



Professional Office Building

FOR SALE & SUITES FOR LEASE

1201 FULLING MILL RD, MIDDLETOWN

1201 FULLING MILL ROAD · MIDDLETOWN, PA 17057

PROFESSIONAL OFFICE BUILDING & OFFICE SUITES

FOR SALE OR LEASE



OFFERING SUMMARY

Building Size	59,637 SF
Sale Price	\$7,295,000
Property Taxes	\$42,014.10
APN	36-009-359
Available SF for Lease	617 SF - 7,725 SF
Lease Rate	\$15.00-17.95 per SF/yr
Lease Type	Gross Full Service
Zoning	IP-L Industrial Park Limited
Municipality	Lower Swatara Township
County	Dauphin County

PROPERTY OVERVIEW

Class A Office for Sale or Lease

Situated at 1201 Fulling Mill Road, this ± 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

Number of Buildings	1
Building Size	59,637 SF
Lot Size	5.01 Ac
Building Class	A
Tenancy	Multi
Number of Floors	3
Restrooms	In Common
Parking	On-site 168 spaces
Year Built	1977

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Power	220V
HVAC	Multi-zone
Sprinklers	No
Signage	Tenant Directory

MARKET DETAILS

Cross Streets	Fulling Mill Rd & Oberlin Rd
Traffic Count at Intersection	23,416 ADT at I-283
Municipality	Lower Swatara Township
County	Dauphin County
Zoning	IP-L-Industrial Park Limited

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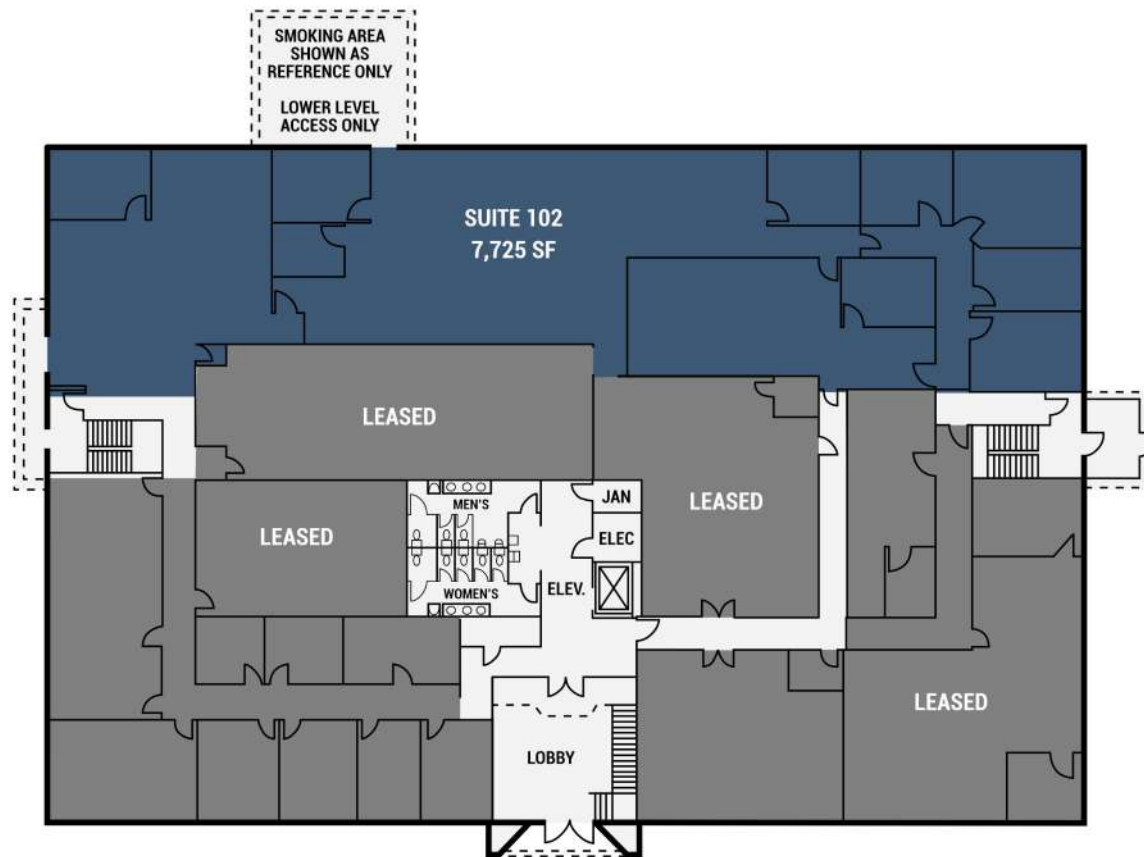
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GARDEN LEVEL FLOOR PLAN



SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
GL-Suite B-17	850 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Small flex space ideal for variety of uses
GL-Suite B-15-a	924 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Small flex space. Ideal for storage or lab
GL-Suite B-14-b	1,602 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Small flex space. Ideal for storage or lab
GL-Suite B-9	3,398 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Office flex lab space in move-in condition. Ideal for variety of uses
GL-Suite B-10	4,546 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Office flex lab space in move-in condition. Ideal for variety of uses
GL-Suite B-8	2,407 SF	\$15.00 per SF/Yr	Full Service <i>(Excludes janitorial)</i>	None	Excellent office opportunity ideal for a larger office user seeking a combination of private offices, meeting space, and open work areas.



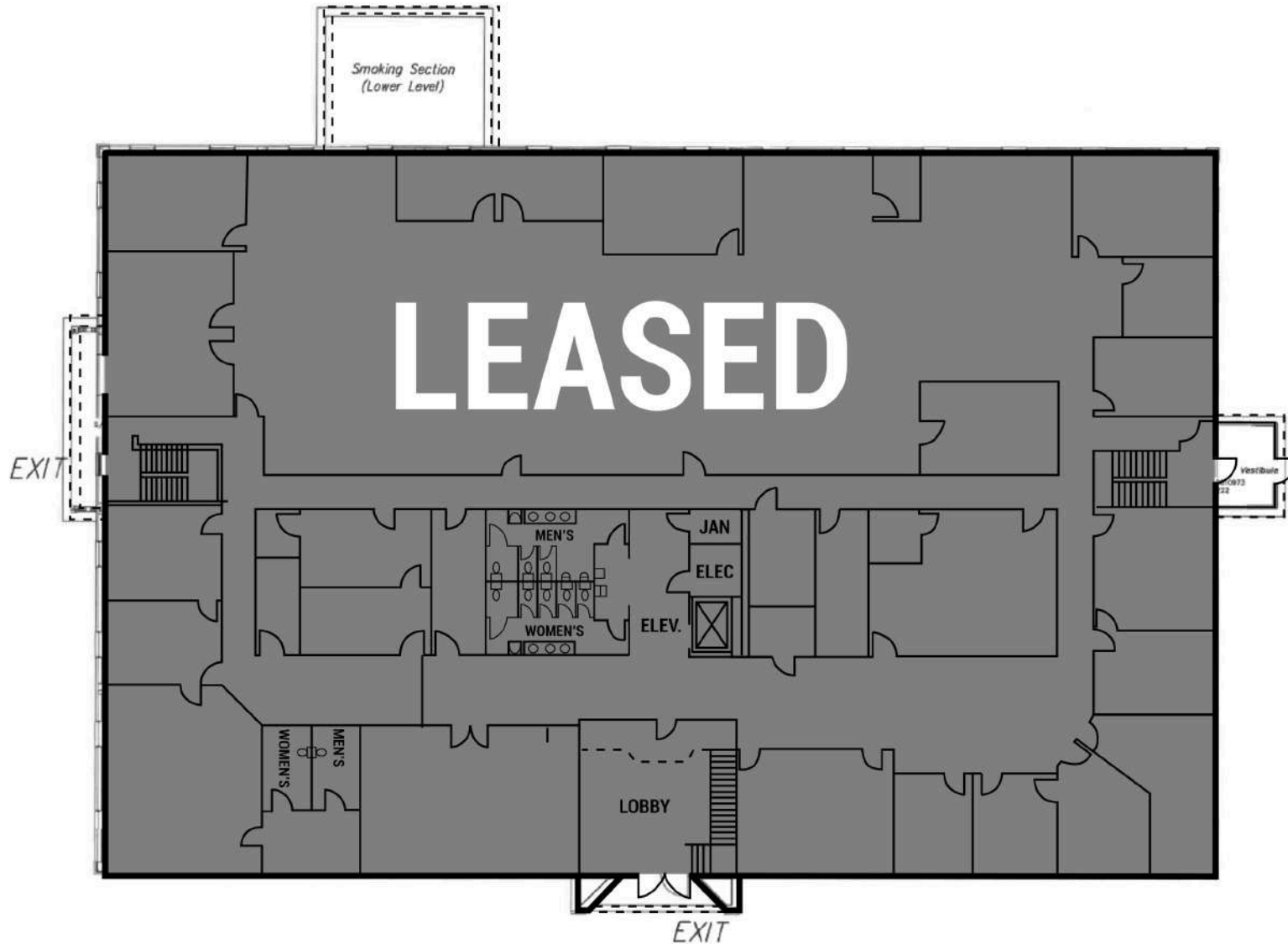
SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
102	7,725 SF	\$17.95 per SF/Yr	Full Service (Excludes janitorial)	None	Full-floor opportunity with a highly functional layout, ideal for a larger office user seeking a combination of private offices, meeting space, and open work areas

