

4590 INDUSTRIAL PARK ROAD, CAMP HILL

**5.9± ACRES
IOS LEASE**



CAMPBELL
Commercial Partners

JESSICA GASPER
717.979.5189
jessica@acampbell.net

ART CAMPBELL
717.737.6161
art@acampbell.net

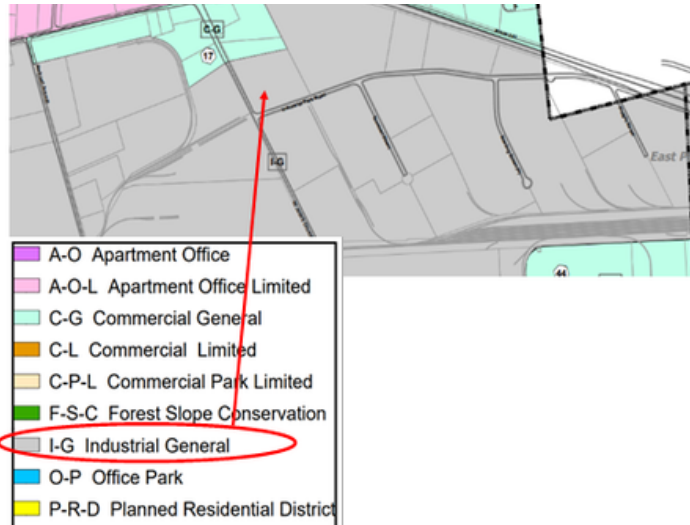
LARRY KOSTELAC
717.645.9563
larry@acampbell.net

OFFERING SUMMARY

PROPERTY OVERVIEW

5.9± acres of outdoor storage available in an industrial corridor with easy access to route 581 & route 15. Corner lot with entrance from both cross streets. Three existing structures on property with public water and sewer.

Lot Size	5.98± Acres
Lease Rate	CONTACT AGENT
Availability	IMMEDIATE
Zoning	INDUSTRIAL GENERAL



EXISTING STRUCTURES

Office Building

Two-story structure - 3,083 +/- SF
One-story addition - 1,245 +/- SF
Offices on first and second floor
Basement with walk-out entrance
Two restrooms
Existing lease in place thru December 2026

Modular Structure

2,880 +/- SF
Open floor plan with perimeter offices
Rolled carpeting throughout
Includes restroom and breakroom

Barn

7,500 +/- SF
Two story bank barn with drive-in door
Max ceiling height of 34 feet
One dock-level door
Concrete flooring on lower level
No plumbing or sewer; exterior hose connection

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

SITE PLAN



Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

VICINITY MAP



Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

LARRY KOSTELAC
717.645.9563 | larry@acampbell.net

JESSICA GASPER
717.979.5189 | jessica@acampbell.net

ART CAMPBELL
717.737.6161 | art@acampbell.net