

# FOR SALE

# VERSATILE FLEX PROPERTY

INDUSTRIAL | FLEX BUILDINGS







### OFFERING SUMMARY





Sale Price	\$650,000
Price per SF	\$154.43
Property Taxes	\$2,990
APN	38-21-0295-035A
Zoning	Residential (R-1)
Municipality	Silver Spring Township
County	Cumberland County

### PROPERTY OVERVIEW

Desirable small warehouse with garage property located in Silver Spring Township, offering an ideal flex space with excellent visibility. The property features two distinct structures on almost an acre corner lot. The warehouse provides 2,600SF of open space, complete with three (3) oversized drive-in doors, +16' ceiling, a sanctioned off office space, and restroom facility. The garage includes both first floor open work space with 12' ceiling height and an office. It is equipped with two (2) 10' garage doors, and external stairs at the rear of the building lead to a finished loft.

This property also benefits from a large, level gravel lot for shared parking between the buildings and its prime location on the busy corner of Texaco and State Roads offers excellent exposure. Conveniently located near the Cumberland Valley School District Campus and Route 11, this versatile property is well-suited for businesses requiring a combination of office and warehouse space.

### PROPERTY HIGHLIGHTS

- Two separate industrial/flex buildings on level 0.99 Ac
- Large building has open space, office, and restroom with three (3) oversized drive-in doors
- Small garage has two (2) 10' garage doors and upstairs loft area
- Minutes away from major routes including    





# LARGE BUILDING DETAILS

FOR SALE



## PROPERTY DETAILS

Number of Buildings	1
Building Size	2,609 SF
Lot Size	0.99 Ac
Building Class	C
Tenancy	Single
Number of Floors	1
Restrooms	Yes
Parking	Gravel Lot

## MARKET DETAILS

Cross Streets	Texaco Rd & State Road
Municipality	Silver Spring Township
County	Cumberland County
Zoning	Residential (R-1)



## BUILDING SPECIFICATIONS

Construction	Steel
Roof Type	Metal
Ceiling Height	16'
Drive-in Doors	Two (2) 14'   One (1) 12'
Power	2 Phase
HVAC	Electric   Gas
Sprinklers	No
Security	No
Signage	No

LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

JESSICA LILLY, MBA  
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169 TEXACO ROAD · MECHANICSBURG, PA 17050

# SMALL GARAGE DETAILS

# FOR SALE



## PROPERTY DETAILS

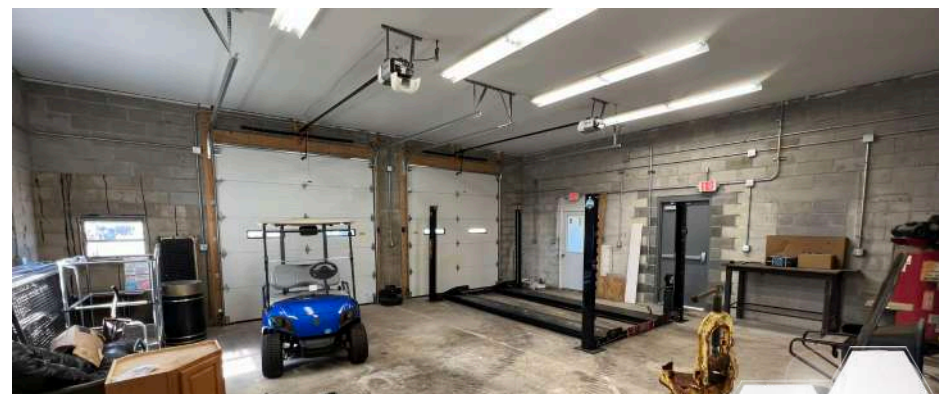
Number of Buildings	1
Building Size	± 1,600 SF
Lot Size	0.99 Ac
Building Class	C
Tenancy	Single
Number of Floors	2
Restrooms	No
Parking	Gravel Lot