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SECOND FLOOR PLAN



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LOCATION AERIAL



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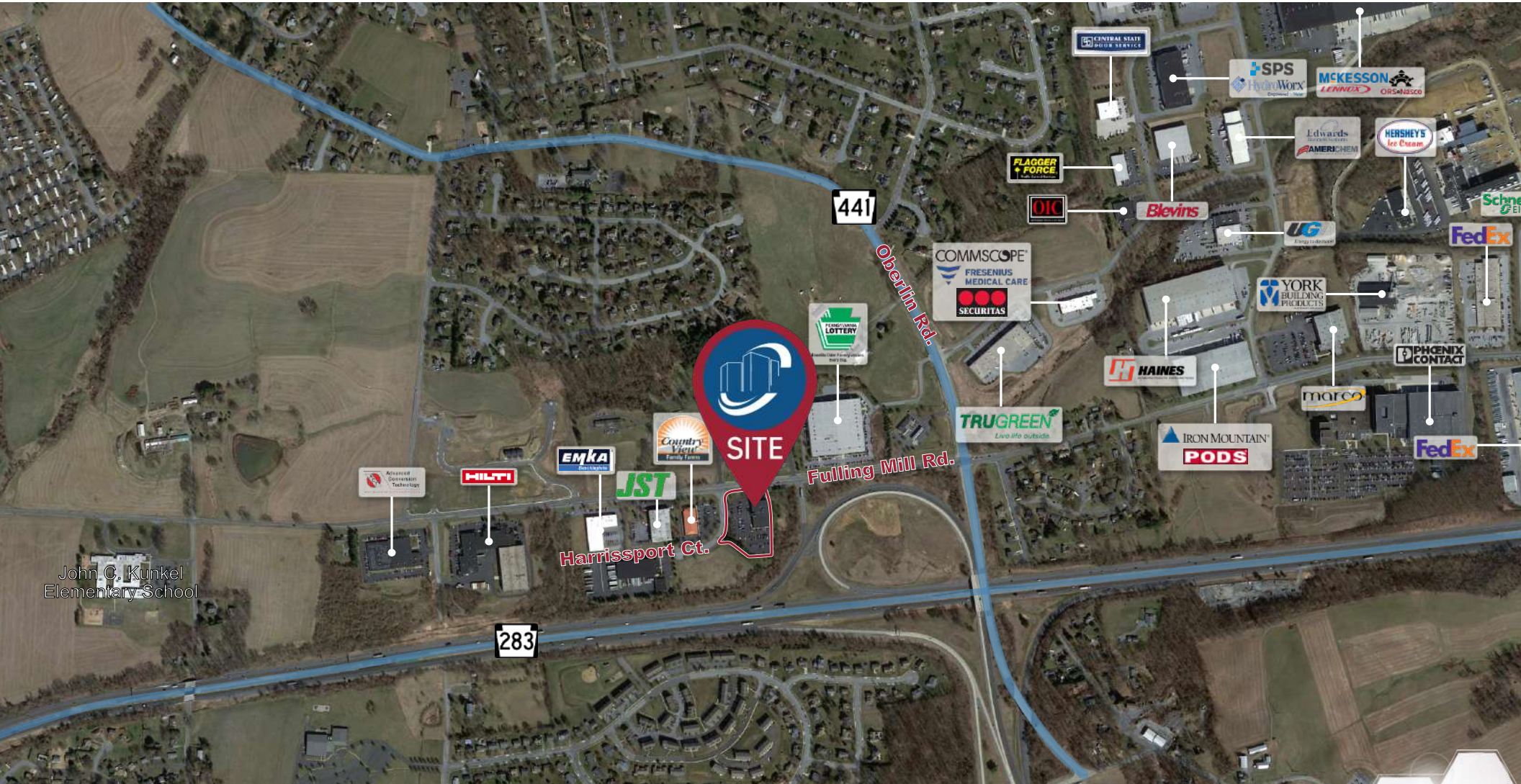
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REGIONAL AERIAL



