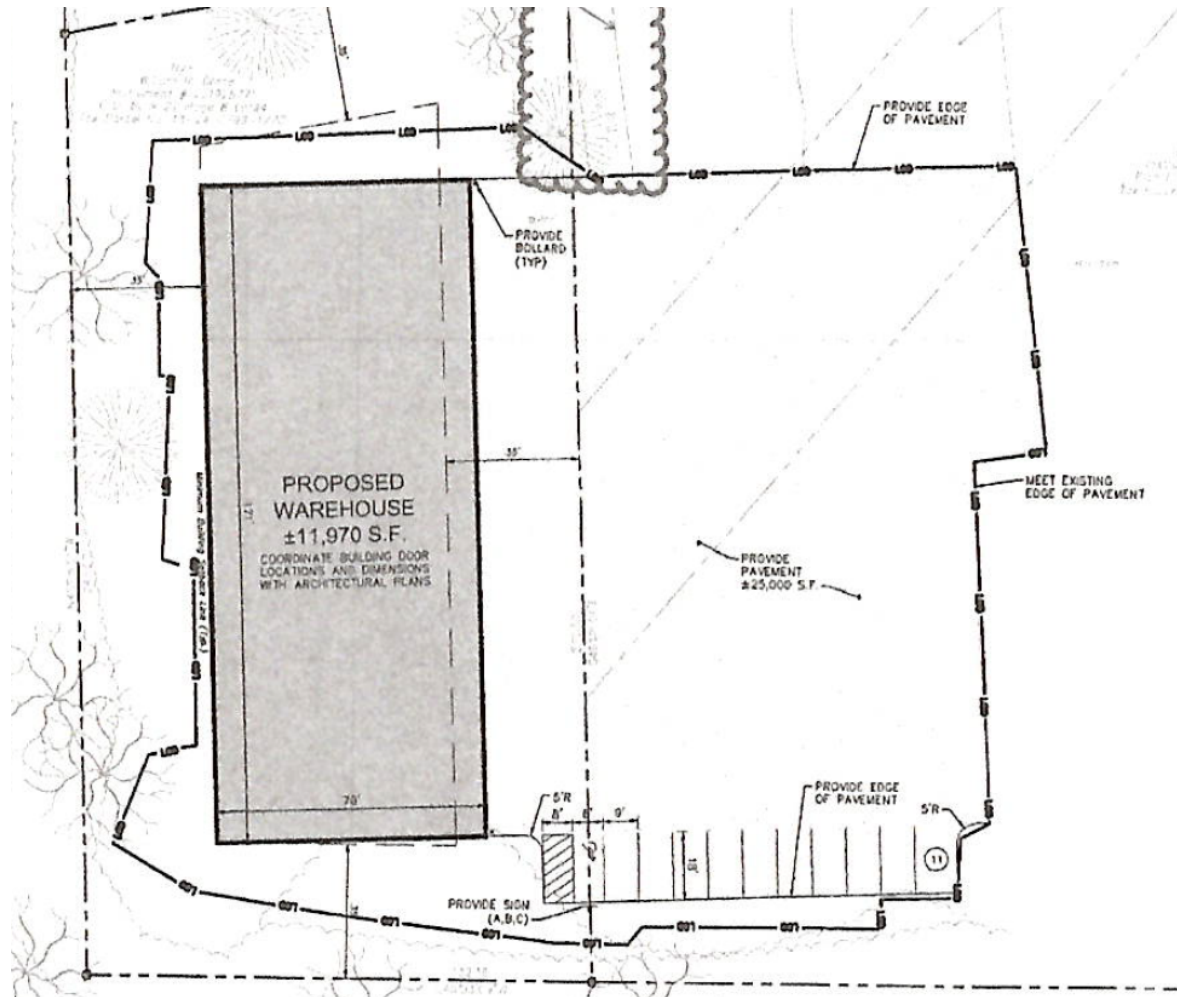
Similar Image



PROPERTY HIGHLIGHTS

- Excellent opportunity to lease 11,970 SF of flex warehouse space.
- Building features 2,000 SF of office space.
- Facility is situated on 4.9 acres.
- Abundant outside storage area with vehicle/equipment parking.
- Loading dock doors and oversized drive-in door.
- Immediate access to the new full interchange of Route 15 at Lower Allen Drive.
- Located across the street from the Capital City Mall.
- Building signage available.
- Great for any high end commercial/industrial flex user.
- Hard to find Camp Hill, PA infill location.
- Property is adjacent to Norfolk Southern rail line.
- Copy of zoning abstract on file.

