

For Lease

717.697.2422



## THE ROSSMOYNE BUSINESS CENTER

5040 LOUISE DRIVE, SUITE 105

MECHANICSBURG, PA 17055



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- Property Information Sheet
- Floor Plan
- Location Maps

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► Flex Space



High Associates Ltd.  
717.697.2422 or 800.213.0094

*The Rossmoyne Business Center  
5040 Louise Drive, Suite 105  
Mechanicsburg, PA 17055*

**Available Square Feet:**

9,922 SF

**Lease Price:**

\$9.60 SF NNN (Includes paint and carpet)

**Terms:**

5 years, 3% annual escalations

**Security Deposit:**

One Month

**CAM:**

Estimated for 2019 budget \$2.75 PSF, which includes HVAC maintenance, but not utilities

**Date Available:**

Immediately – or upon completion of additional tenant improvements

**PROPERTY INFORMATION**

Total Building Square Feet Available	53,363 SF
Know, As	Rossmoyne Building #74
Zoning	PO Professional Office
Construction	Insulated Architectural Masonry
Year Constructed	1988-89
Roof Type	Rubber Membrane
Floor Type	Concrete
Number of Floors	Single Story
Condition	Good
Ceiling Height	9' in the office space; 20' in the warehouse
Lighting	Fluorescent
HVAC	Electric heat pumps in office. Gas fired heaters/A/C in warehouse.
Sprinklers	Wet system – 100% coverage

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Security System	Provided by tenant
Common Area Maintenance	Estimated for 2019 - \$2.75 PSF includes water, sewer, trash, taxes, insurance, snow removal, outside maintenance, general repairs, sprinkler alarm, HVAC maintenance and pest control
Signage	Monument signage & tenant signage on door of suite entrance provided by landlord.

## **Geographic Information**

Municipality	Upper Allen Township
County	Cumberland
Location	Strategically located at the convergence of PA Turnpike, PA Route 15 in The Rossmoyne Business Center
Local Amenities	In-park services include three hotels (Hampton Inn, Towne Place Suites & Homewood Suites), Isaac's Restaurant, Marzoni's Brick Oven and Brewery, Member's First Credit Union, two day-care centers and a convenient retail strip center – The Shoppes at Rossmoyne which includes restaurants such as the China Tea House, Subway, Italian Delight and a dog groomer.
Distance to Highway Access	1 mile to Route 15
Distance to Airports	12-14 miles to Harrisburg International Airport
Road Frontage/Access	Rt. 15 & Ritter Road/From Ritter Road

## **Site Information**

Tax map parcel number	42-10-0256-025
Parking	Approx. 112 spaces; 2/1,000 SF
Topography	Level Site
Restrictions	No outside storage and per zoning/development's restrictive covenants

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**Utilities**

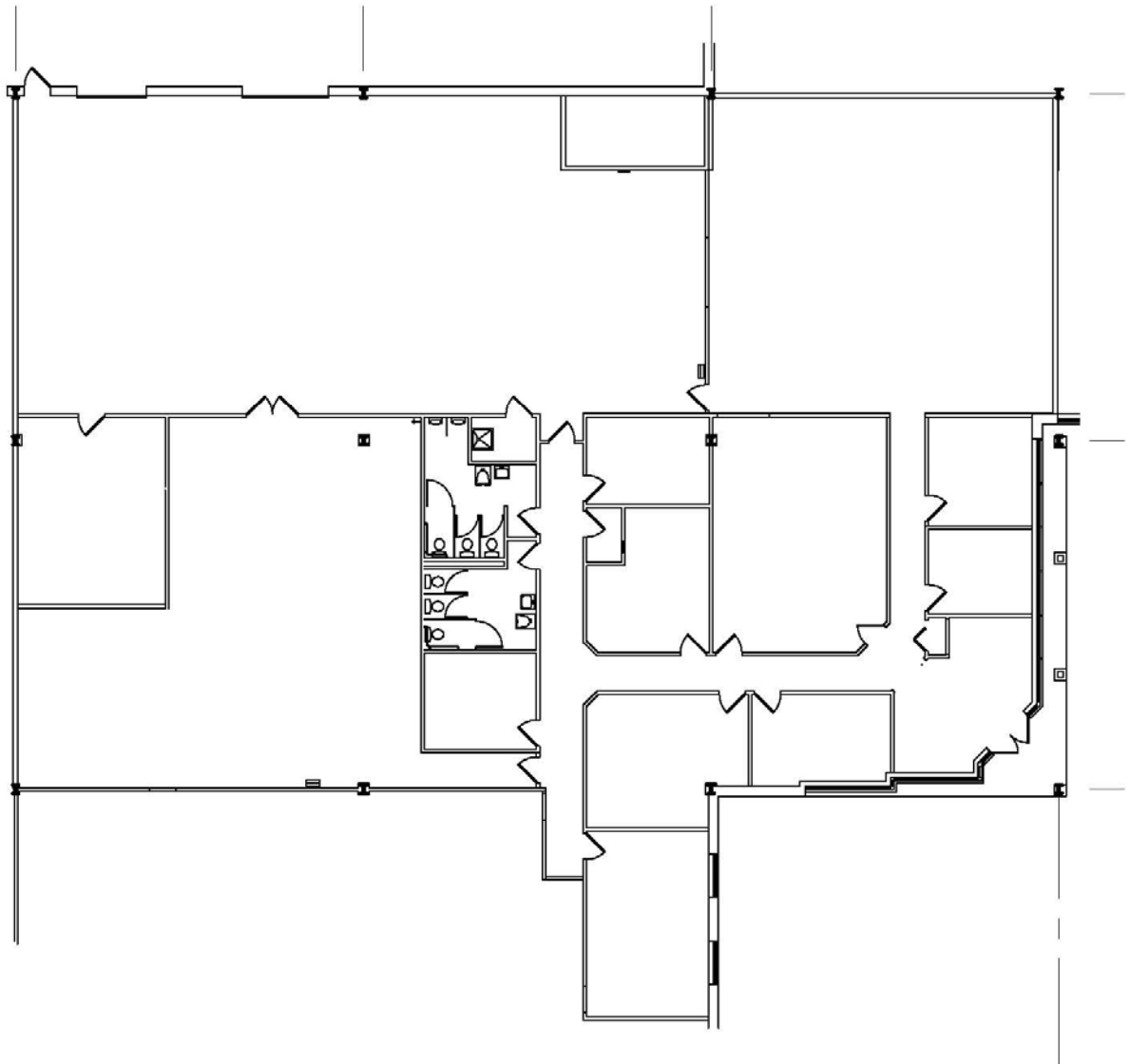
Sewer	In CAM/Upper Allen Township Authority
Water	In CAM/Pennsylvania American Water Company
Gas	Tenant/UGI
Electric	Tenant/PPL

