

INDUSTRIAL PROPERTY
FOR SALE

4115 N. 6TH STREET
HARRISBURG, PA 17110



Daniel J. Alderman
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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PROPERTY DETAILS

FOR SALE

\$1,675,000

OFFERING SUMMARY

Sale Price	\$1,675,000
Lot Size	1.52 Acres
Building Size	26,000 SF

PROPERTY SUMMARY

Address	4115 N. 6th Street Harrisburg, PA 17110
Municipality	Susquehanna Township
County	Dauphin County
Tax Parcel #	62-008-110, 62-008-174, 62-008-197
Year Built	1970
Year Last Renovated	2019

PROPERTY HIGHLIGHTS

- Partially renovated in 2019
- Clean, heated warehouse with one (1) drive-in & deck door
- Outdoor storage
- Access to I-81, I-83 and US 322

PROPERTY DESCRIPTION

26,000 SF flex building for sale in the Harrisburg Market. Renovated in 2019, this property features one (1) 8' x 16' drive-in door and 12' ceilings in the 17,000 SF heated warehouse. Includes 4,000 SF office space. Additional outside storage available. Prime location with quick access to Interstates I-81, I-83, US Route 322 and Downtown Harrisburg.

LOCATION DESCRIPTION

Located on N. 6th Street in Susquehanna Township, Dauphin County, PA. Five minutes to N. Front Street, Interstates 81 and 83 and Downtown Harrisburg.



BUILDING INFORMATION

# of Floors	1
Restrooms	1
HVAC	Gas heat/ air conditioning split system in warehouse
Electrical Capacity	400 amp; 3 phase
Lighting	LED, fluorescent, & incandescent
Roof	Rubber
Walls	Block
Floor Type	Concrete in warehouse
Basement	Yes; furnace room
Business ID Sign	Yes
Parking	Street and shared lot

UTILITIES & ZONING

Water & Sewer	Public
Gas	UGI
Zoning	BOR - Business Office Residential; permits professional/medical offices, schools & religious institutions, public/utility facilities, fitness centers, small retail, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

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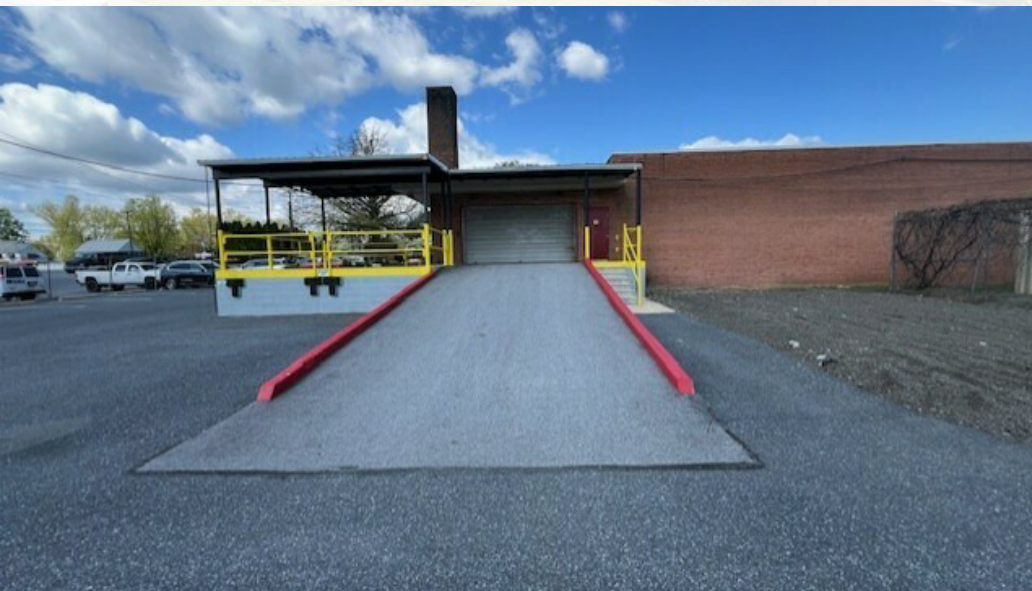
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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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AERIAL PHOTO