John C. Kunkel
Elementary School



Harrisport Ct.

441

283

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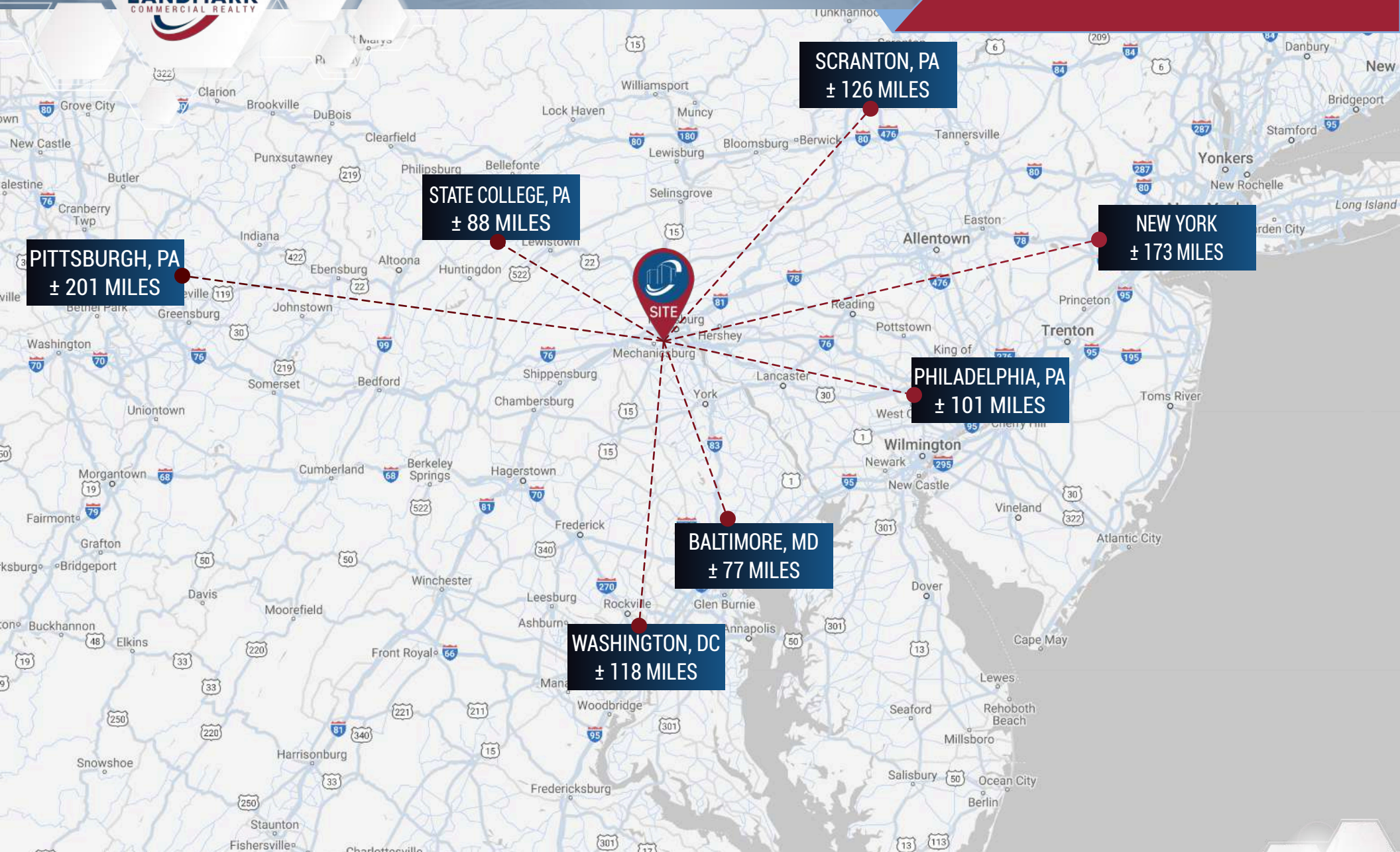