SITE PLAN

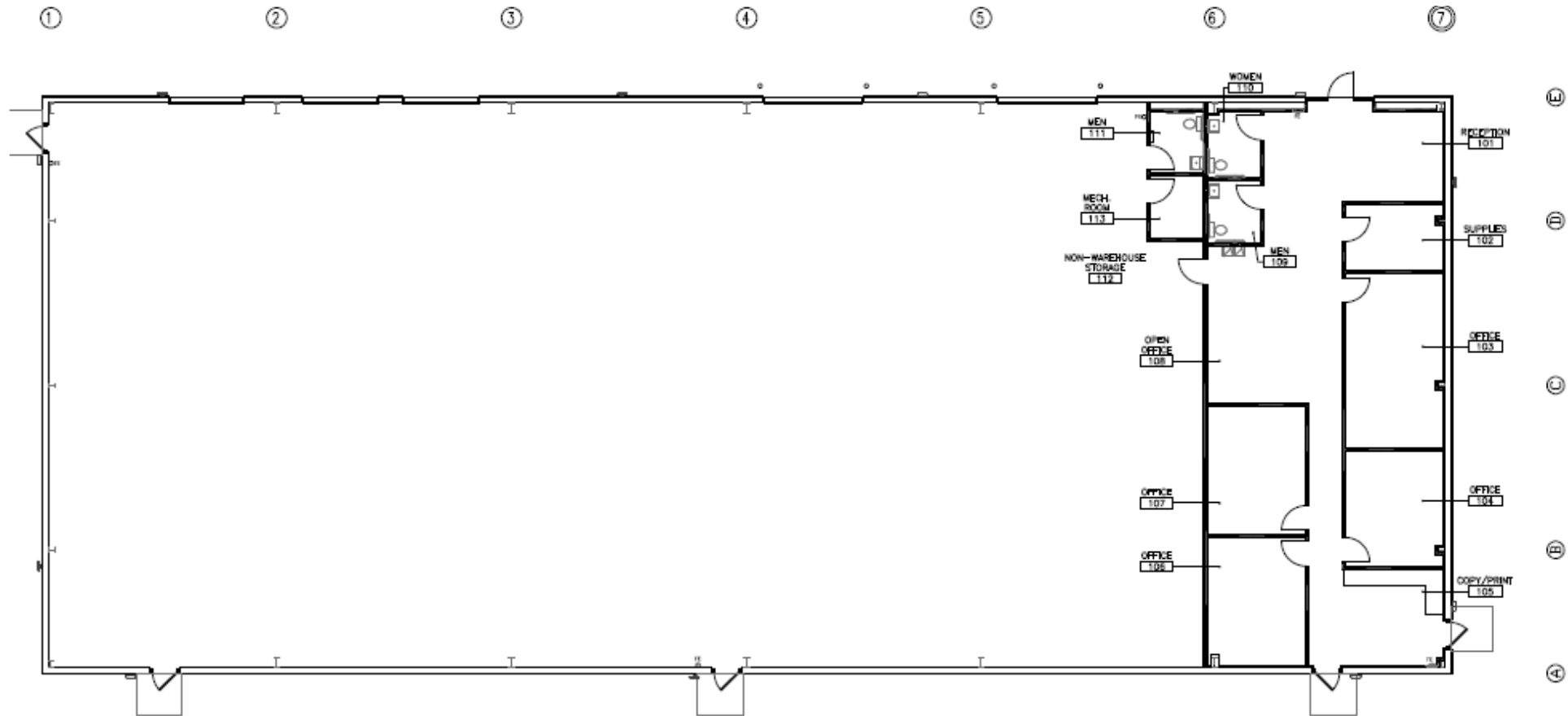


3709 Hartzdale Drive

INDUSTRIAL PROPERTY FOR LEASE

3709 Hartzdale Drive Camp Hill, PA 17011

FLOOR PLAN



3709 Hartzdale Rd
1/16" Scale



Jason Grace, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

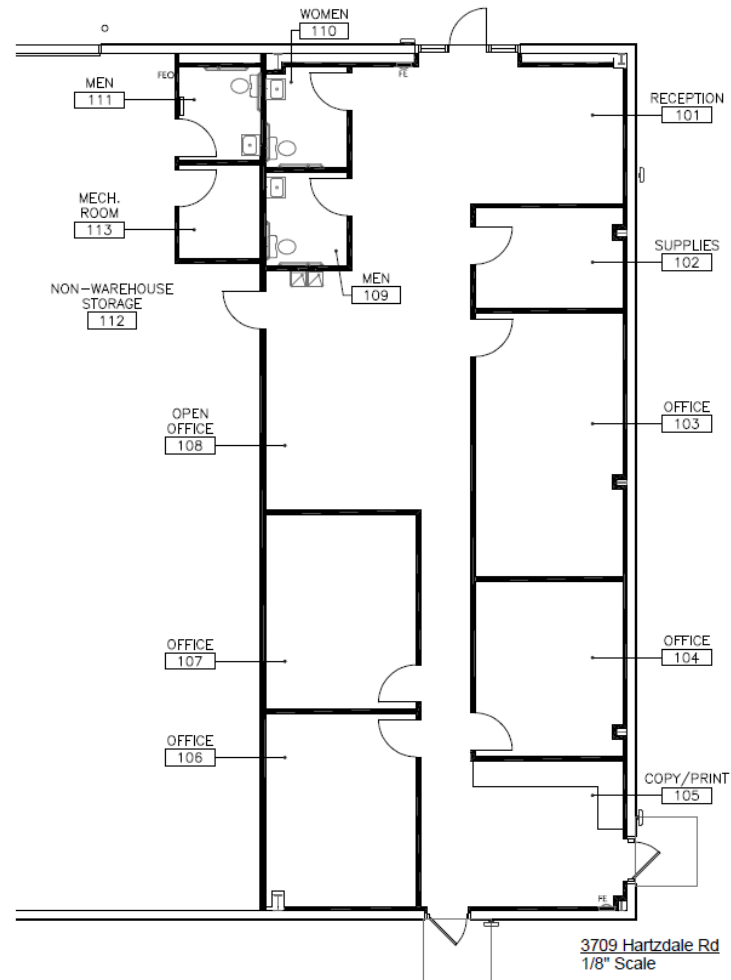
LANDMARKCR.com

3709 Hartzdale Drive

INDUSTRIAL PROPERTY FOR LEASE

3709 Hartzdale Drive Camp Hill, PA 17011

OFFICE PLAN



