



# CEDAR RUN BUSINESS PARK

4517 GETTYSBURG RD, MECHANICSBURG, PA 17055

## NEW 110,000 SF (2) BUILDING FLEX PROJECT



# UNDER CONSTRUCTION!

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(717) 731.1990

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REAL ESTATE SERVICES



# CEDAR RUN BUSINESS PARK

NEW FLEX PROPERTY  
FOR LEASE

## CONSTRUCTION UPDATE - NOVEMBER 2025



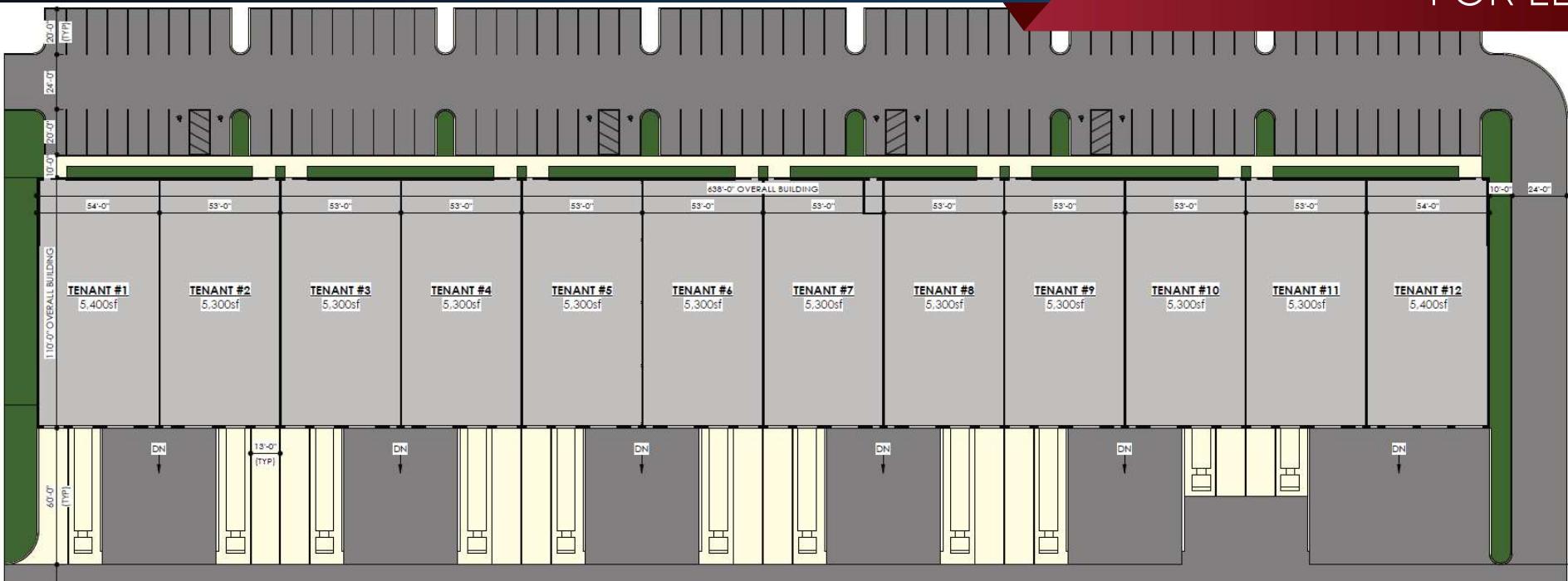
LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
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### OFFERING SUMMARY

Available SF	<b>5,300 - 110,000 SF</b>
Building 1 SF	70,180 SF
Building 2 SF	39,820 SF
Lease Rate	<b>Negotiable</b>
Lot Size	<b>+16.7 Acres</b>
Delivery	<b>Q4 2026</b>
County	<b>Cumberland</b>
Municipality	<b>Lower Allen Twp</b>
Zoning	<b>General Commercial</b>