**Traffic Counts**

Both Directions	28,903 AADT @ PA Turnpike Exit
Both Directions	73,041 AADT @ PA Route 15
Both Directions	5,288 AADT @ Rossmoyne Road

**Demographics**

	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	6,368	46,916	120,259
Households	3,023	19,793	48,899
Avg. HH Income	\$70,268	\$79,852	\$93,490



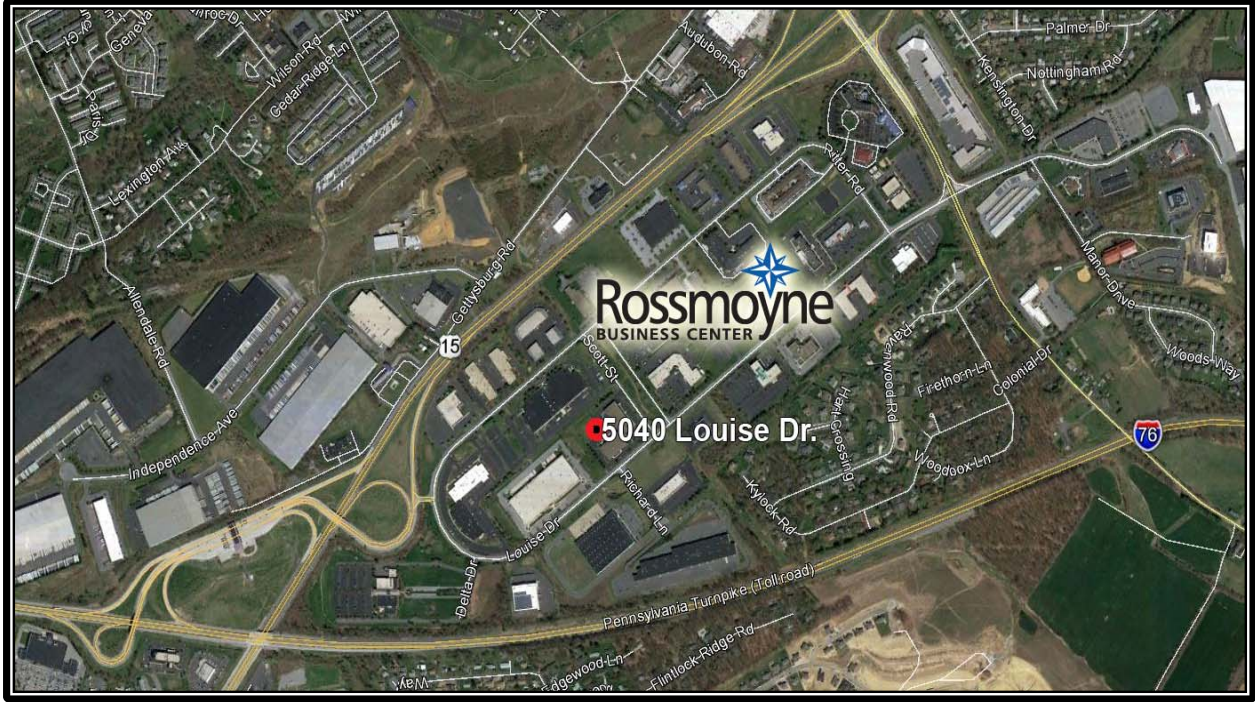
# FLOOR PLAN

NOT TO SCALE



# Maps

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