



13,650 SF INDUSTRIAL/FLEX SPACE

1045-1051 HUMMEL AVE | LEMOYNE, PA 17043

 SCOPE

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DEAL TEAM

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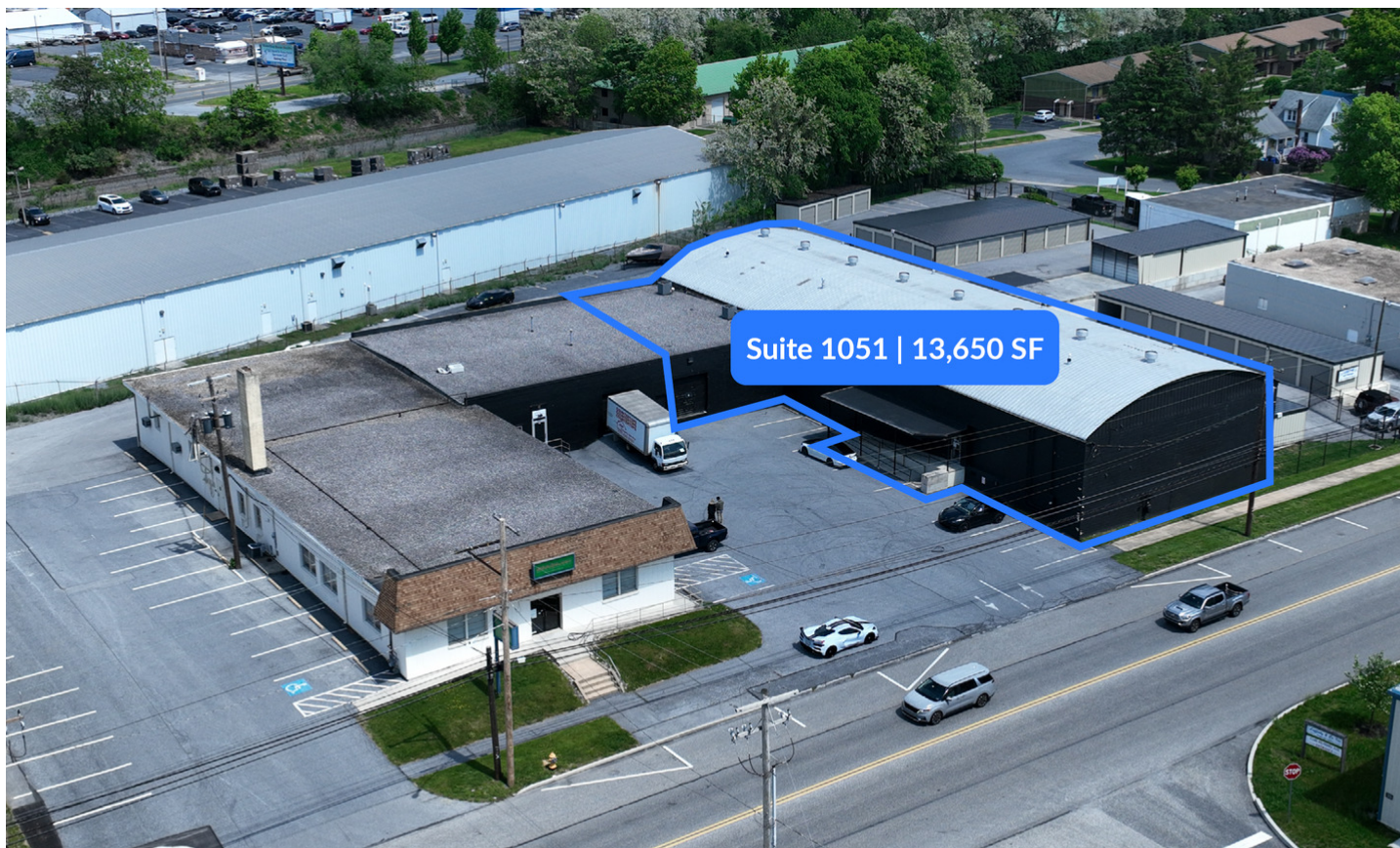
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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 SCOPE Commercial Real Estate Services, LLC, LLC in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY OVERVIEW



1045-1051 HUMMEL AVENUE LEMOYNE PA 17043

SCOPE Commercial Real Estate Services, LLC “SCOPE” is pleased to present the opportunity to lease Suite 1051 B/C at 1045–1051 Hummel Ave in Lemoyne, Pennsylvania. The available suite totals 13,650 square feet and is offered at \$10.50/SF NNN, with availability beginning June 1, 2026. The space is well-suited for industrial, warehouse, contractor, service, manufacturing, and flex users, featuring 3,500 SF of first-floor and second-floor mezzanine office space, 8’–17’ clear height, 12” reinforced concrete floors, and loading infrastructure including two loading docks and one 12’ x 12’ drive-in door.

LEASING HIGHLIGHTS

- **13,650 SF Available** — Suite 1051 B/C available for lease.
- **Competitive Lease Rate** — Offered at \$10.50/SF NNN.
- **Office + Warehouse Layout** — Includes 3,500 SF of first-floor and second-floor mezzanine office space.
- **Loading Capability** — Two loading docks and one 12’ x 12’ drive-in door.
- **Clear Height & Durable Construction** — 8’–17’ clear height, masonry/block construction, metal roof, and 12” reinforced concrete floors.
- **Regional Highway Access** — Convenient access to Route 581, I-83, PA Turnpike, and I-81 serving the Lemoyne/Harrisburg/Central PA market.