### PROPERTY HIGHLIGHTS

- Now Under Construction! New speculative construction flex property for lease adjacent to US-15 in Lower Allen Township, delivering Q4 2026
- Rare 39,820 SF & 70,180 SF building sizes sitting on a  $\pm$ 16.7 acre lot that offers ample parking
- Space starting at 5,300 SF with dedicated private access and loading
- High profile property with signature visibility & signage along US-15
- Zoned in General Commercial District which allows for flexible permitted uses
- Located just off **15** with easy access to:    
- Check out the Construction update: <https://vimeo.com/1145996720>

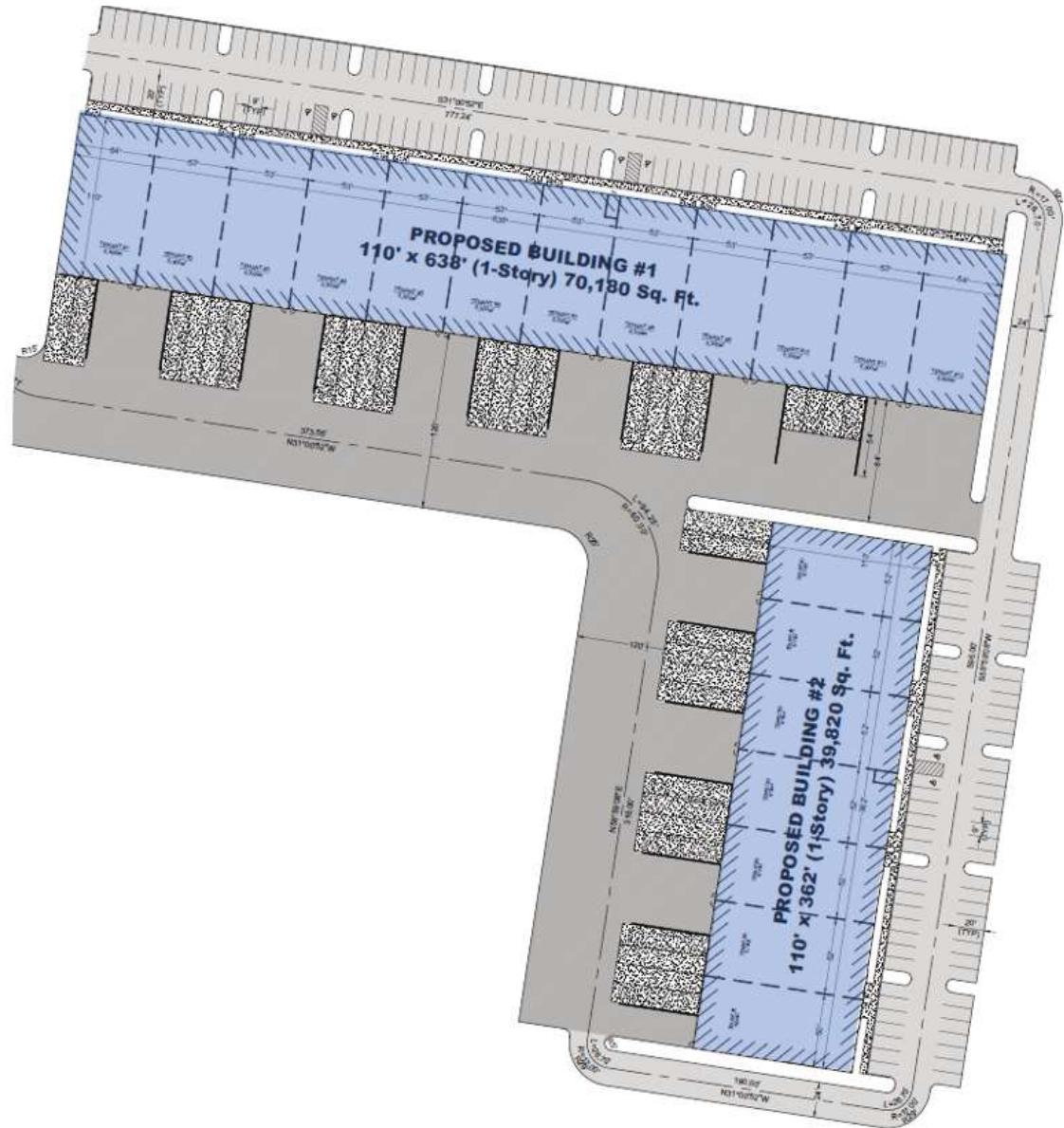


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## PROPERTY DETAILS

<b>Property Address</b>	4517 Gettysburg Rd Mechanicsburg, PA 17055
