



OWNER-USER OR
VALUE-ADD OPPORTUNITY

FOR SALE OR LEASE

2690 COMMERCE DRIVE, HARRISBURG, PA 17110



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PROPERTY SUMMARY

2690 Commerce Drive presents the opportunity to acquire an office building in the heart of Susquehanna Township's established Commerce Park. With both floors currently available, the property offers flexibility for an owner-user seeking a corporate headquarters, a tenant seeking full-building occupancy, or an investor pursuing a multi-tenant leasing strategy.

The building's flexible configuration allows for occupancy by a single user or division into two separate tenant spaces, creating multiple paths for value creation and income generation. Recent improvements, quality finishes, and abundant parking complement a highly accessible location just minutes from I-81 and surrounded by major retail, dining, and service amenities.

PROPERTY HIGHLIGHTS

- 10,300 SF office building for sale
- Both floors available for occupancy or lease
- Ideal for a single occupant or a two-tenant configuration
- Flexible floor plans with attractive office finishes
- Prominent monument signage
- Recent HVAC and landscaping upgrades
- Abundant two-level parking
- Established Commerce Park location with immediate I-81 access and nearby retail, dining, and service amenities

OFFERING SUMMARY

APN	62-021-178
SALE PRICE	\$1,595,000
Taxes (2023 estimate)	\$18,789
Lease Rate	\$12.00 per SF/yr
Lease Type	Full Service (excludes janitorial)
CAM	None
Zoning	BOR - Business, Office, Residential
Municipality	Susquehanna Township
County	Dauphin County

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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PROPERTY DETAILS

Number of Buildings	1
Building Size	10,310 SF
Lot Size	1.58 Ac
Building Class	A
Tenancy	Single
Number of Floors	1
Restrooms	In-suite
Parking	On-site 58 spaces
Year Built Renovated	1990 2025

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat
Power	220v
HVAC	Multi-split
Sprinklers	No
Signage	Yes

MARKET DETAILS

Cross Streets	Commerce Dr & Russel Dr
Traffic Count at Intersection	10,436 ADT (N Progress Ave & Interstate Dr.)
Municipality	Susquehanna Township
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Zoning	BOR- Business, Office, Residential

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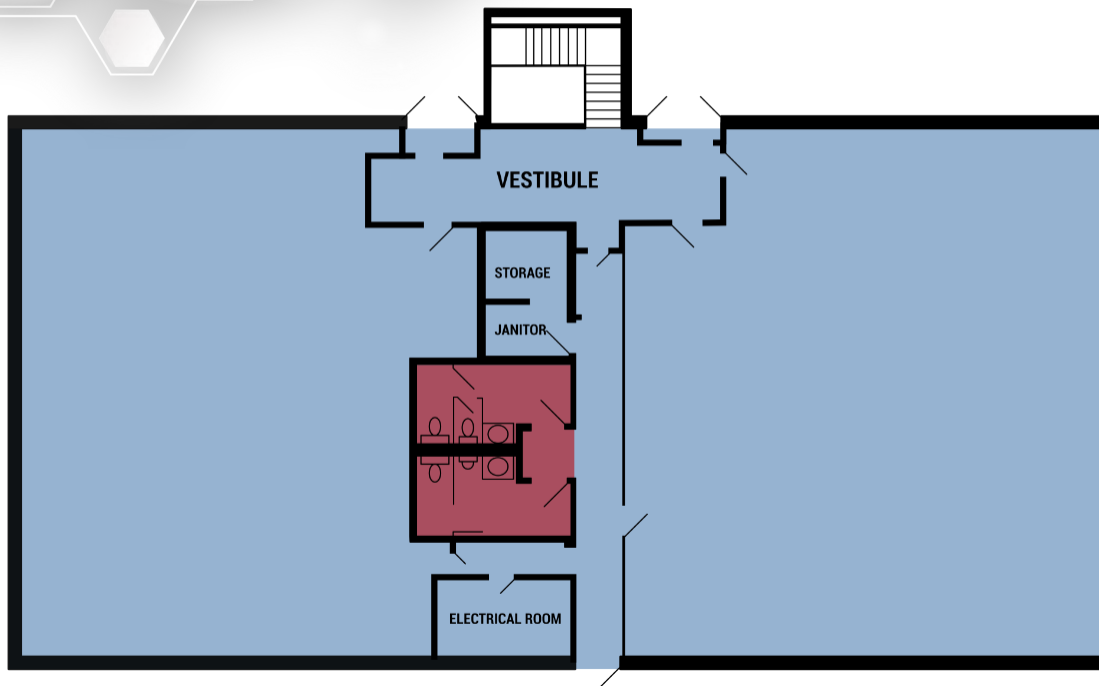


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FIRST FLOOR SUITE



SIZE	LEASE TYPE	LEASE RATE
5,000 SF	Full Service (excludes janitorial)	\$12.00 per SF/yr

DESCRIPTION



The available first-floor suite presents an excellent opportunity for an owner-user seeking immediate occupancy or an investor pursuing future leasing income. Featuring a functional open floor plan, abundant natural light from more than 50 windows, and recent renovations including updated lighting, carpet, and first-class restrooms, the space is well-suited for a variety of office and commercial users. Convenient parking is located just steps from the entrance, adding to the property's overall appeal and flexibility.