13,650 SF INDUSTRIAL/FLEX SPACE AVAILABLE

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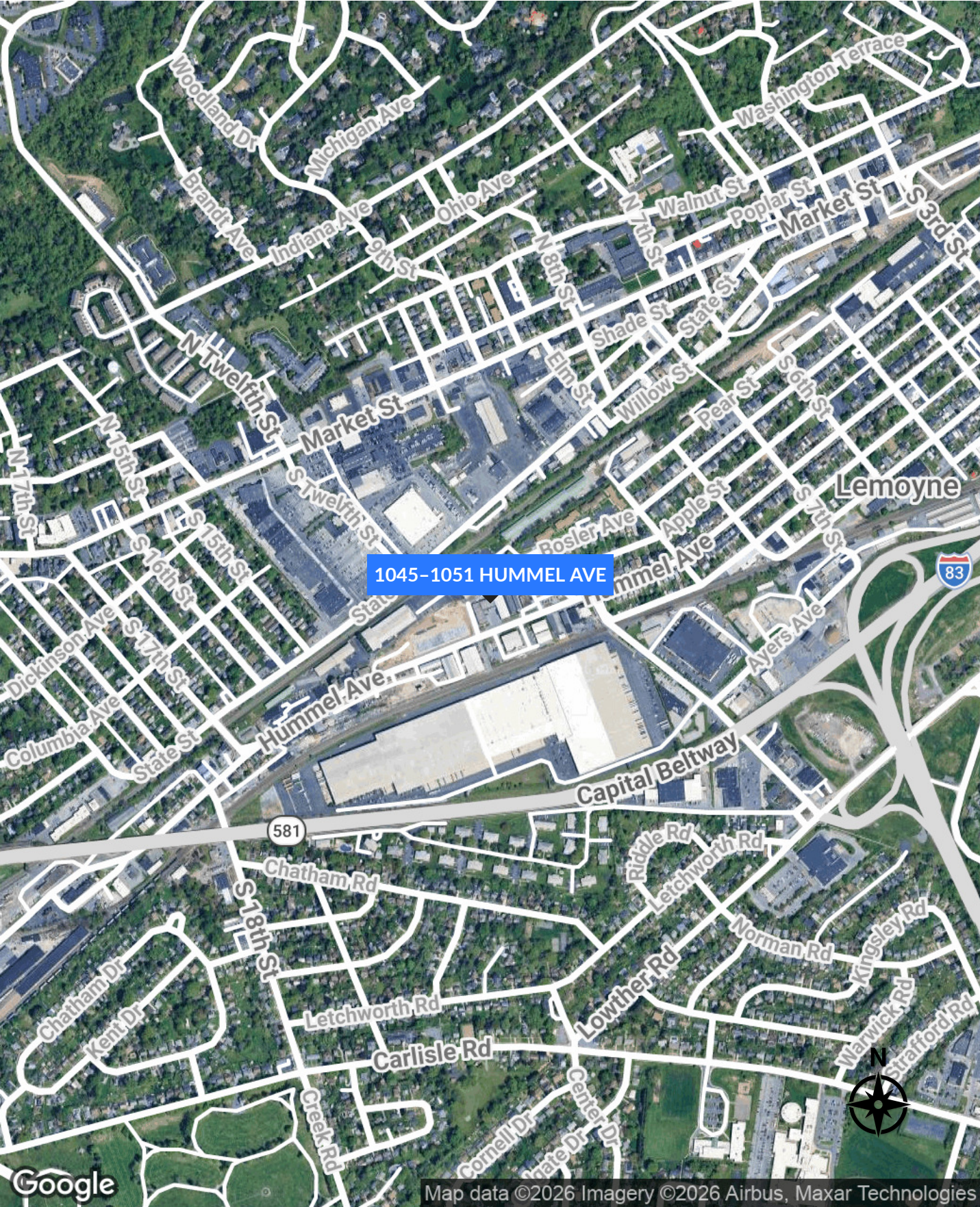
LEASING HIGHLIGHTS

- ▶ **Available 6/1/26** — Suite 1051 B/C available for lease.
- ▶ **Industrial/Flex Opportunity** — 13,650 SF available within a 25,373 SF building on a 2.4-acre site.
- ▶ **Functional Layout** — Includes 3,500 SF of first-floor and second-floor mezzanine office space, while positioning the space for warehouse, contractor, service, manufacturing, and flex users.
- ▶ **Loading Capability** — Two (2) loading docks and one (1) drive-in door (12' x 12') support efficient operations.
- ▶ **Industrial Specs** — 12-inch reinforced concrete floors, masonry/block construction, metal roof, and 100A / 120–240V / 1–3 Phase (PPL) power.
- ▶ **Regional Connectivity** — Convenient access to Route 581, I-83, the Pennsylvania Turnpike, and I-81, plus on-site parking with a 1.32/1,000 SF ratio.

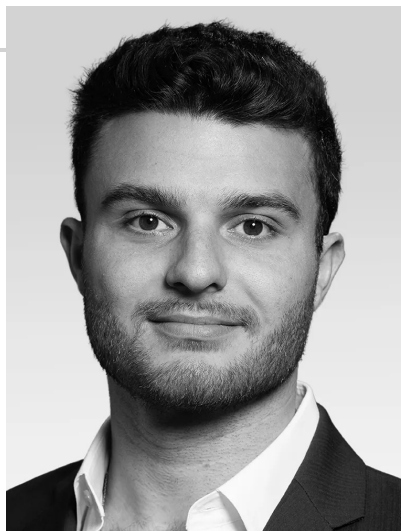
PROPERTY PHOTOS



LOCATION MAP



DEAL TEAM



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