

**For Sale**



**2312 Woodlawn St & 2317 Luce St  
Harrisburg, PA**

**Investment or Owner/User Industrial Opportunity**

15,570 sf Warehouse plus 2,047 sf Basement with Secured Truck Parking

**AVISON  
YOUNG**



# Property Overview



## 2312 Woodlawn St & 2317 Luce St Harrisburg, PA

- Consists of two adjacent parcels totaling 1.08 acres with a 15,570 sf warehouse plus 2,047 sf basement. The property has a secured parking lot for 10+ box trucks.
- The warehouse has minimal office fit out with 16' ceiling heights and is fully air-conditioned. The basement has 8' ceilings with a separate drive in door with separate utilities allowing for multiple tenancy.
- Located 1.0 miles off I-83 allowing for easy accessibility. There are 102 industrial properties within a 1.0 mile radius of the property totalling 2.6 million square feet. The vacancy rate is a scant 0.7% with an average market rent of \$7.53 psf NNN.
- Zoned Industrial (IND) allowing for a wide variety of uses including storage, warehousing, distribution, manufacturing and R&D. The building is currently vacant but was used to store and distribute flowers throughout the Harrisburg area.

**Asking price - \$1.5 million**

### Property Summary

<b>Address</b>	2312 Woodlawn and 2317 Luce Streets Harrisburg, PA
<b>Site Description</b>	Two adjacent parcels containing a combined total of 1.08 acres, between Elder Street and South 23rd Street on the east and west, and between Luce Street and Woodlawn Street on the north and south.
<b>Improvement Description</b>	The improvements include a one story warehouse facility with a gross building area of 15,570 square feet plus a partial basement containing 2,047 square feet. The warehouse facility was building in the late 1950's with additions in 2000 and 2004. The basement has loading access and can be separately tenanted.
<b>Parking</b>	Parking at the South 23rd Street side of the building consists of an asphalt parking lot with space for 17 vehicles. Additional asphalt on the northern and eastern sides of the property is secured and provides 10+ additional parking spaces for trucks.
<b>Loading</b>	3 overhead dock doors and 1 drive in door on the ground level plus 1 drive in door servicing the basement.
<b>Office</b>	Minimal finished office space consisting of two enclosed offices, 6 cubes, and lunch room.
<b>Ceiling Heights</b>	16', basement clear height 8'
<b>Restrooms</b>	The building has three restrooms. Two on the main level and one in the basement.

# Property Overview



Exterior - Front Entrance



Exterior - Basement

## Property Summary

**HVAC / Electric** Fully air conditioned. Cooling is from roof mounted electric air conditioning units. The building is heated by a natural gas steam furnace for the main level. The basement is heated by natural gas radiant units. The electrical system includes 120/240 volt, 400 amp, three-phase power.

Building has two freezer boxes previously used to chill flowers: 16' x 25' with 8' height & 40' x 20' with 9.5' height

**County** Dauphin

**Parcel Numbers** 13-090-014 (2312 Woodlawn Street)  
13-090-015 (2317 Luce Street)

**Total Acreage** 2312 Woodlawn Street - .76 Acres  
2317 Luce Street - .32 Acres  
Total Acres - 1.08

**Construction Type** Brick and Block

**Roofing** Rubber roof with work completed in 2013, 2017 and 2018. Half of the roof was completed in 2018 with a workmanship warranty until 2028.

**Lighting** Fluorescent lights upgraded in 2014.

**2024 Real Estate Tax Total -** \$25,764.85

**Zoning** M-L, Light Industry District

**Utilities** All public utilities available. Utilities are separated between main floor and basement (building used to have multiple tenancy)