<b>Property Type</b>	Flex Commercial
<b>Lot Size</b>	16.7 AC
<b>Total Building Size</b>	110,000 SF
Building 1	70,180 SF
Building 2	39,820 SF
<b>Car Parking</b>	197 spaces
<b>Trailer Parking</b>	Ample
<b>Route Vehicles Spaces</b>	Opposite Loading Wall
<b>Dock Doors</b>	2 per bay (9'x10')
<b>Drive-in Doors</b>	1 per bay (12'x14')
<b>Foundation</b>	Concrete Masonry
<b>Framing</b>	Steel
<b>Roof</b>	Rubber
<b>Clear Ceiling Height</b>	21' - 22'
<b>Sprinklers</b>	Yes- ESFR
<b>HVAC</b>	Gas
<b>Electric</b>	3-Phase
<b>Water/Sewer</b>	Public
<b>Submarket</b>	Harrisburg West
<b>County</b>	Cumberland
<b>Municipality</b>	Lower Allen Township
<b>Zoning</b>	General Commercial

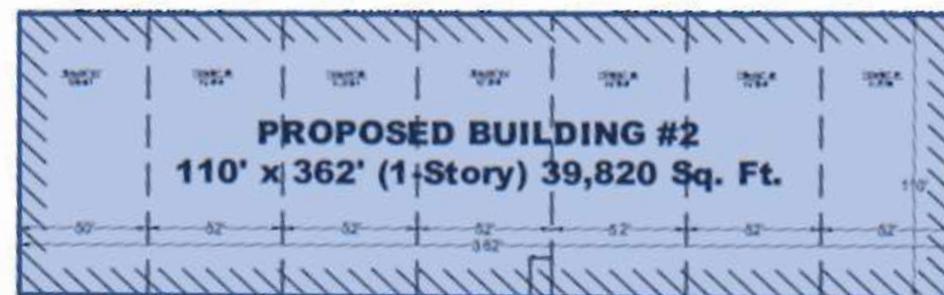
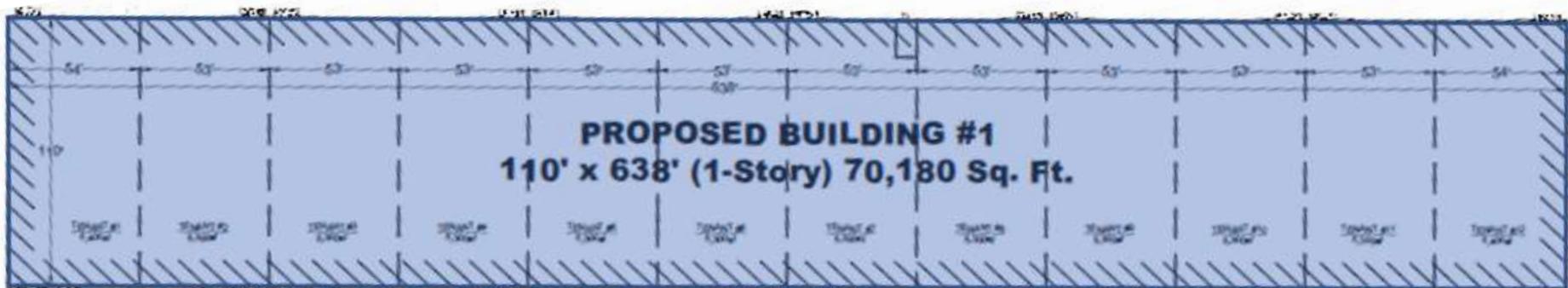




