



# *Multi-Tenanted-NNN Leased*

INDUSTRIAL INVESTMENT PROPERTY FOR SALE



**1031-1051 COLUMBUS AVENUE, LEMOYNE, PA**

1031-1051 COLUMBUS AVE · LEMOYNE, PA17043

# MULTI-TENANTED-NNN LEASED INDUSTRIAL INVESTMENT PROPERTY

FOR SALE



## PROPERTY OVERVIEW

A rare opportunity to acquire a well-located, multi-tenanted industrial flex property in the heart of Cumberland County, Pennsylvania. Positioned at a great in-fill location, this property is a block away from Interstate 83 and benefits from both a central West Shore Harrisburg location while offering excellent regional accessibility. With quick connections to major transportation corridors—including I-83, PA Turnpike (I-76), PA Route 581, US Route 15, US Route 11 and I-81—the site is strategically situated to serve the greater Central Pennsylvania market and beyond.

Solid historical cash flow with three tenants of varying NNN lease terms in place. The property provides a secure and reliable income stream from a well-established tenants. The facility offers unparalleled visibility to the ± 44,800 vehicles per day along Interstate 83, which also includes a “billboard size” sign for the benefit of one of the tenants.

The property itself is a versatile, well-maintained industrial flex facility featuring functional efficient office space for each suite, and a variety of loading positions throughout. Zoned “Commercial General,” the site allows for a wide variety of permitted uses including industrial, commercial and many others offering long-term flexibility and value.

## PROPERTY HIGHLIGHTS

- Prime multi-tenant NNN industrial flex property for sale in Cumberland County.
- Stable tenants with varying terms and strong cash flow
- Amazing in-fill location situated one block off of
- Well maintained property offering efficient suites with ample loading positions.
- Desirable building signage along Interstate with ± 44,800 VPD
- Easy accessibility to

## OFFERING SUMMARY

Building Size	43,890 SF
Lot Size	2.49 Ac
Sale Price	\$4,100,000
NOI	\$288,929
CAP Rate	7%
Property Taxes	\$19,420.03
APN	12-22-0824-263, 264 & 264B
Zoning	Commercial General
Municipality	Lemoyme Boro
County	Cumberland

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
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## MULTI-TENANTED-NNN LEASED INDUSTRIAL INVESTMENT PROPERTY

FOR SALE



1031-1045 COLUMBUS AVE

### PROPERTY DETAILS

Building Size	38,690
Number of Floors	1
Restrooms	3
Parking	On-site
Year Built   Renovated	1980   1991

### BUILDING SPECIFICATIONS

Construction	Concrete slab reinforced with steel framing
Roof Type	Metal   Rubber
Ceiling Height	28'
Dock Doors	1
Drive-in Doors	5
Power	3-Phase
HVAC	Gas
Sprinklers	No
Signage	Billboard   Building Mounted

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## MULTI-TENANTED-NNN LEASED INDUSTRIAL INVESTMENT PROPERTY

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### PROPERTY DETAILS

Building Size	5,200 SF
Number of Floors	1
Restrooms	1
Parking	On-site
Year Built	1960

### BUILDING SPECIFICATIONS

Construction	Concrete slab reinforced with steel framing
Roof Type	Rubber
Ceiling Height	20'
Drive-in Doors	1
Power	TBD
HVAC	Gas
Sprinklers	No
Signage	Building Mounted