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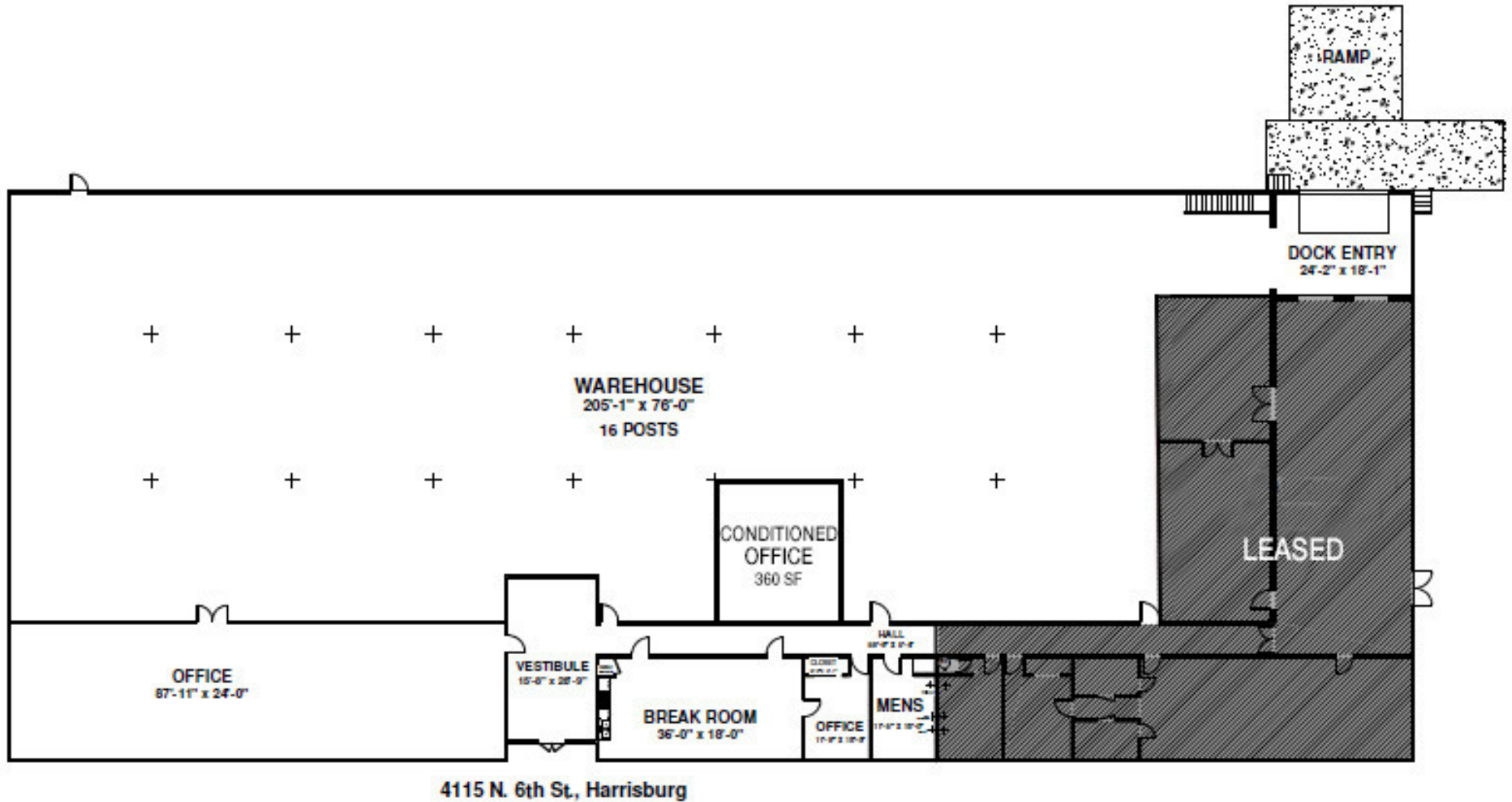
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FLOOR PLAN