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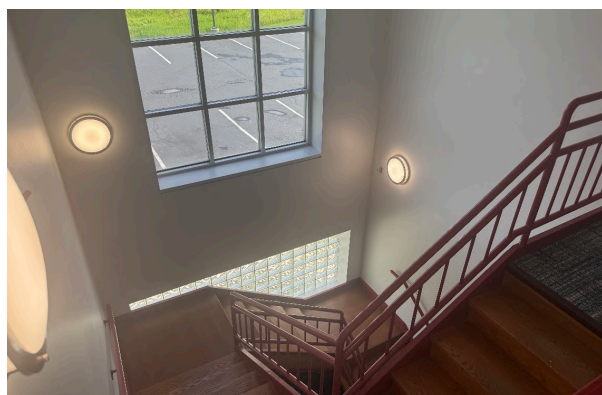
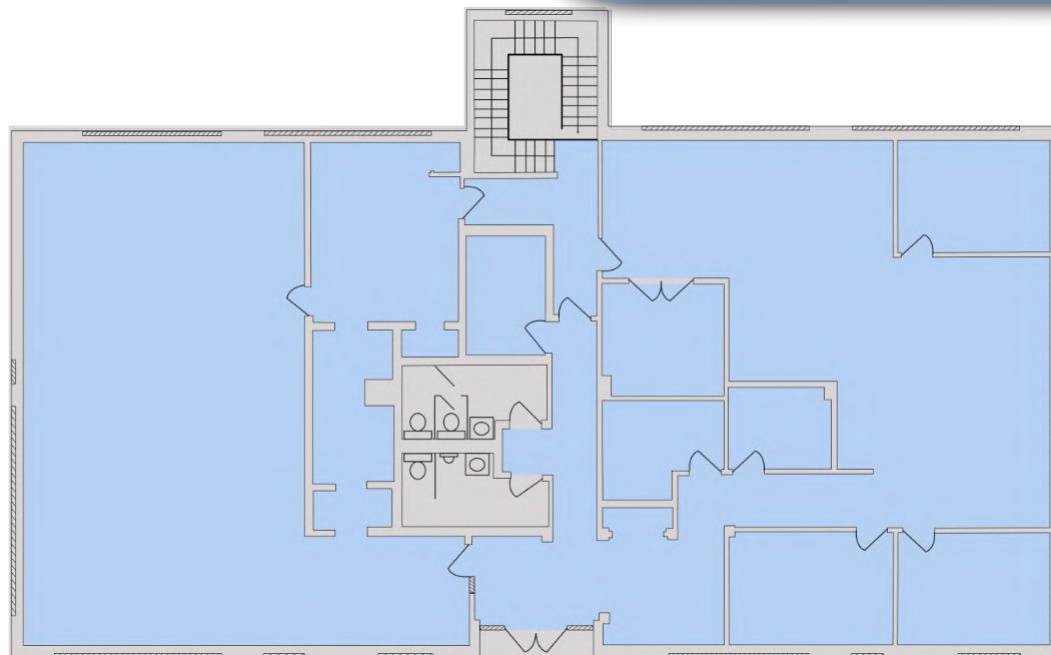
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SECOND FLOOR SUITE

SIZE	LEASE TYPE	LEASE RATE
5,000 SF	Full Service (excludes janitorial)	\$12.00 per SF/yr

DESCRIPTION

Both floors feature attractive open layouts filled with natural light from more than 50 windows throughout the building. Recent renovations include updated lighting, new carpet, and first-class restrooms. Flexible floor plans can accommodate a wide variety of office and professional users, providing an excellent opportunity for owner-occupancy, multi-tenant leasing, or future expansion.



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LOCATION



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LOCAL ECONOMIC GROWTH

SUSQUEHANNA UNION GREEN

Susquehanna Union Green is a planned pedestrian-oriented town-center and traditional neighborhood development located at the vital intersection of Linglestown Road and Progress Avenue. As a focal point for Susquehanna township, this project offers a mix of green space, commercial, residential, and retail opportunities.

THE SHOPPES AT SUSQUEHANNA MARKETPLACE

The Shoppes at Susquehanna Marketplace is a premier retail center hosting a variety of national, regional, and local high-end retailers and dining options. The property is located just off of Progress Ave (via I-81) near a 14-screen Regal Cinema Movie Theatre, along the intersection of I-81 & I-83, minutes from downtown Harrisburg and surrounding areas

BLUE RIDGE VILLAGE

Blue Ridge Village is a ± 130 acre mixed-use community on Linglestown Road at the former Blue Ridge Country Club site. Located just 4-miles from I-81, 8-miles from the State Capitol Complex/Downtown Harrisburg, and 15-miles from Harrisburg International Airport.