# Zoning Summary



## Zoning Summary

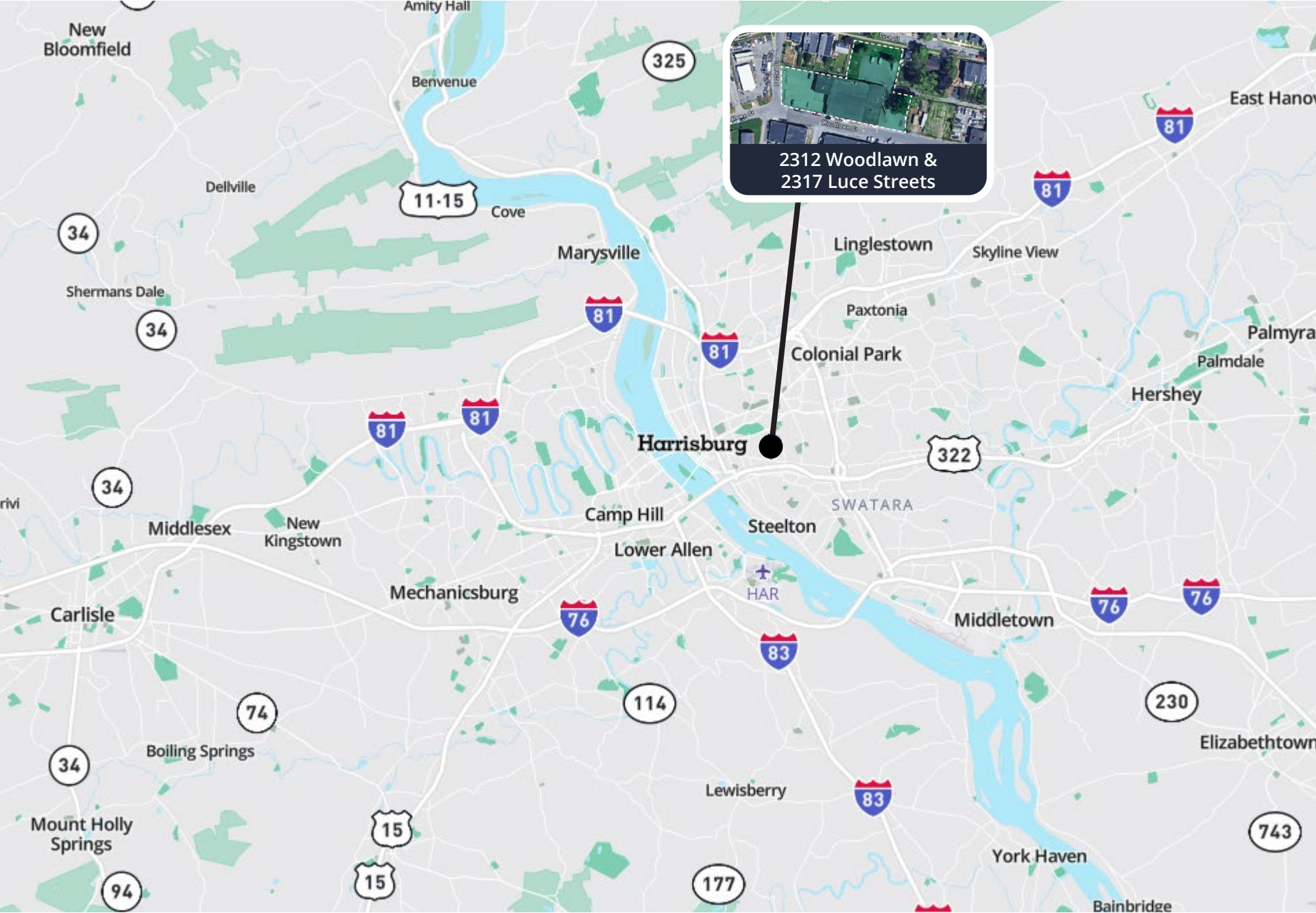
**Zoning Classification** Industrial (IND)

**Permitted Uses** Animal Hospital, Automobile Parking, Auto Body Shop or Repair, Wholesale of Building Materials, Warehouse Distribution, Building Supply, Industrial Equipment Sales and Repair, Lumber Yard, Manufacturing, R&D, Self-Storage, Transportation Terminal, Warehousing, and Child Day Care. Building is currently used for storage and distribution of flowers.

### 2024 Real Estate Taxes

Tax Map Parcel	Address	City Tax	School Tax	Total
13-090-014	2312 Woodlawn Street	\$7,206.14	\$16,088.71	\$23,294.85
13-090-015	2317 Luce Street	\$1,238.80	\$1,231.20	\$2,470.00
			<b>Totals</b>	<b>\$25,764.85</b>