1051 COLUMBUS AVE

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# MULTI-TENANTED-NNN LEASED INDUSTRIAL INVESTMENT PROPERTY

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SITE PLAN



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ADDITIONAL PHOTOS



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LOCATION



DOWNTOWN HARRISBURG

1051  
 COLUMBUS AVE  
 5,200  
 SF

1031  
 COLUMBUS AVE  
 38,690  
 SF

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# MULTI-TENANTED-NNN LEASED INDUSTRIAL INVESTMENT PROPERTY

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AREA



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# MULTI-TENANTED-NNN LEASED INDUSTRIAL INVESTMENT PROPERTY

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## DEMOGRAPHICS

### POPULATION

1 MILE	17,062
3 MILE	97,045
5 MILE	204,847

### HOUSEHOLDS

1 MILE	8,330
3 MILE	41,486
5 MILE	85,642

### AVERAGE HOUSEHOLD INCOME

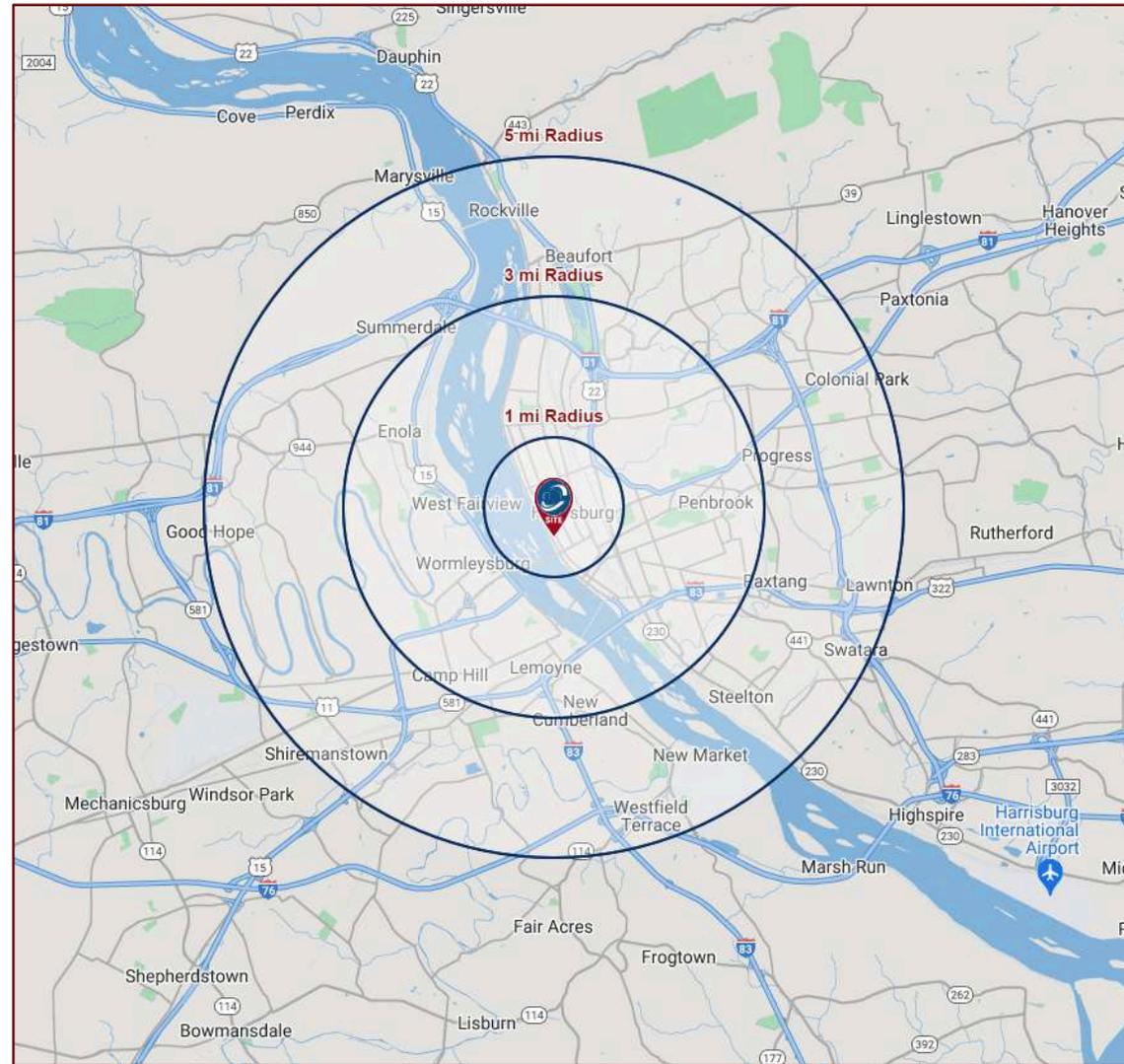
1 MILE	\$71,801
3 MILE	\$83,110
5 MILE	\$96,885

### TOTAL BUSINESSES

1 MILE	1,181
3 MILE	4,734
5 MILE	9,227

### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	25,970
3 MILE	82,807
5 MILE	139,791



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### AREA OVERVIEW

**LEMOYNE** Borough, located just across the Susquehanna River from Harrisburg, is a vibrant community in Central Pennsylvania that offers the perfect blend of small-town charm and urban convenience. With a population of around 4,500, Lemoyne is strategically positioned just minutes from downtown Harrisburg, providing easy access to major highways like I-83 and Route 581. This prime location makes it ideal for residents who want a peaceful suburban atmosphere while remaining close to the capital region's business and cultural hubs. Professionals and businesses alike are drawn to the area due to its proximity to Harrisburg's financial district and government centers.

