



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# 4750 Westport Drive Capital West Business Center

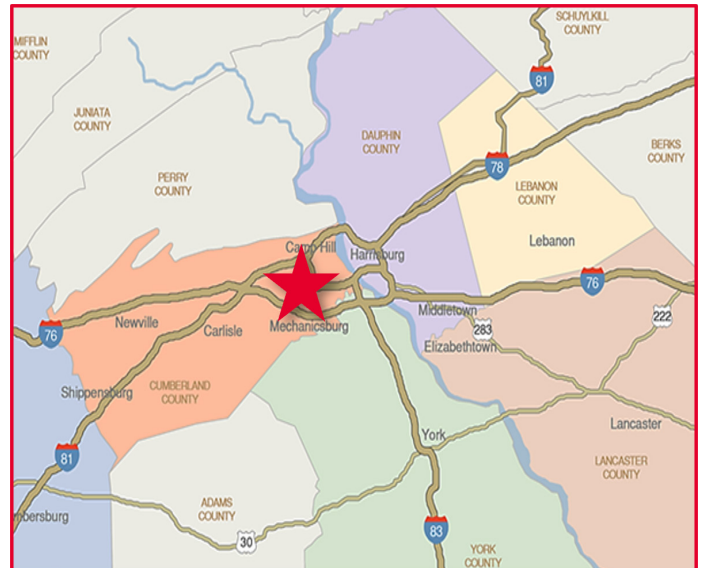
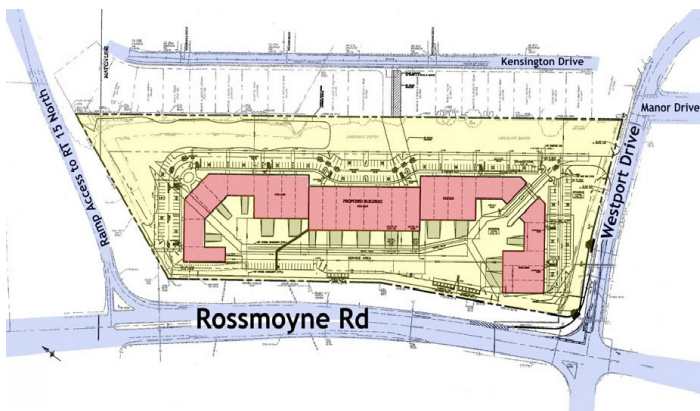
Mechanicsburg, PA

4,800 SF OF FLEX SPACE AVAILABLE



## Property Overview

- The Capital West Business Center is strategically located in Mechanicsburg, Pennsylvania, in close proximity to I-81, I-83, US Route 15 Drive and the Pennsylvania Turnpike (I-76)
- Building C - 4,800 SF lease available



For more information, please contact:

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**CUSHMAN & WAKEFIELD OF PENNSYLVANIA, LLC**  
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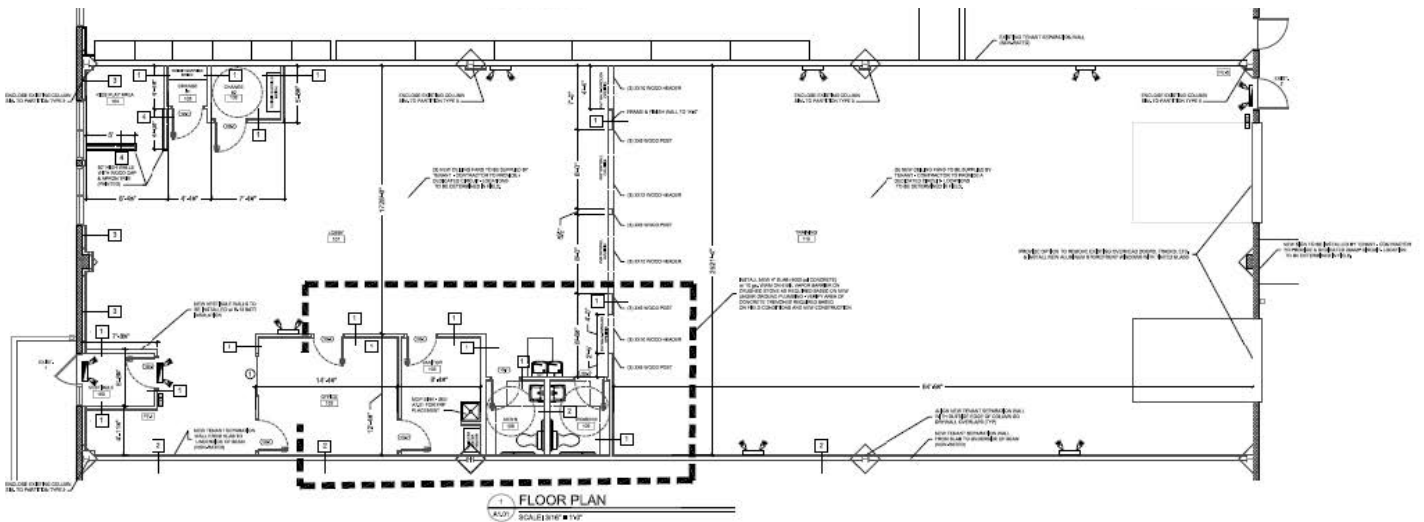
## PROPERTY DATA

