

OFFICE/FLEX BUILDING
FOR LEASE

MINERVA MILLS

401 E. LOUTHER ST. CARLISLE, PA 17013



Amber Corbo
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1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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MINERVA MILLS

PROPERTY DETAILS

FOR LEASE
\$425-\$500 PER MONTH (GROSS)

OFFERING SUMMARY

Lease Rate	\$425 - \$500/month
Available SF	250 SF
Lot Size	2.56 AC
Building Size	50,000 SF

PROPERTY SUMMARY

Address	Minerva Mills Carlisle, PA 17013
Municipality	Carlisle Boro - Ward 1
County	Cumberland County
Tax Parcel #	02-21-0318-089
Year Built/Renovated	1920/2024



PROPERTY HIGHLIGHTS

- Two (2) office suites available, starting September 01, 2026
- Suites located in the professional service, counselor wing
- Gross lease: utilities and Internet for suite included
- Common areas include kitchen, conference rooms, bathrooms and copy stations
- Storage spaces available at competitive rate, with loading dock access
- Walking distance to Downtown Carlisle

PROPERTY DESCRIPTION

Join various tenants in Minerva Mills as two (2) office suites and various flex/storage units are available for lease. Well-maintained with professional management on site, the property offers a unique mixed environment with individual office suites, tenant shared work areas, and storage options. Located minutes from Downtown Carlisle, the property is easily accessible to Route 15 and I-81.

BUILDING INFORMATION

# of Floors	Three (3)
HVAC	Split systems
Roof	Shingles/flat rubber
Construction	Masonry
Ceilings	Acoustic tile
Ceiling Height	Office: 9' Warehouse: 15'
Walls	Drywall
Floor Type	Office: carpet Warehouse: concrete
Elevators	Varies per building
Lighting	Fluorescent
Parking	Lot & street
Sprinkler System	Yes
Business ID Sign	Available

UTILITIES & ZONING

Gas	Available on property
Water & Sewer	Public
Zoning	Entranceway Business

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ADDITIONAL PHOTOS

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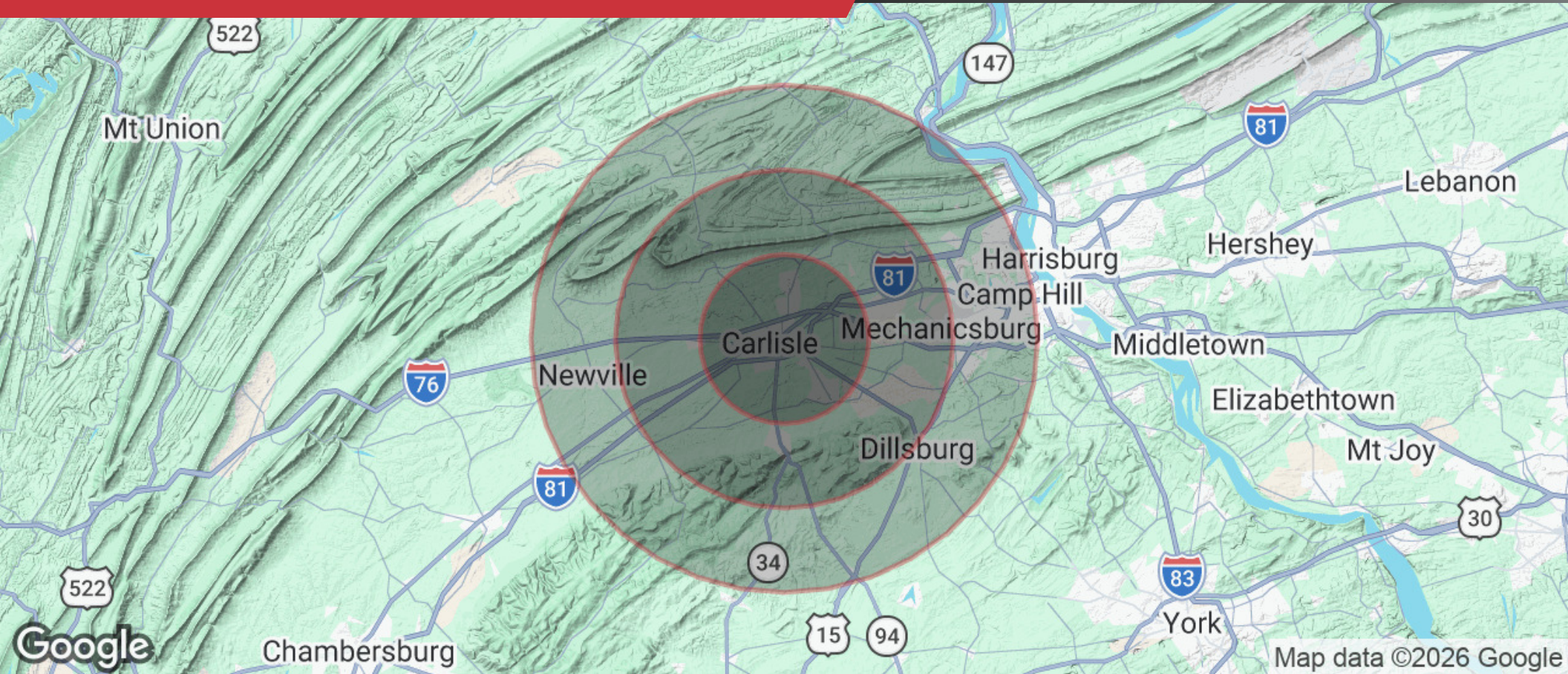
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DEMOGRAPHICS

FOR LEASE

\$425-\$500 PER MONTH (GROSS)



POPULATION

5 MILES	10 MILES	15 MILES
53,476	119,925	266,397



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
21,447	47,816	105,530



INCOME

5 MILES	10 MILES	15 MILES
\$96,509	\$109,696	\$112,383

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