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## AVAILABILITY



## LEASE INFORMATION

SUITE	AVAILABLE SF	BUILDING SIZE	LEASE RATE	DELIVERY DATE
<b>BUILDING 1</b>	<b>5,300 - 110,000 SF</b>	<b>70,180 SF</b>	<b>Negotiable</b>	<b>Q4 2026</b>
<b>BUILDING 2</b>	<b>5,300 - 110,000 SF</b>	<b>39,820 SF</b>	<b>Negotiable</b>	<b>Q4 2026</b>



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AERIAL - NOVEMBER 2025



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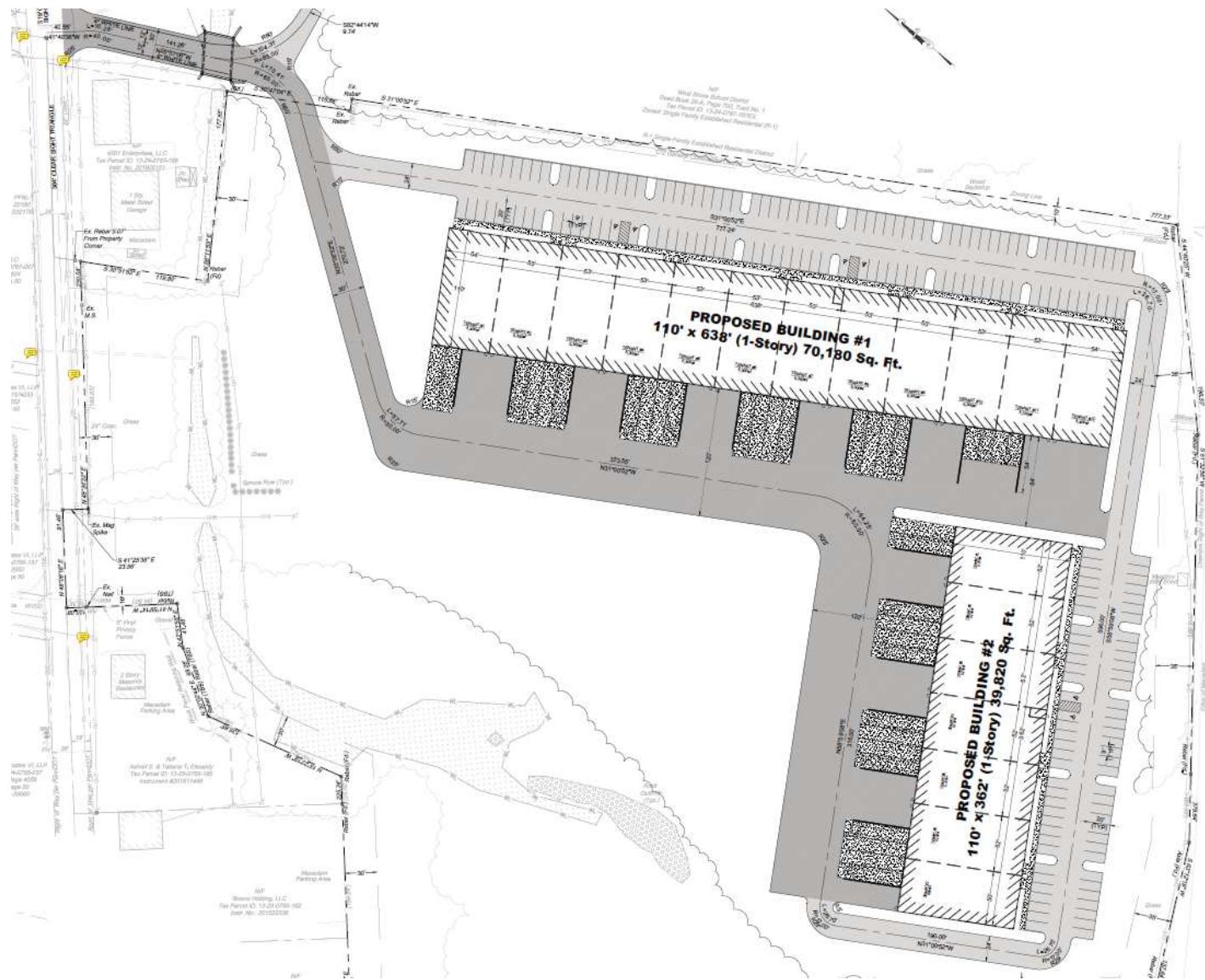
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## SITE PLAN



