

PROFESSIONAL OFFICE BUILDING FOR SALE OR LEASE



1201 FULLING MILL ROAD
MIDDLETOWN PA





PROFFESIONAL OFFICE BUILDING FOR SALE CORPORATE SUITES FOR LEASE

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MIDDLETOWN, PA



OFFERING SUMMARY

Building Size	59,637 SF
Sale Price	Undisclosed
APN	36-009-359
Available SF for Lease	617 SF - 4,546 SF
Lease Rate	\$15.00-17.95 per SF/yr
Lease Type	Gross Full Service
Zoning	CP-L Industrial Park Limited
Municipality	Lower Swatara Township
County	Dauphin County

PROPERTY OVERVIEW

Situated at 1201 Fulling Mill Road, this \pm 59,900 square foot office building on 5.01 acres offers a prime opportunity for both owner-occupiers and investors in Central Pennsylvania. Boasting a strategic location, the three-story structure is within 5 minutes of Harrisburg International Airport, and provides easy access to major highways. This property epitomizes convenience and accessibility, making it an attractive prospect for businesses looking for a first-class corporate office space in a thriving area.

PROPERTY HIGHLIGHTS

- Easy access to major highways including     and 
- Close to major restaurants and retailers including:    
- Five minute drive to: 

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

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PROPERTY DETAILS

Building Size	59,637 SF
Lot Size	5.01 AC
Property Subtype	Office Building
Building Class	A
Tenancy	Multi
Number of Floors	3
Average Floor Size	19,000 SF
Year Built	1997
Restrooms	In Common
Parking Type	On-site
Parking Count	168 spaces
Ceiling Height	Varies
Ceiling Type	Acoustical Tile
Construction	Brick
Roof	Flat
Lighting	Fluorescent
Power	220V
HVAC	Multi-zone
Amenities	Back-up Generator
Signage	Tenant Directory
Submarket	East Shore Business District