## MARKET DETAILS

Cross Streets	Texaco Rd & State Road
Municipality	Silver Spring Township
County	Cumberland County
Zoning	Residential (R-1)
Additional Features	Finished 2 <sup>nd</sup> story office space   Small 1 <sup>st</sup> floor office

## BUILDING SPECIFICATIONS

Construction	Block
Roof Type	Shingle
Ceiling Height	12'
Drive-in Doors	Two (2) 10'
Power	2 Phase
HVAC	Electric
Sprinklers	No
Security	No
Signage	No



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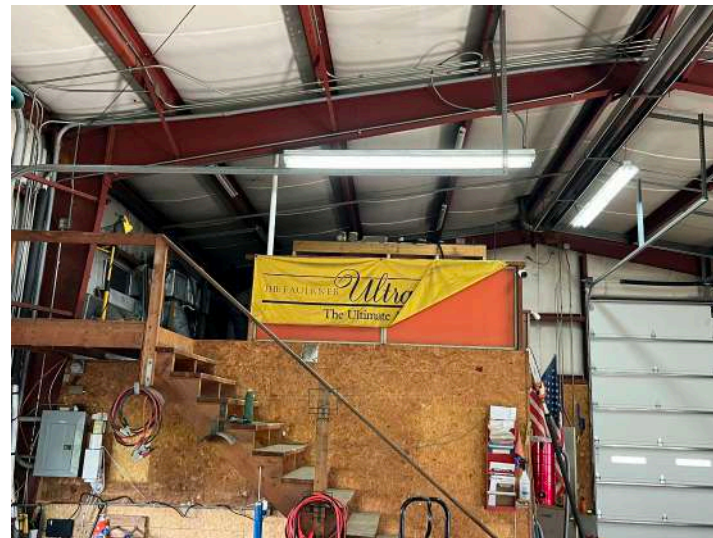
INDUSTRIAL | FLEX SPACE

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ADDITIONAL PHOTOS



**LARGE BUILDING**  
± 2,600 SF



**SMALL GARAGE**  
± 1,600 SF



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LOCATION



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INDUSTRIAL | FLEX SPACE

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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	2,358
2 MILE	27,305
3 MILE	76,590

