

OFFICE FLEX SPACE AVAILABLE



YELLOW BREECHES BUSINESS CENTER
NEW CUMBERLAND, PA 17070





OFFERING SUMMARY

Available Space	5,293 SF
Lease Rate	\$12.95 SF/yr
Lease Type	NNN
OPEX	\$2.95 (est. 2024)
Building Size	25,746 SF
Business Park	Yellow Breeches Business Center
Building Campus	4 Buildings - 94,560 SF combined
Campus Lot Size	14 Acres
Municipality	Fairview Township
County	York County
Zoning	CB-Commercial Business

PROPERTY HIGHLIGHTS

- Turn-key 5,293 SF office flex space in Yellow Breeches Business Center in New Cumberland, PA
- Business campus is 94,560 SF across 4 single-story office flex buildings on 14 acres
- Space offers:
 - Private dedicated exterior entrance
 - One (1) drive in door
 - Private restroom
 - Open warehouse space, open work area, and 2 conference rooms
- Close proximity to hospitality, food service & retail such as McDonald's, Pizza Hut, Sunoco, Shell, Harrisburg Comedy Zone, Yellow Breeches Sports Center, Best Western Plus, LaQuinta by Wyndham, and more
- Immediately off of & with easy access to

PROPERTY DETAILS

Space Address	145 Limekiln Rd, New Cumberland, PA 17070
Available Space	5,293 SF
Building Size	25,746 SF
Property Type	Office Flex
Tenancy	Multi
Year Built	2001
Restrooms	1 private in-suite
Parking Count	62 Spaces
Parking Ratio	2.4/1,000 SF
Exterior Doors	2
Drive In Doors	1 Overhead
Clear Ceiling Height	18' (warehouse) / 10' (office)
Construction	Masonry
Sprinkler	Yes (wet)
Business Park	Yellow Breeches Business Center
Business Park Address	145-215 Limekiln Rd, New Cumberland, PA
Business Park Size	4 Buildings - 94,560 SF combined
Campus Lot Size	14 Acres
Access	Route 15 (73,000 VPD) via Slate Hill Rd
Signage Available	Monument
Submarket	Harrisburg West
Municipality	Lower Allen Twp
County	Cumberland
Zoning	Business Park District (C-3)