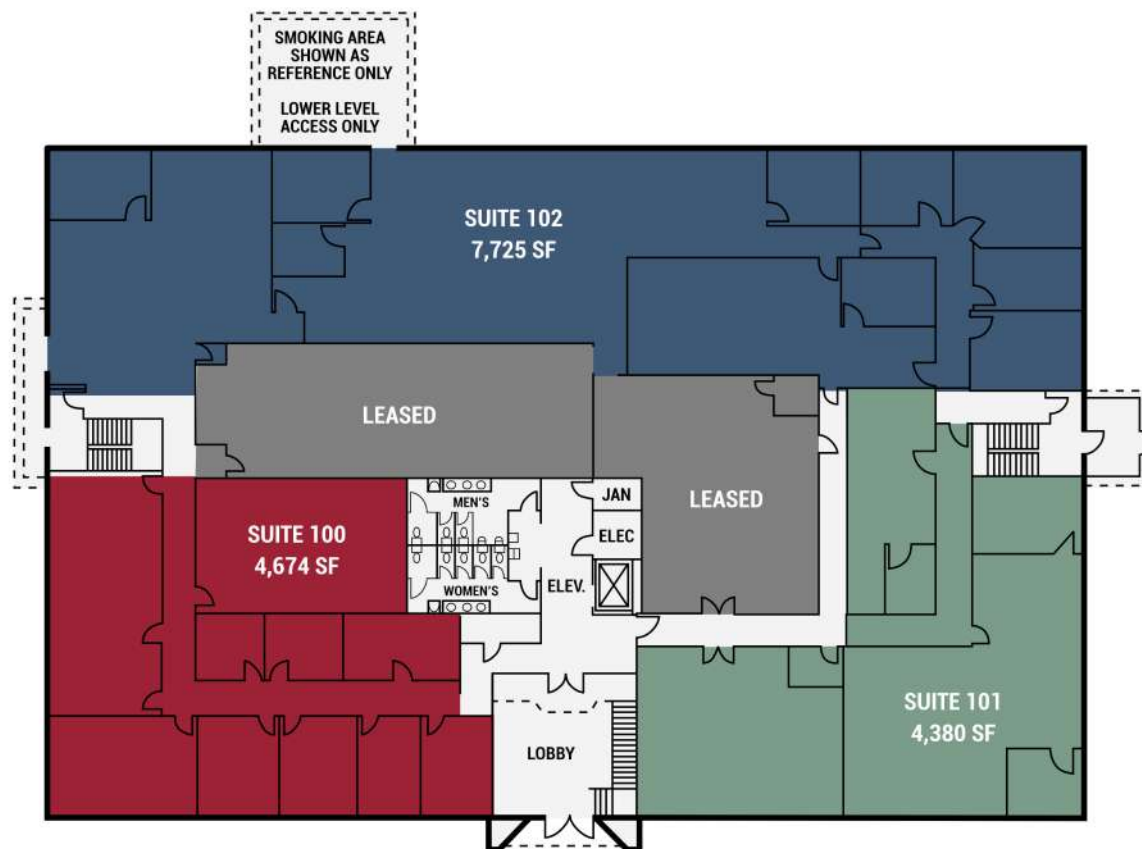


GARDEN LEVEL FLOOR PLAN



LEASE INFORMATION				
SUITE	AVAILABLE SF	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE
GL - Suite B-14 TV	617 SF	617 SF	\$15.00 per SF/yr	Full Service excluding janitorial
GL - Suite B-15	628 SF	628 SF	\$15.00 per SF/yr	Full Service excluding janitorial
GL - Suite B-17	850 SF	850 SF	\$15.00 per SF/yr	Full Service excluding janitorial
GL - Suite B-15A	924 SF	924 SF	\$15.00 per SF/yr	Full Service excluding janitorial
GL - Suite B-14A	1,538 SF	1,538 SF	\$15.00 per SF/yr	Full Service excluding janitorial
GL - Suite B-14	1,602 SF	1,602 SF	\$15.00 per SF/yr	Full Service excluding janitorial
GL - Suite B-9	3,398 SF	3,398 SF	\$15.00 per SF/yr	Full Service excluding janitorial
GL - Suite B-10	4,546 SF	4,546 SF	\$15.00 per SF/yr	Full Service excluding janitorial