HOUSEHOLDS

1 MILE	1,110
2 MILE	11,283
3 MILE	31,495

AVERAGE HOUSEHOLD INCOME

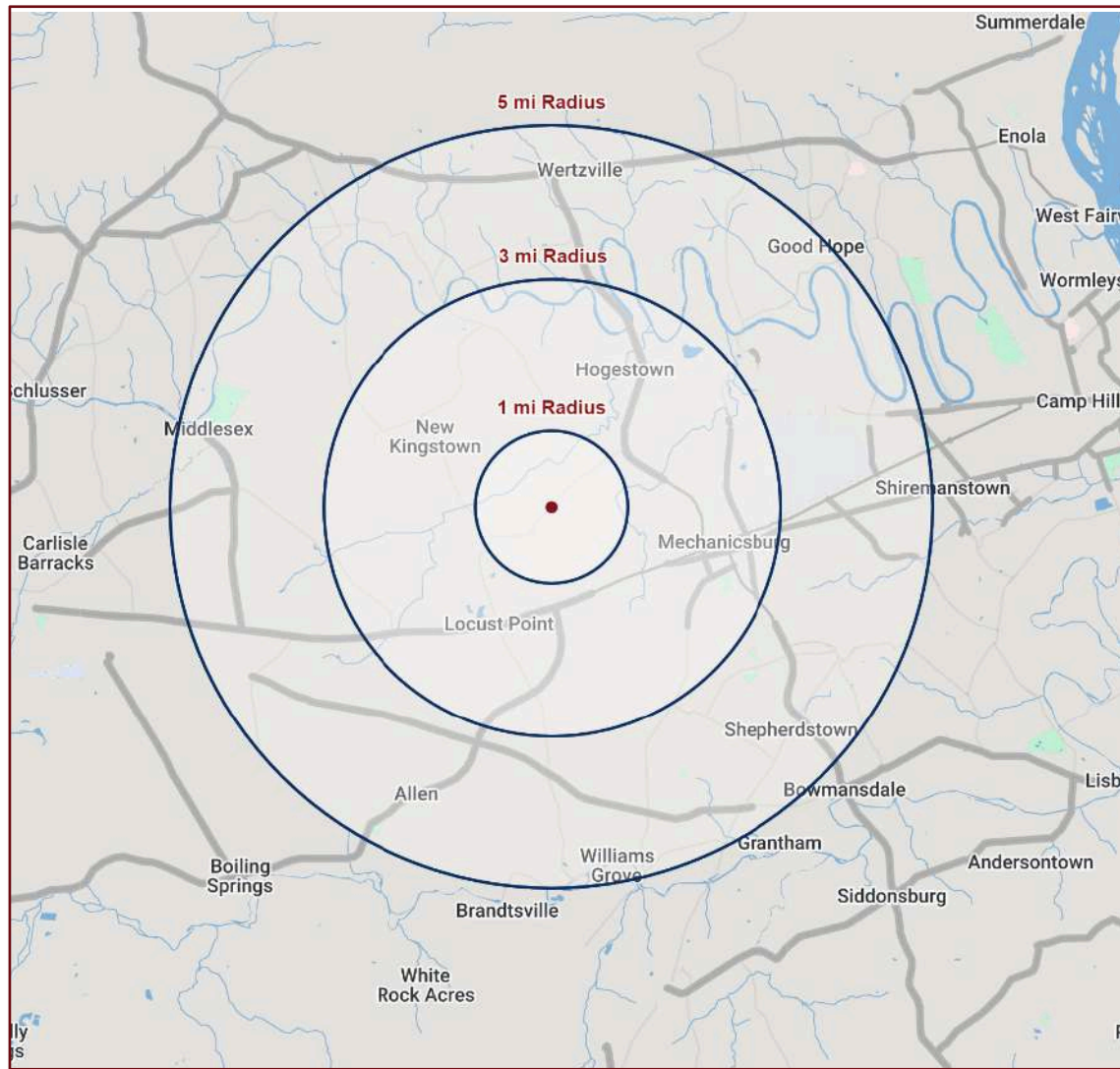
1 MILE	\$116,448
2 MILE	\$127,083
3 MILE	\$128,351

TOTAL BUSINESSES

1 MILE	61
2 MILE	836
3 MILE	2,690

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	785
2 MILE	10,718
3 MILE	35,200







AREA OVERVIEW

**MECHANICSBURG,** Pennsylvania, is a dynamic area that encompasses multiple municipalities within the 17050 and 17055 zip codes, deriving its name from the central Borough of Mechanicsburg. It offers diverse business and residential opportunities, from historic neighborhoods to modern developments, creating a unique blend of the old and the new. Mechanicsburg's name dates to the 19th century when skilled mechanics who repaired and crafted wagons settled here.

As a transportation hub, Mechanicsburg has a rich history, connecting through rail and major roadways, including Interstates 76, 81, 83, and US Routes 11 & 15. This strategic location ensures easy access to major East Coast metropolitan areas within a two-hour drive. The area is well-served by several school districts, including the Cumberland Valley, Mechanicsburg, and West Shore School Districts, along with various educational options. In sum, Mechanicsburg provides a unique blend of historical charm, modern development, and exceptional connectivity, making it an attractive place to live and work.