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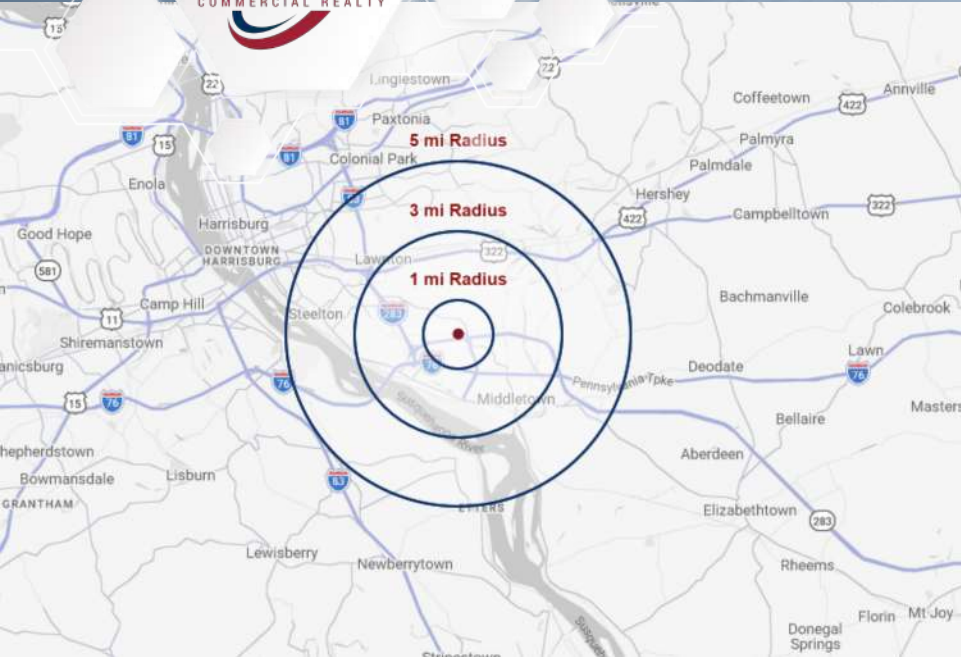


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LOCATION & DEMOGRAPHICS

MIDDLETOWN, Pennsylvania is a strategically positioned borough within the Harrisburg–Carlisle metropolitan area, offering direct access to Central Pennsylvania’s key economic corridors. Located along the Susquehanna River just 10 miles southeast of Harrisburg, the state capital, Middletown benefits from strong regional connectivity via PA Route 283, the Pennsylvania Turnpike (I-76), and nearby rail service. Its most significant asset is Harrisburg International Airport (MDT), a major transportation hub serving South Central Pennsylvania and supporting both passenger travel and air cargo logistics—making the area particularly attractive for distribution, office, and service-oriented users.

The borough is anchored by Penn State Harrisburg, a growing campus that brings a steady population of students, faculty, and workforce talent to the area. Middletown is also within close proximity to several regional destinations, including Hershey (home to Hersheypark and major employers), Lancaster’s thriving business and tourism market, and Indian Echo Caverns, a well-known local attraction. With its blend of small-town accessibility and proximity to major employment centers, transportation infrastructure, and established regional draws, Middletown presents a compelling location for commercial investment and business growth.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,740	36,296	99,616
Households	1,514	14,710	40,078
Average Household Income	\$153,927	\$111,095	\$109,114
Businesses	83	1,236	3,210
Employees	1,905	24,231	47,616



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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 of 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.

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