Lemoyne prides itself on being a community-oriented borough, with annual events like fairs and holiday parades fostering a close-knit, welcoming environment. Residents enjoy access to well-maintained parks and recreational spaces, including Negley Park, which offers one of the most picturesque views of the Harrisburg skyline. The borough's local economy thrives thanks to a mix of small businesses, restaurants, and services, making it a prime spot for commercial growth. Ongoing revitalization efforts aim to further enhance the business district, presenting opportunities for new ventures to flourish.

In addition to its business-friendly environment, Lemoyne offers a high quality of life, with affordable housing, excellent schools, and a low crime rate. The borough's peaceful neighborhoods, scenic parks, and easy access to both nature and entertainment make it an ideal place to live, work, and raise a family. Whether you're looking for a charming place to settle or a strategic location to grow your business, Lemoyne Borough stands out as a community that combines the best of suburban living with the advantages of urban accessibility.



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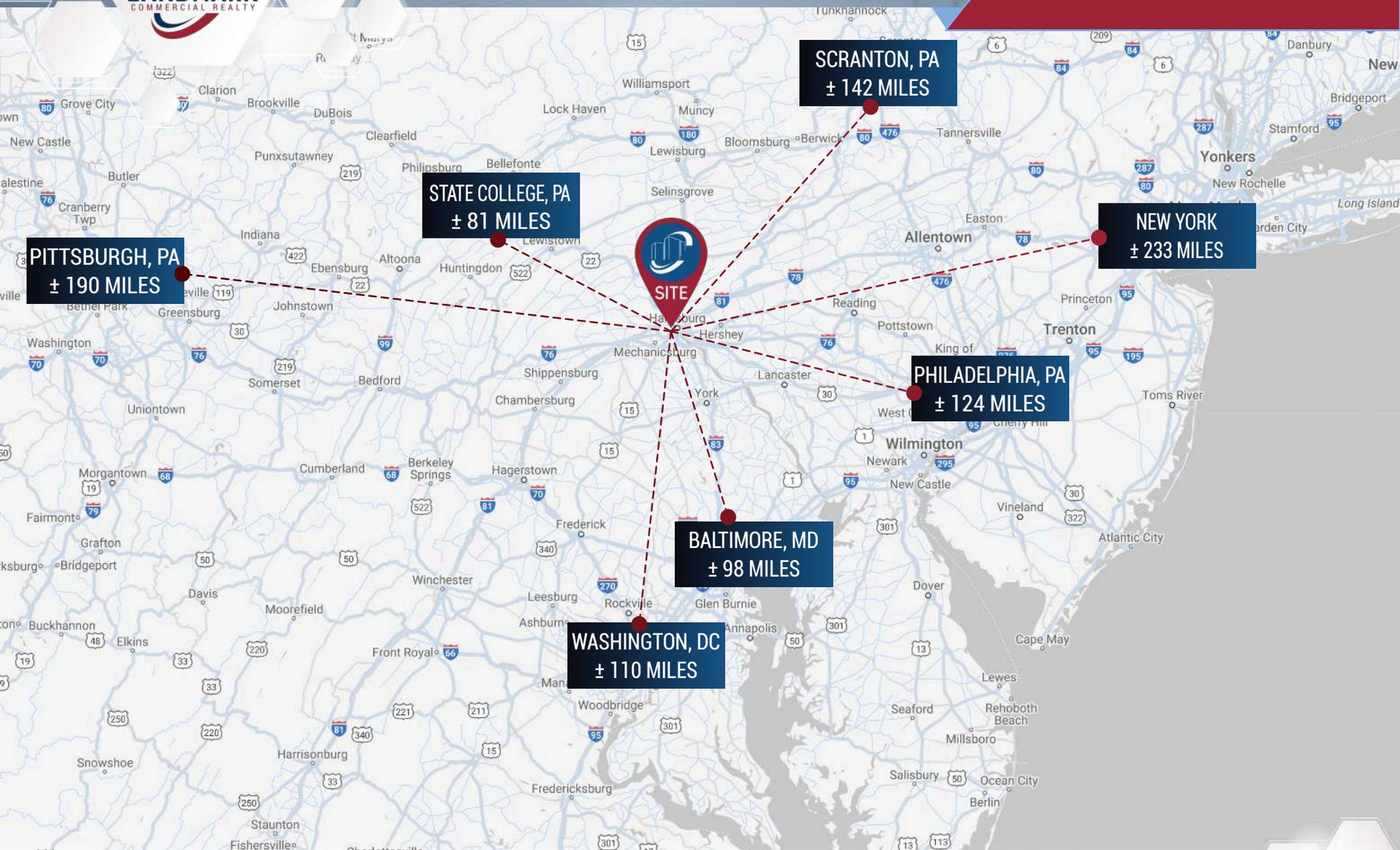
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