**MECHANICSBURG  
DEMOGRAPHICS**



POPULATION

9,953



HOUSEHOLDS

4,394



AVG HH INCOME

\$89,113



MEDIAN AGE

38.6



BUSINESSES

3,554



EMPLOYEES

3,167

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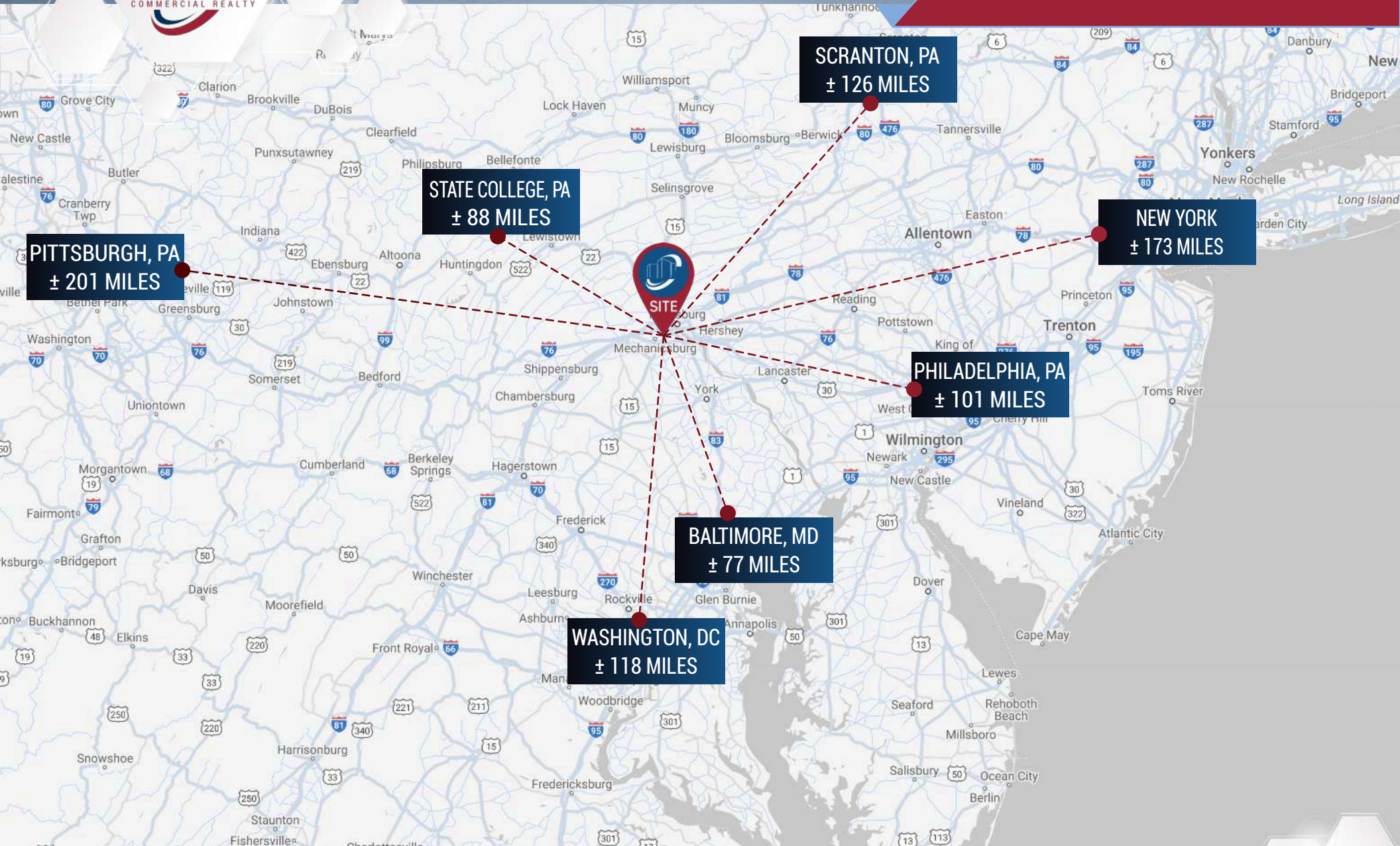
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