Jason Grace, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

3709 Hartzdale Drive

INDUSTRIAL PROPERTY FOR LEASE

3709 Hartzdale Drive Camp Hill, PA 17011

AERIAL



Jason Grace, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

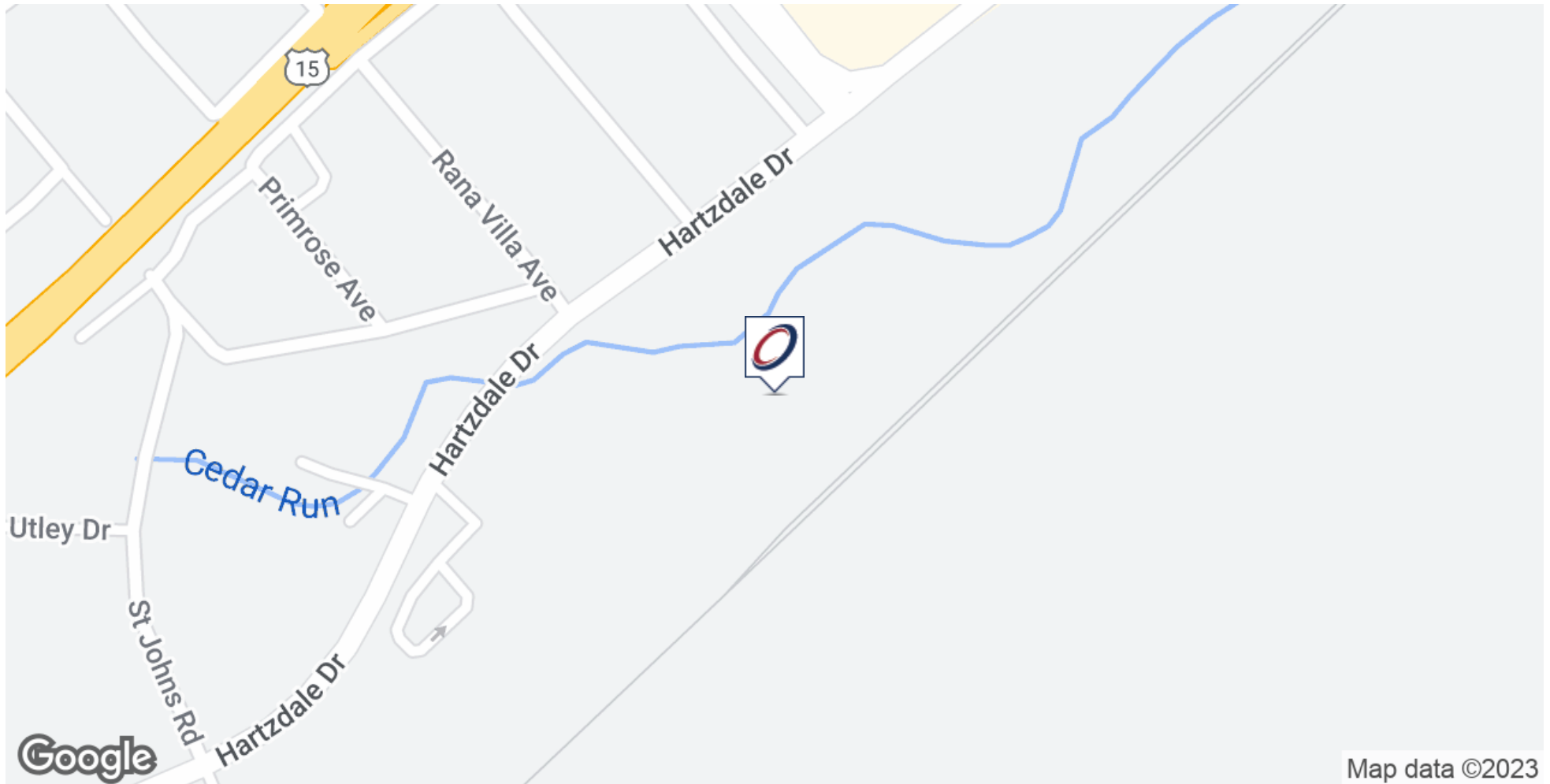
LANDMARKCR.com

3709 Hartzdale Drive

INDUSTRIAL PROPERTY FOR LEASE

3709 Hartzdale Drive Camp Hill, PA 17011

LOCATION MAP



Jason Grace, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	52,834	138,895	348,915
Average age	42.6	41.3	39.3
Average age (Male)	39.1	39.3	37.5
Average age (Female)	43.2	42.2	40.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	22,384	60,988	144,505
# of persons per HH	2.4	2.3	2.4
Average HH income	\$73,200	\$71,681	\$68,768
Average house value	\$195,672	\$195,895	\$179,092

* Demographic data derived from 2020 ACS - US Census