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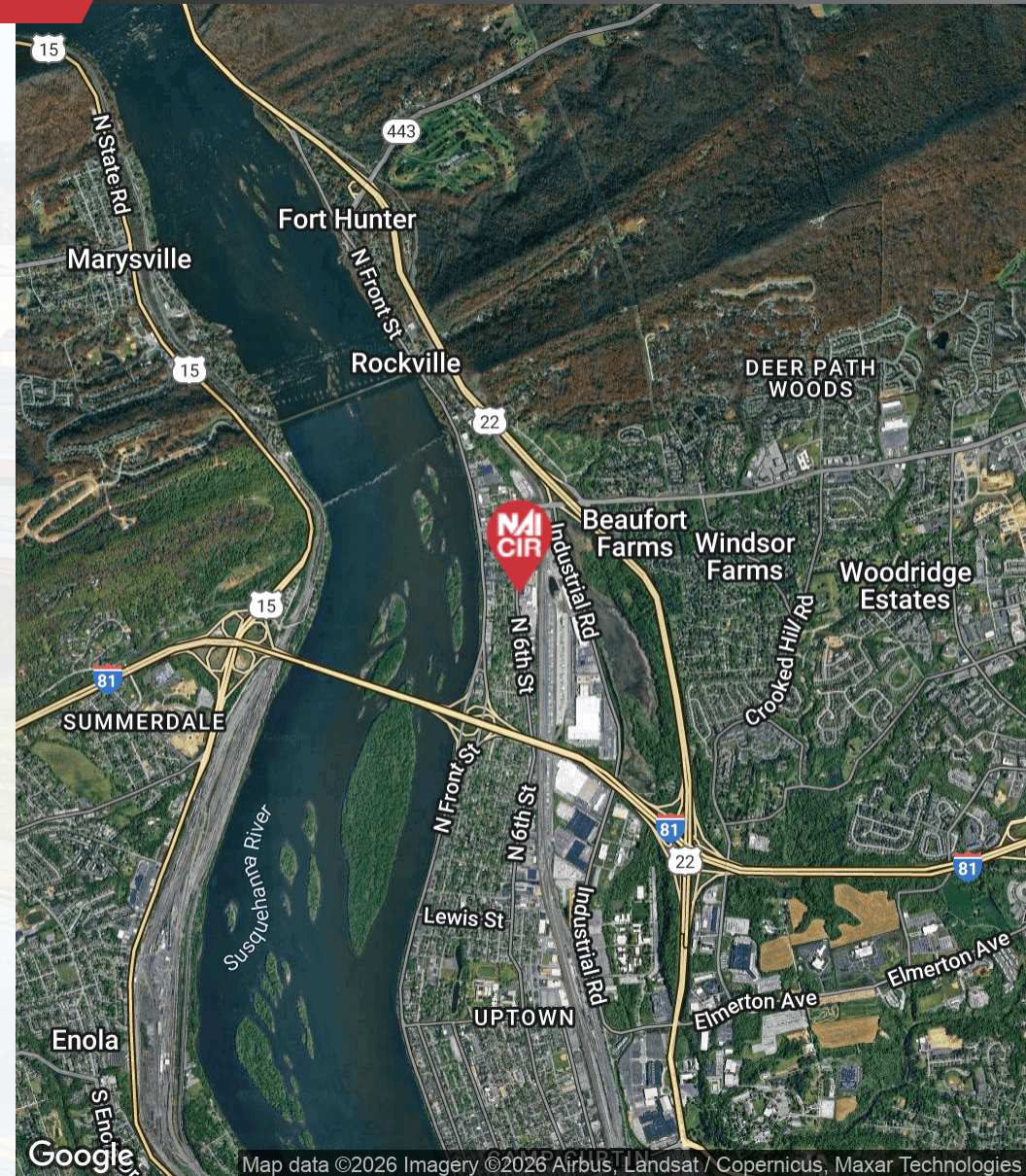