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CONCEPT RENDERING



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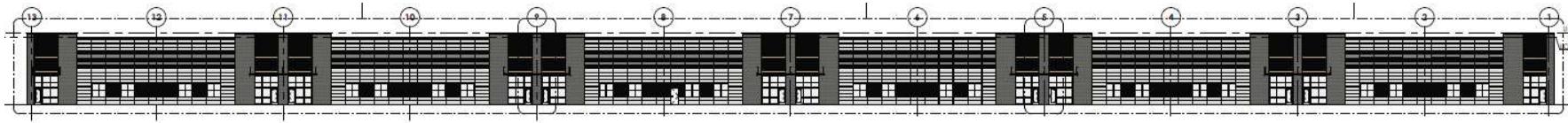
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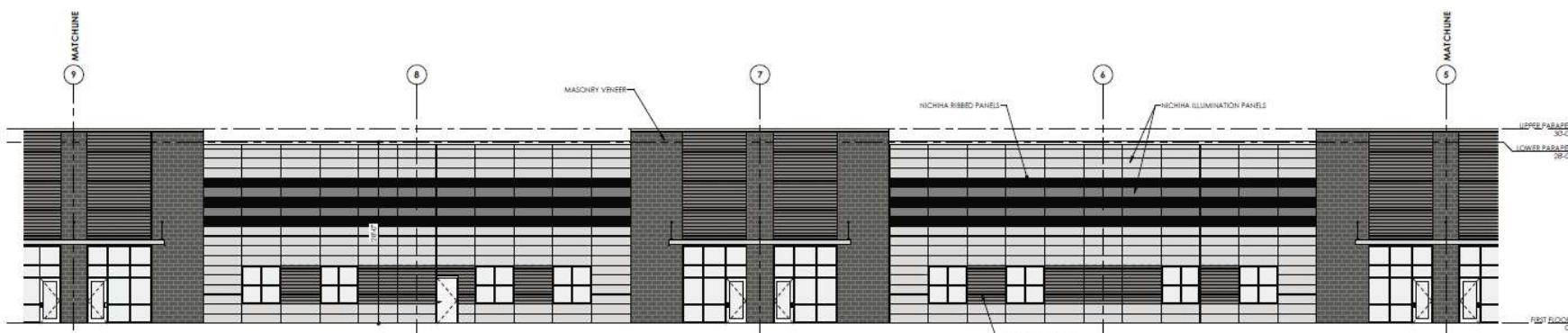
## ELEVATION PLANS