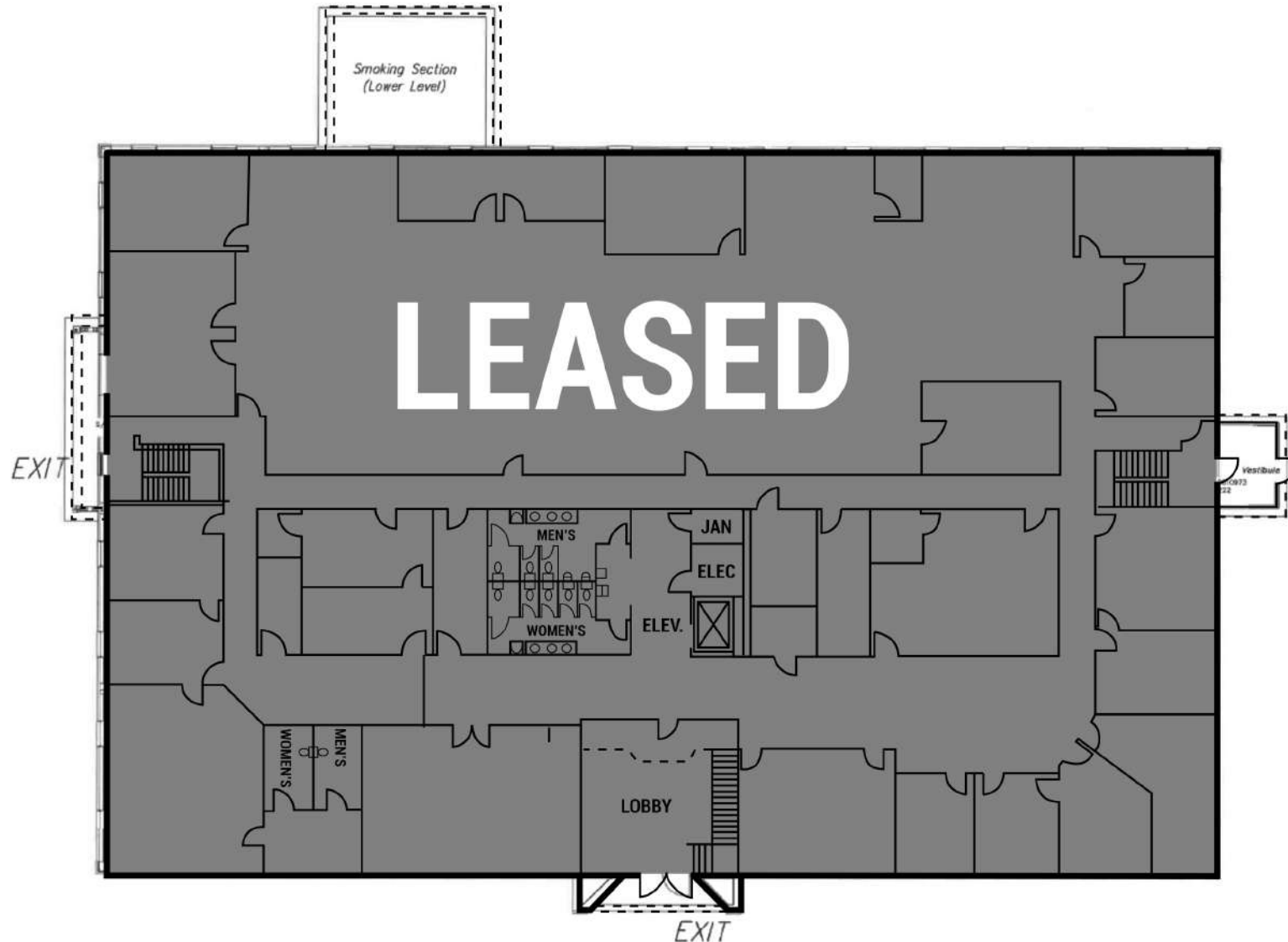
FIRST FLOOR PLAN



LEASE INFORMATION

SUITE	AVAILABLE SF	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE
Suite 100	4,674 SF	4,674 SF	\$17.95 per SF/yr	Full Service excluding janitorial
Suite 101	4,380 SF	4,380 SF	\$17.95 per SF/yr	Full Service excluding janitorial
Suite 102	7,725 SF	7,725 SF	\$17.95 per SF/yr	Full Service excluding janitorial

SECOND FLOOR PLAN





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PROPERTY AERIAL



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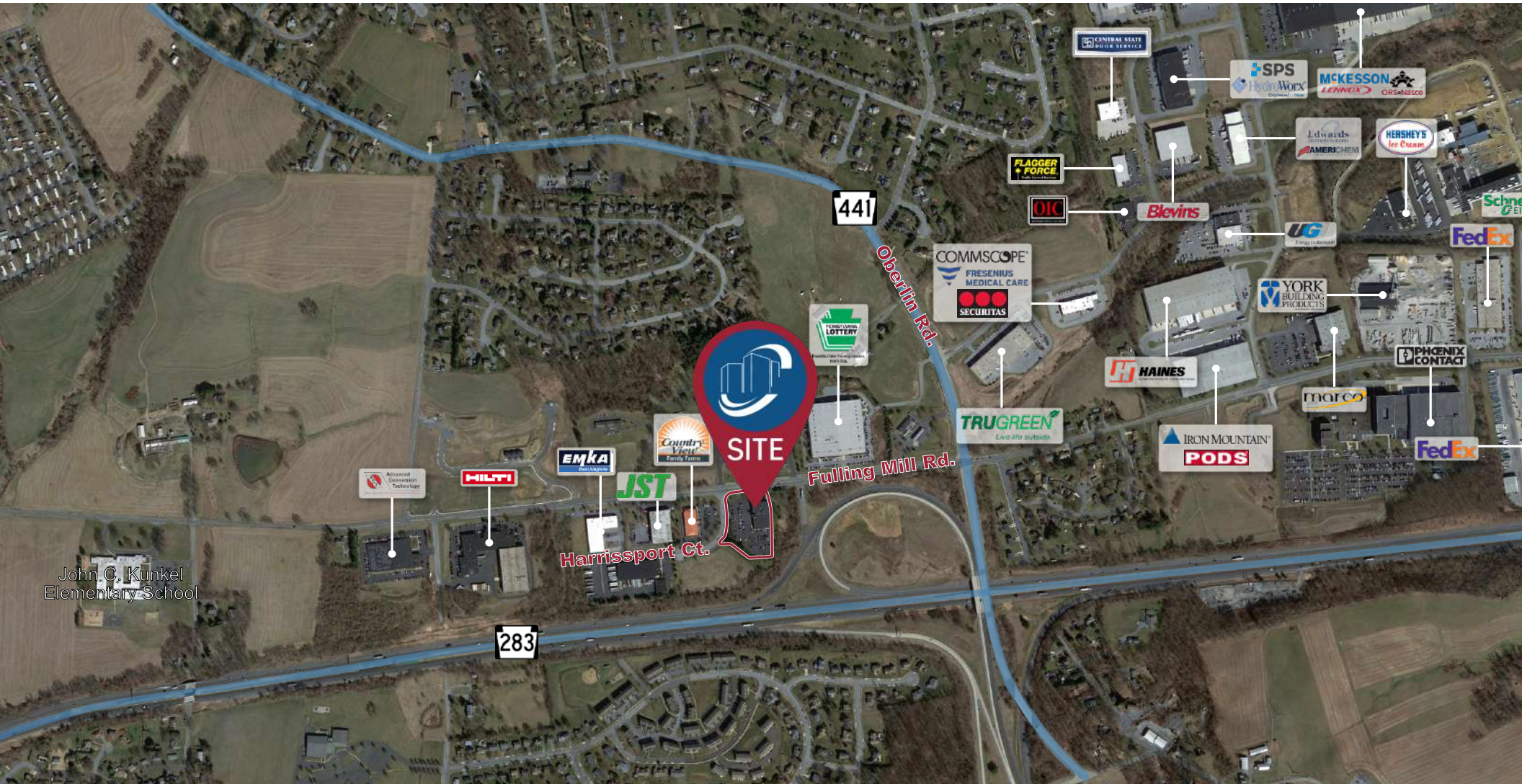