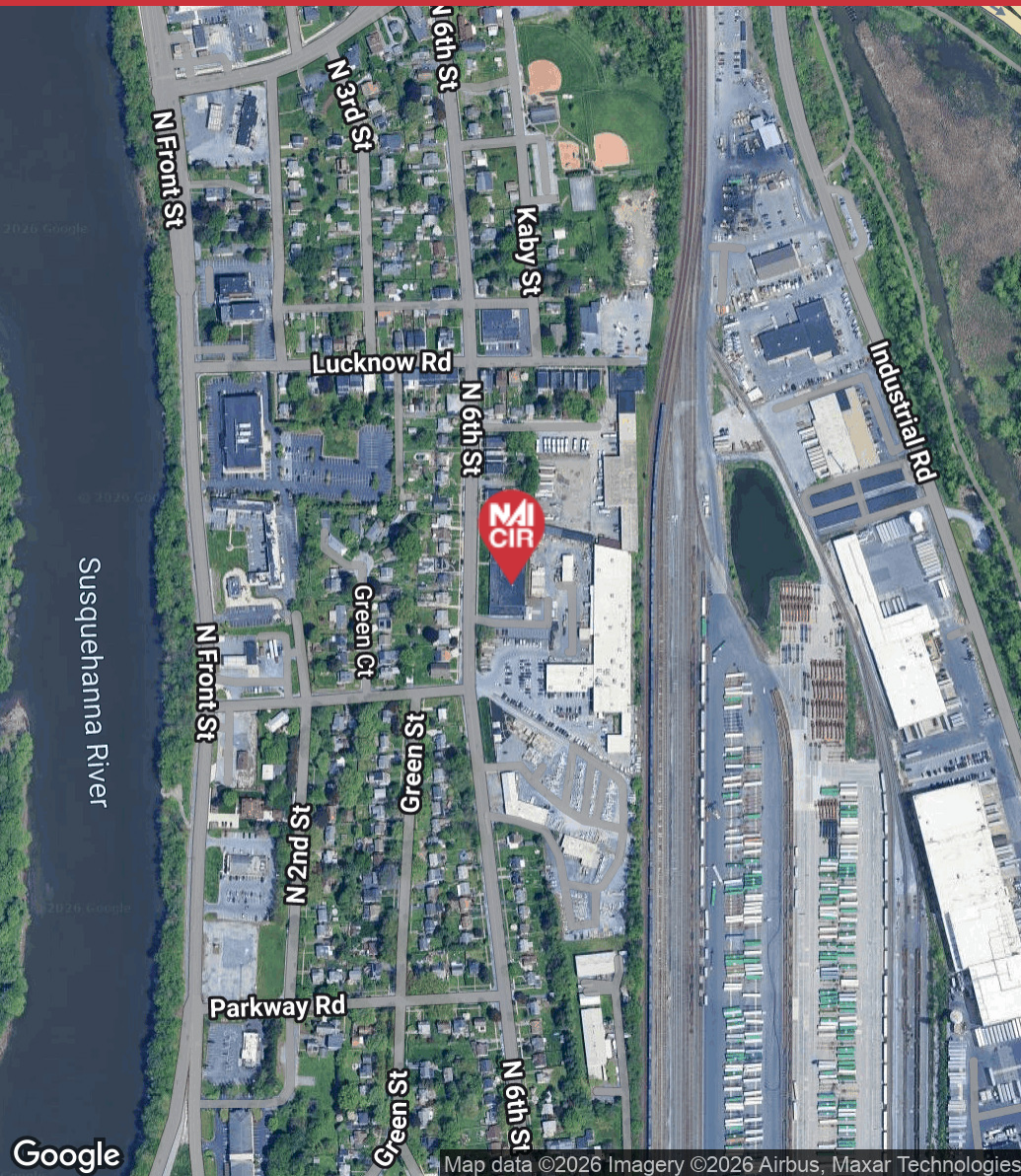
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LOCATION MAP