1 EAST ELEVATION  
3/64" = 1'-0"



**A** ENLARGED EAST ELEVATION 'A'





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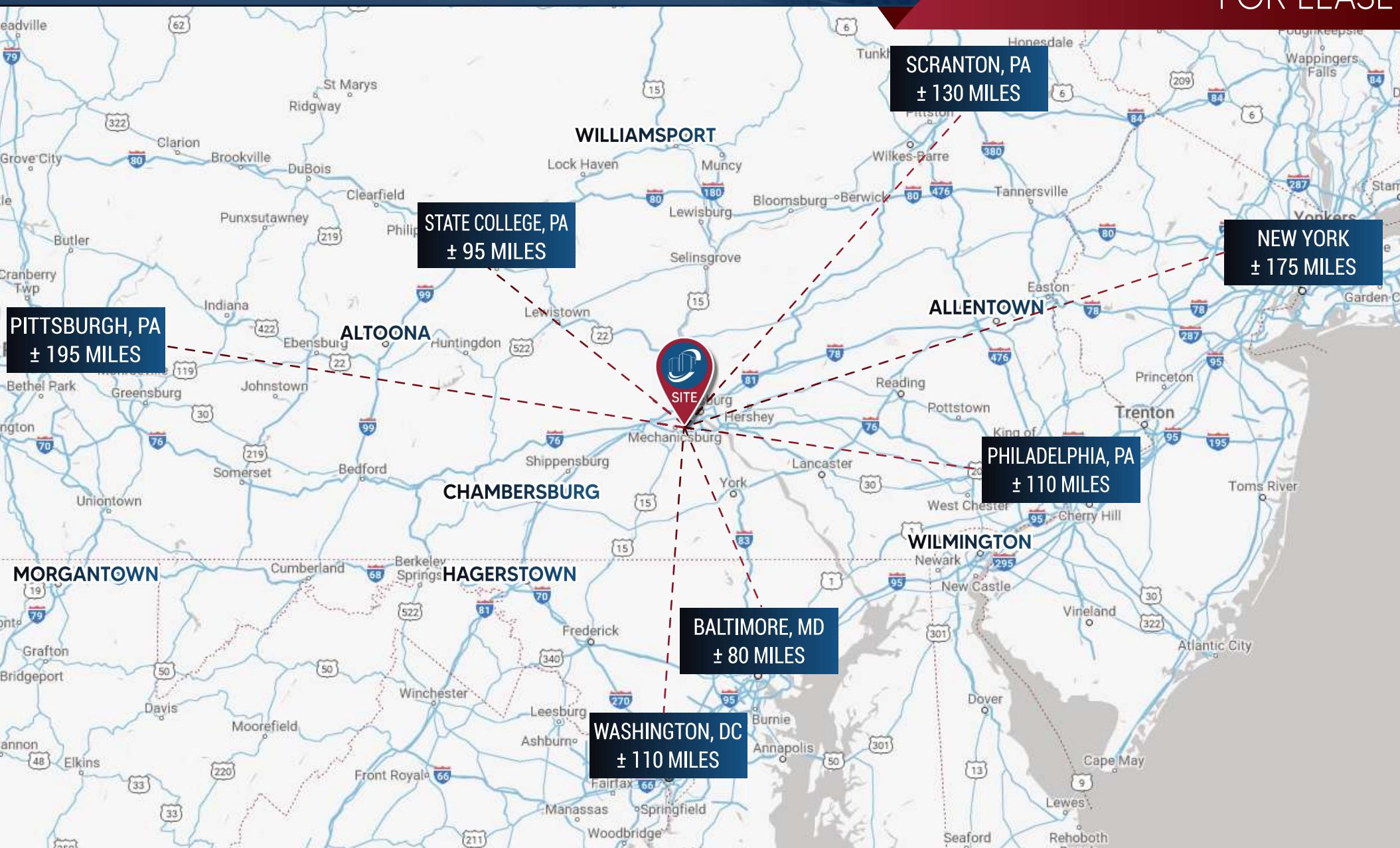
### TRADE AERIAL





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## NEW FLEX PROPERTY FOR LEASE

### AREA OVERVIEW

**CUMBERLAND COUNTY:** Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland county contains many suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).

#### TOP EMPLOYERS

FEDERAL GOVERNMENT  
GIANT FOOD STORES, LLC  
AMAZON.COM DEDC LLC  
STATE GOVERNMENT

#### KEY INDUSTRIES

EDUCATION  
FOOD PROCESSING & AGRIBUSINESS  
HEALTHCARE  
MANUFACTURING



2025 ESTIMATED  
POPULATION **263,782**

### DEMOGRAPHICS

**40.4**

**\$92,318**

**19.2**  
MINUTES

**122,215**

**MEDIAN  
AGE**

**AVERAGE  
HOUSEHOLD  
INCOME**

**AVERAGE  
TRAVEL TIME  
TO WORK**

**EST TOTAL  
EMPLOYEES  
(ALL INDUSTRIES)**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



## NEW CONSTRUCTION FLEX BUSINESS PARK NOW LEASING

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