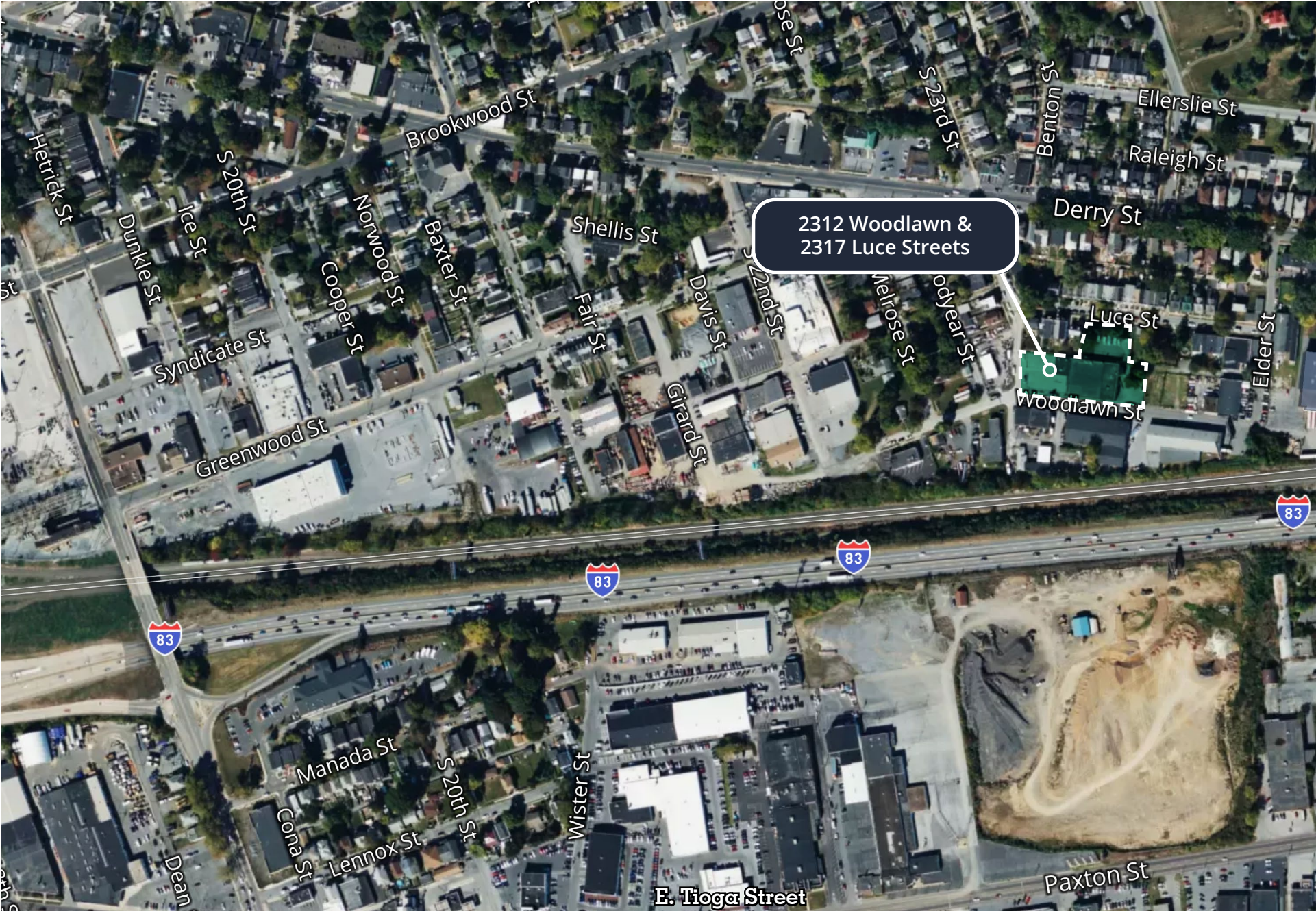
# Highway Access Map



2312 Woodlawn St & 2317 Luce St



# Highway Access Map



2312 Woodlawn St & 2317 Luce St





## Offering Price and Procedure

**2312 Woodlawn Street & 2317 Luce Street is offered for sale at a price of \$1,500,000** to qualified real estate investment entities. Interested investors should address all communication, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor.

For information or to schedule a site inspection please contact one of the below listed exclusive property sales agents from Avison Young:

### **Adam Gillespie**

Principal

215.384.6040

[adam.gillespie@avisonyoung.com](mailto:adam.gillespie@avisonyoung.com)

### **Brendan Kelley**

Principal

215.820.3828

[brendan.kelley@avisonyoung.com](mailto:brendan.kelley@avisonyoung.com)

### **Ben Fabiszewski**

Associate

267.222.2023

[ben.fabiszewski@avisonyoung.com](mailto:ben.fabiszewski@avisonyoung.com)