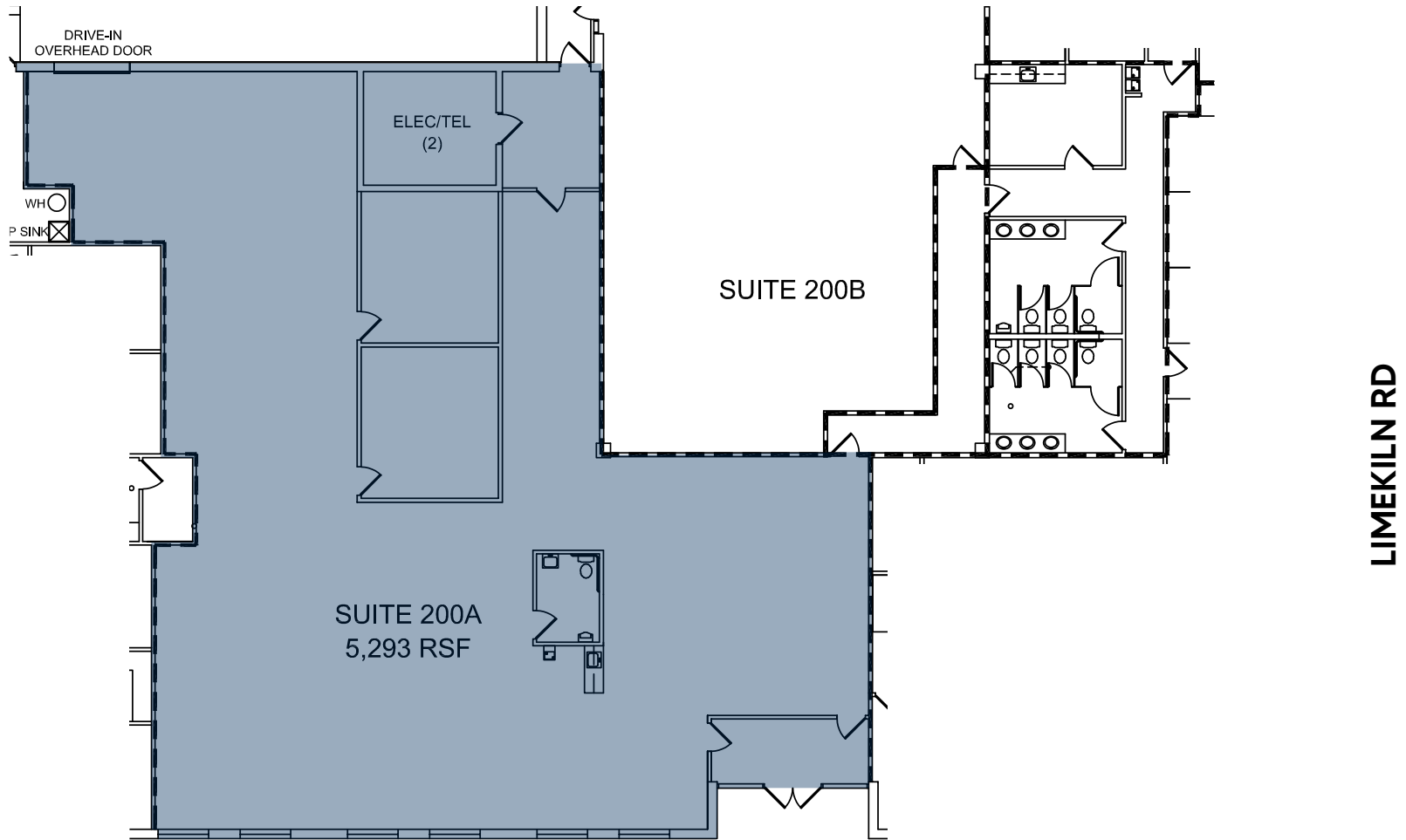
PROPERTY OVERVIEW

Excellent location off Interstate 83 at PA Turnpike (I-76) in the heart of West Shore business corridor. Immediate access to CBD of Harrisburg City and East Shore sub-market. Amenities include hospitality, food service & retail. Central location with easy access to surrounding communities. Frontage on PA Turnpike with access via I-83. Quick connection to Rt. 581 Capitol Beltway.

Yellow Breeches Business Center is a well maintained office/flex/ R&D campus with high profile tenants such as United States Geological Survey, Johnson Controls, Terminix, Berks Homes, Macklin Engineers, and Stantec. The building has architectural masonry block construction with professional and well capitalized Landlord. Space offers flexible fit out design and low operating expenses. Well positioned for the corporate user.



AVAILABILITY



LEASE INFORMATION

Building	Suite	Available SF	Lease Rate	Lease Type
145 Limekiln Rd	200A	5,293 SF	\$12.95 SF/yr	NNN

OFFICE PARK AERIAL



145 LIMEKILN ROAD PHOTOS



TRADE AERIAL



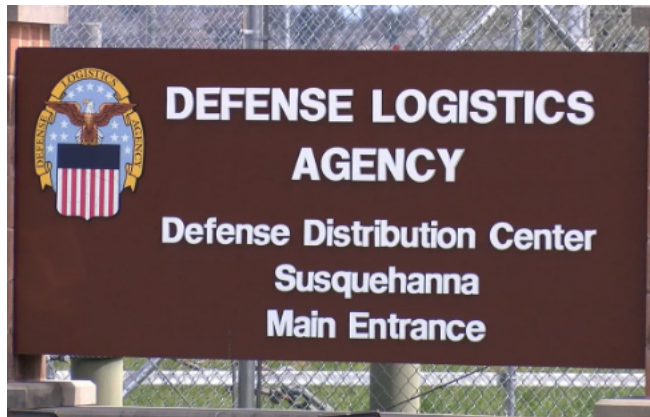
AREA OVERVIEW

CUMBERLAND COUNTY is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are many military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College, the Naval Support Station in Mechanicsburg, and New Cumberland Army Defense Depot. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains.