STRAY WINDS FARM

Stray Winds Farm is a right off Linglestown Road, near I-81 in Lower Paxton Township, just minutes from Downtown Harrisburg. Stray Winds Farm offers a collection of modern two-story single-family homes featuring quarter-acre home sites.

MASTER PLAN INCLUDES:

- 19 acres of green space, totaling 1/3 of the overall site
- 24 commercial/retail buildings
- 110-room hotel
- Senior Living Community
- 140 multi-family residential units; 40 single-family residential units

TENANTS INCLUDE:



SEPHORA

WILLIAMS SONOMA

MASTER PLAN INCLUDES:

- 450 Residential units (townhomes, apartments, single-family)
- 30+ acre Township Park
- 16 acres of retail, 11 acres of commercial/office

LOCAL SHOPPING, DINING & RECREATION:



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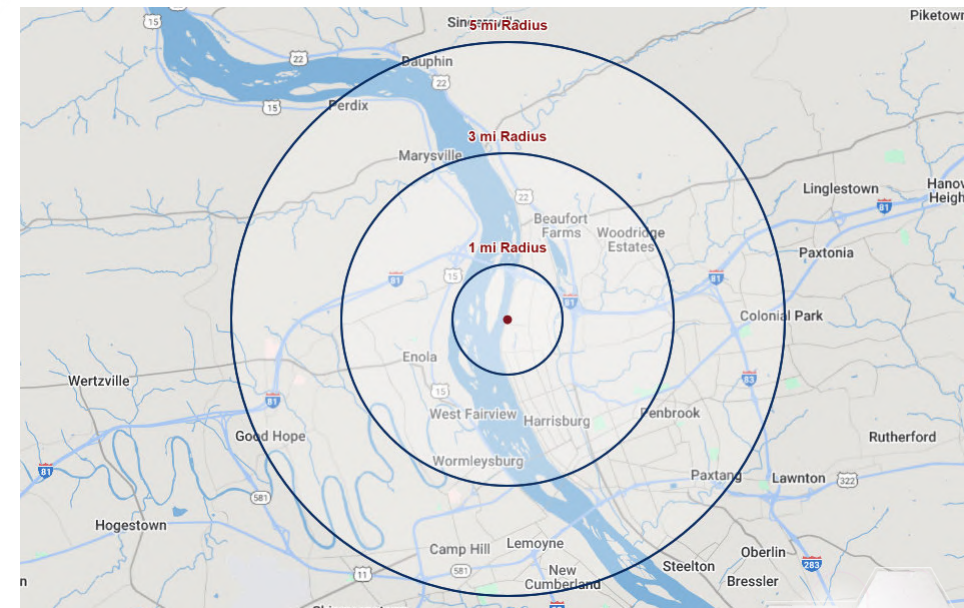
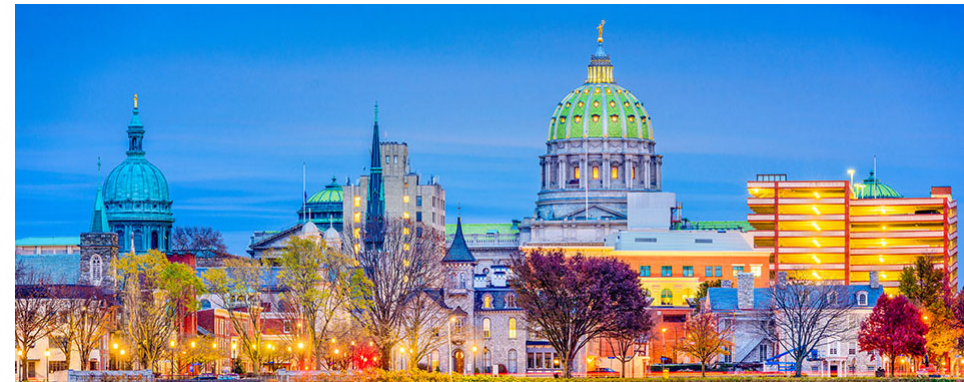
DEMOGRAPHICS & LOCATION OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,316	104,424	206,464
Households	8,356	43,845	85,711
Average Household Income	\$73,756	\$86,646	\$98,873
Businesses	1,480	5,174	9,604
Employees	33,319	79,858	138,623



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Legal matters should be reviewed with qualified legal counsel. Tax matters should be reviewed with a certified public accountant or tax attorney. Title matters should be reviewed with a title company, title officer, or attorney. Questions regarding the condition of the property, environmental concerns, zoning, land use, code compliance, or governmental requirements should be discussed with appropriate engineers, architects, contractors, consultants, and governmental agencies.

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