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LOCATION AERIAL



REGIONAL AERIAL



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DEMOGRAPHICS

POPULATION

1 MILE	7,509
2 MILE	39,652
3 MILE	83,696

HOUSEHOLDS

1 MILE	2,984
2 MILE	15,458
3 MILE	32,956

AVERAGE HOUSEHOLD INCOME

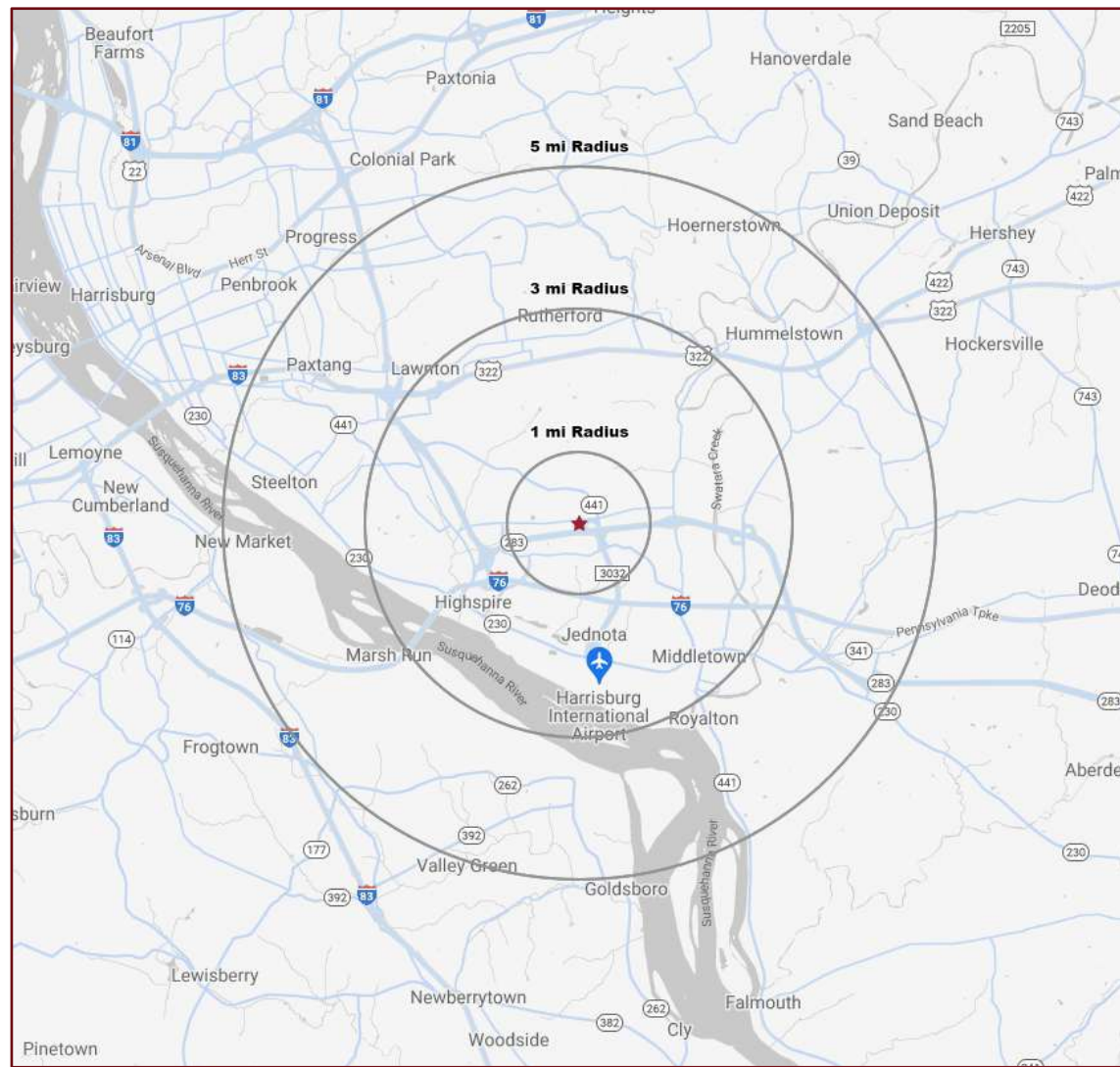
1 MILE	\$136,514
2 MILE	\$121,473
3 MILE	\$120,646

TOTAL BUSINESSES

1 MILE	192
2 MILE	1,218
3 MILE	3,142

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,157
2 MILE	15,394
3 MILE	41,964



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