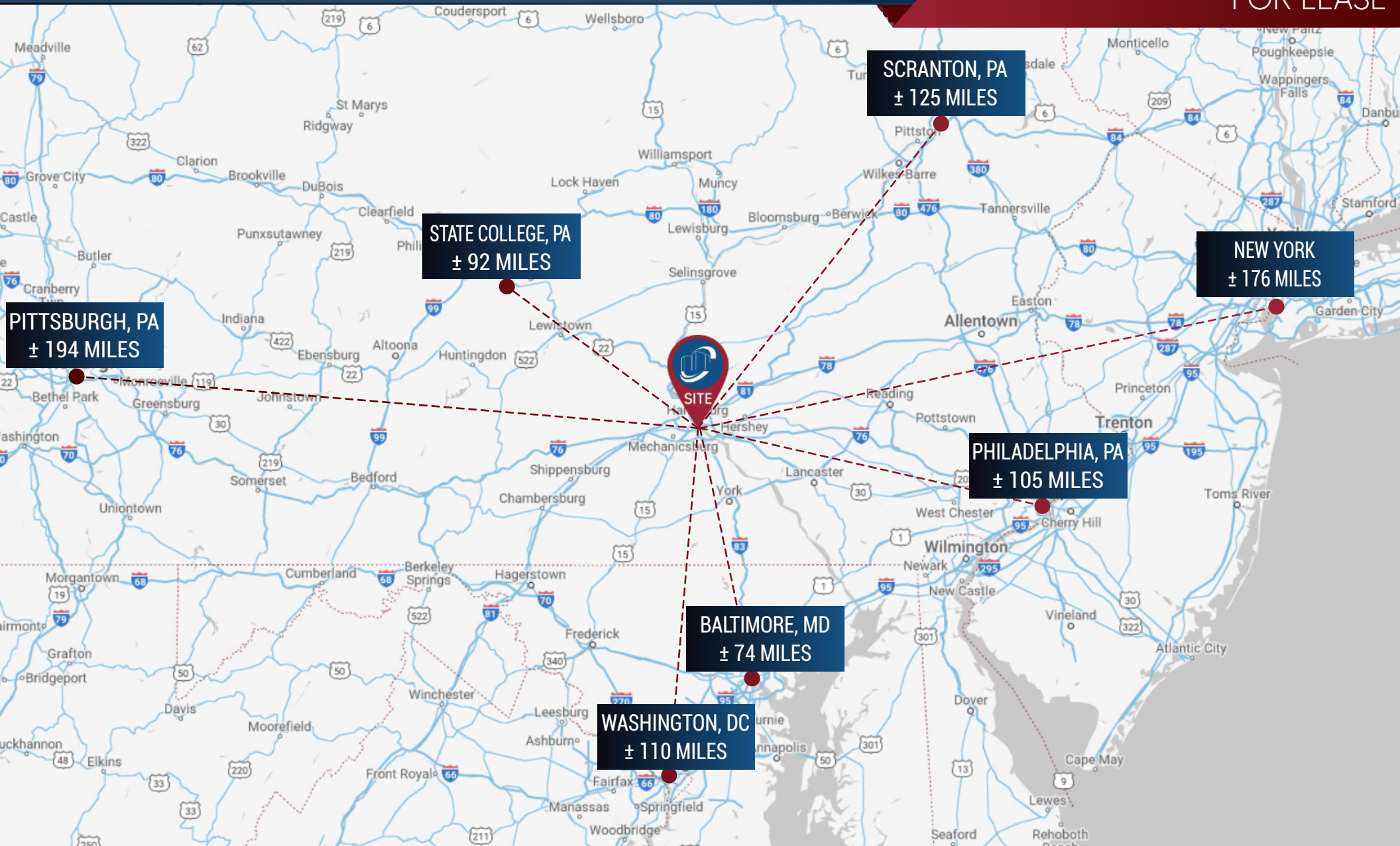
The oldest towns in the county are Shippensburg and Carlisle, each with its unique history. Shippensburg is home to Shippensburg University, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland county contains many suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).