<b>ADDRESS</b>	Capital West Business Center 4700-4750 Westport Drive Mechanicsburg, Pa 17055
<b>COUNTY</b>	Cumberland County
<b>MUNICIPALITY</b>	Lower Allen Township
<b>TAX PARCEL NO.</b>	13-10-0256-004
<b>PARCEL SIZE</b>	14.74 AC
<b>TOPOGRAPHY</b>	Level
<b>ZONING</b>	C-3 (Business Park District)
<b>ROAD FRONTAGE</b>	≈ 1,200' on Rossmoyne Rd. ≈ 600' on Westport Dr.
<b>TOTAL BUILDING SF</b>	131,238 SF
<b>AVAILABLE SF</b>	4,800 SF
<b>YEAR BUILT</b>	2006
<b>CLASS</b>	Class A
<b>CONSTRUCTION</b>	Masonry
<b>NO. OF FLOORS</b>	One
<b>BASEMENT</b>	None

<b>CEILING HEIGHT / TYPE</b>	18' / 23'2"
<b>FLOOR TYPE</b>	Concrete
<b>POWER</b>	400 amps
<b>SUITE DIMENSIONS</b>	40' x 120'
<b>SEWER / WATER</b>	Public sewer / Public water
<b>HVAC</b>	Gas heat / Central air
<b>SPRINKLERS</b>	Yes
<b>SECURITY</b>	Per the tenant
<b>DOCK DOORS</b>	1 dock door
<b>DRIVE-IN DOORS</b>	1 drive-in door
<b>RAIL</b>	None
<b>RENTAL RATE</b>	\$9.95/SF NNN
<b>CAM</b>	Estimated \$1.85/SF
<b>TAXES</b>	\$0.85/SF
<b>OPEX</b>	\$1.00/SF

**Building C 4,800 SF Lease Available**

- Suite dimensions: 40'x120'
- Ceiling height: 18'-23' 2"
- One 10'x12' dock and one 12'x12' drive-in door