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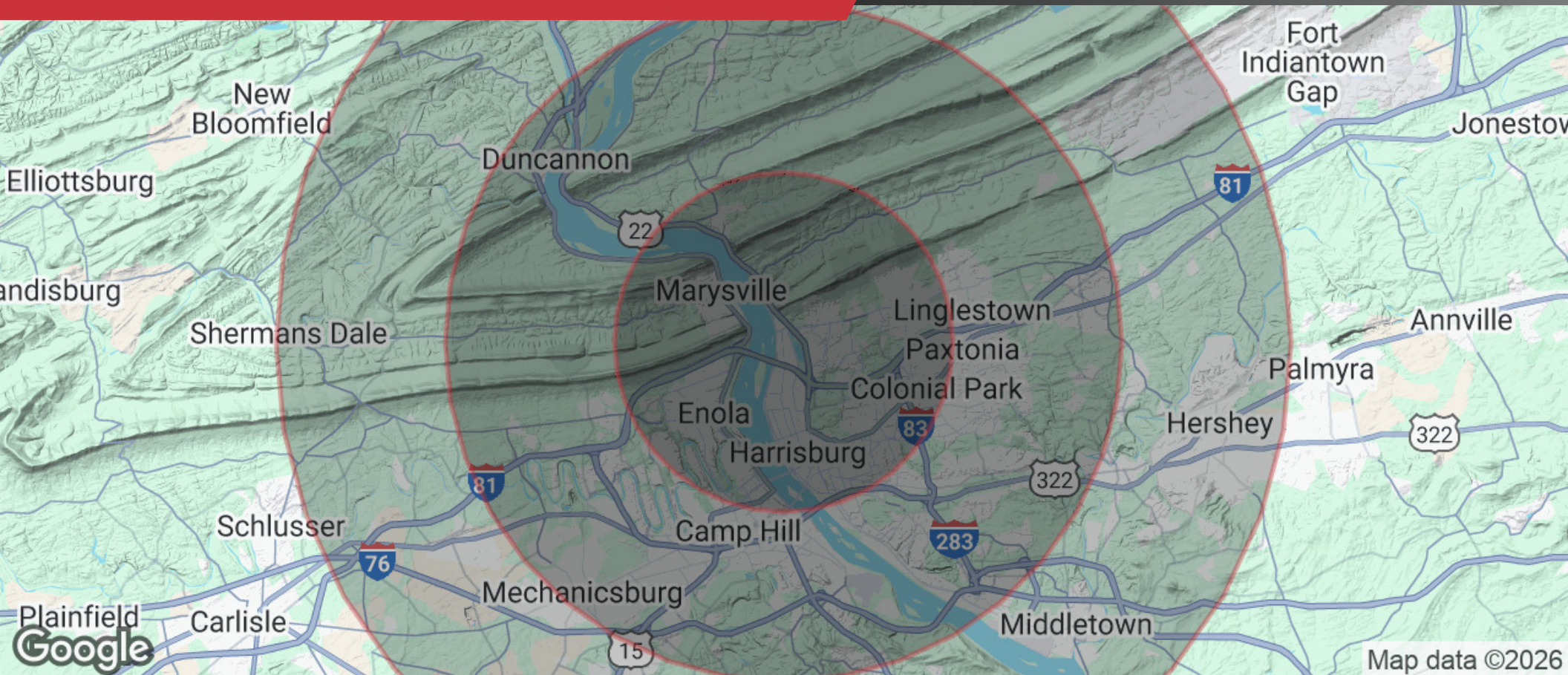
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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
138,198	349,554	490,378



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
58,130	142,262	197,876



INCOME

5 MILES	10 MILES	15 MILES
\$90,739	\$106,266	\$108,030

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