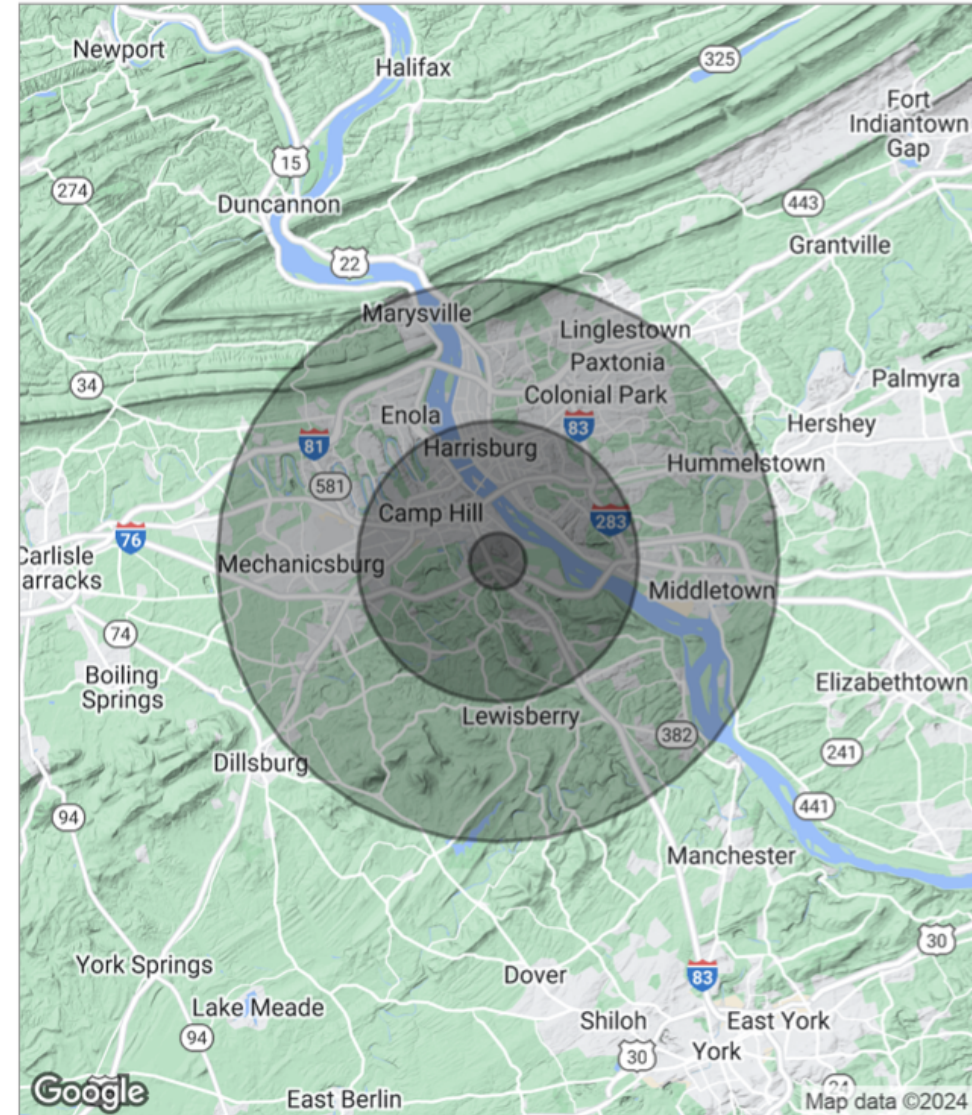
NEW CUMBERLAND ARMY DEFENSE DEPOT, The mission of DLA Distribution Susquehanna, Pennsylvania, is to provide world-class distribution services to enhance the readiness of the Department of Defense and other customers, through effective and efficient receipt, storage, control, packaging, and shipment of material. We strive to be a values-based team known for workforce excellence and providing superior distribution services on time, every time.

Home to the largest distribution processing facility in DoD - the 1.7 million square foot Eastern Distribution Center handles 25 percent of DLA Distribution's worldwide receipt, storage, and issue mission.



DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Population	6,508	153,983	409,126
Population Density	2,072	1,960	1,302
Median Age	43	41	41
Total Households	2,868	63,460	164,964
# of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$116,424	\$92,931	\$107,000
Average House Value	\$295,691	\$236,591	\$285,181





CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.