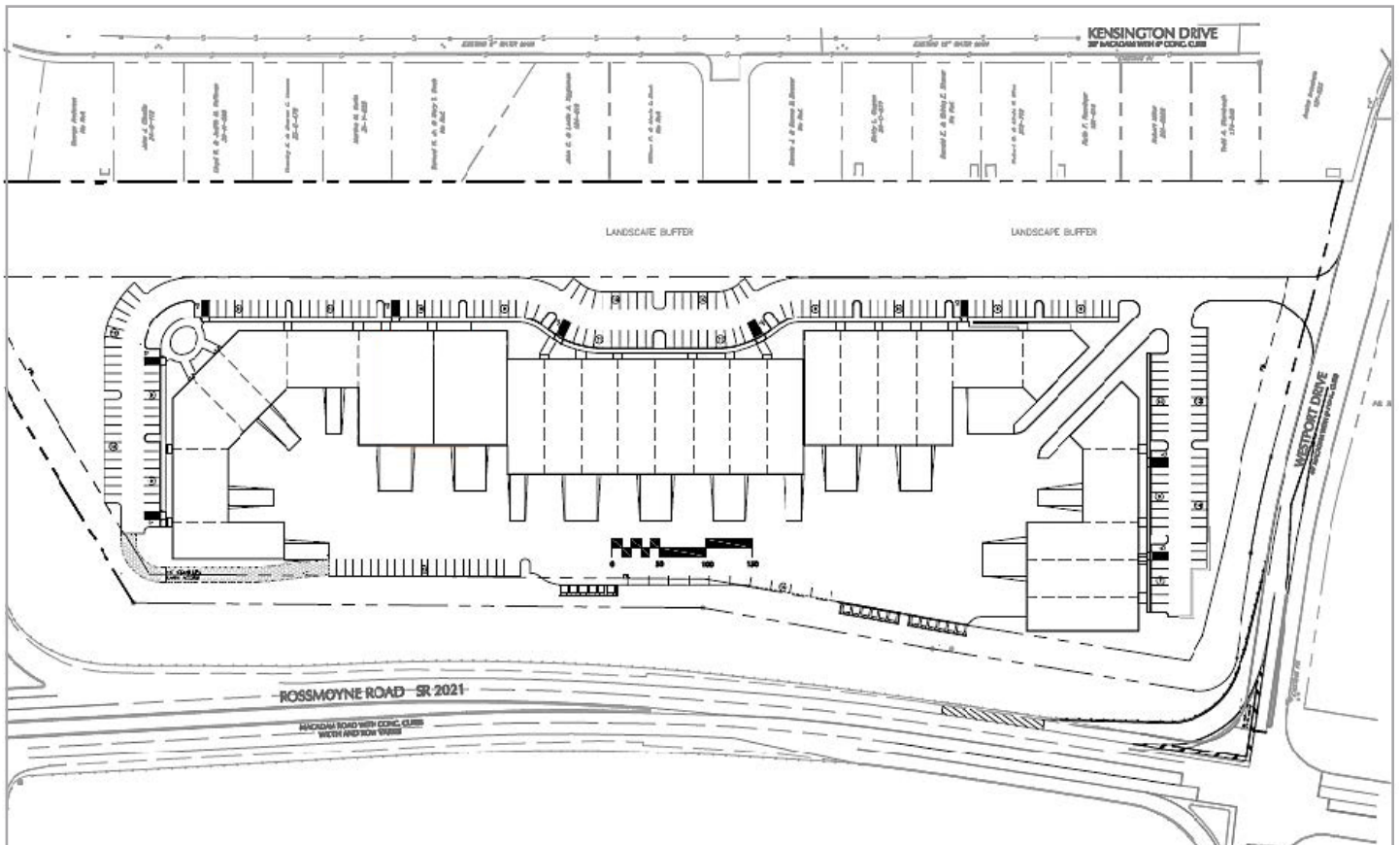




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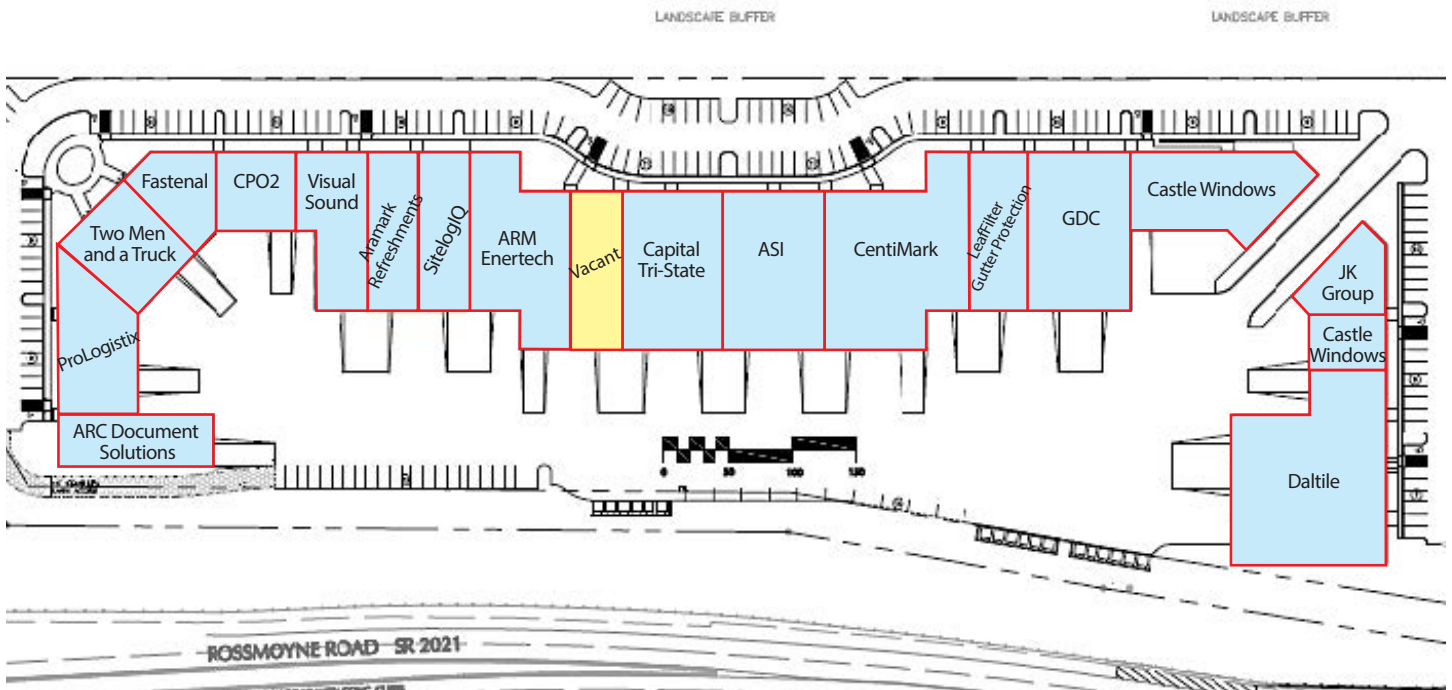
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