



# *Industrial Investment Property* FOR SALE

1070 S CAMERON STREET, HARRISBURG, PA





# INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET  
HARRISBURG, PA 17104




## OFFERING SUMMARY

Building Size	11,971 SF
Sale Price	\$725,000
Price per SF	\$60.56 per SF
Property Taxes	\$13,872
APN	01-049-004
Zoning	Industrial
Municipality	City of Harrisburg
County	Dauphin County

## PROPERTY OVERVIEW

Great opportunity to acquire a versatile 11,971 SF building on Harrisburg's primary industrial corridor with a long-term tenant in place. Located less than 1/4 mile from the new Cameron Street interchange off I-83, this property offers outstanding visibility, loading capacity, and flexible space suitable to a variety of business uses. First floor consists of +/- 6,300 SF combining low-bay warehouse space, a Department of Agriculture approved food prep space, and a separate area previously used as a restaurant that could be modified to showroom or office space. Second floor consists of newly renovated loft-style office space with numerous restrooms. Two docks and a drive-in door at the rear of the building access a 26' clear height loading area. Industrial zoning allows a wide variety of in-demand uses.

## PROPERTY HIGHLIGHTS

- Recently renovated versatile property suitable to a variety of business uses
- One drive-in and two docks, low-bay warehouse space and office space
- Located less than 1/4 mile from the new Cameron Street interchange off of 
- Industrial zoning

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425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

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## PROPERTY DETAILS

Number of Buildings	1
Building Size	11,971 SF
Lot Size	0.52 Ac
Building Class	B
Tenancy	Single or Multi
Number of Floors	2
Restrooms	Multiple   ADA Accessible
Parking	On-Site; 10-15 Spaces
Year Built	1982

## MARKET DETAILS

Cross Streets	Cameron & Sycamore (signalized)
Traffic Count at Intersection	± 15,000 VPD
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Industrial
Permitted Uses	Auto Repair, Brewery/Distillery, Food Manufacturing, Warehouse/ Distribution, Manufacturing, Wholesaling, Contractor's Facility

## BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat
Power	3 Phase 200 Amp
HVAC	Central HVAC, hung gas heaters in warehouse
Sprinklers	No
Security	Yes, Building Access
Signage	Building Façade

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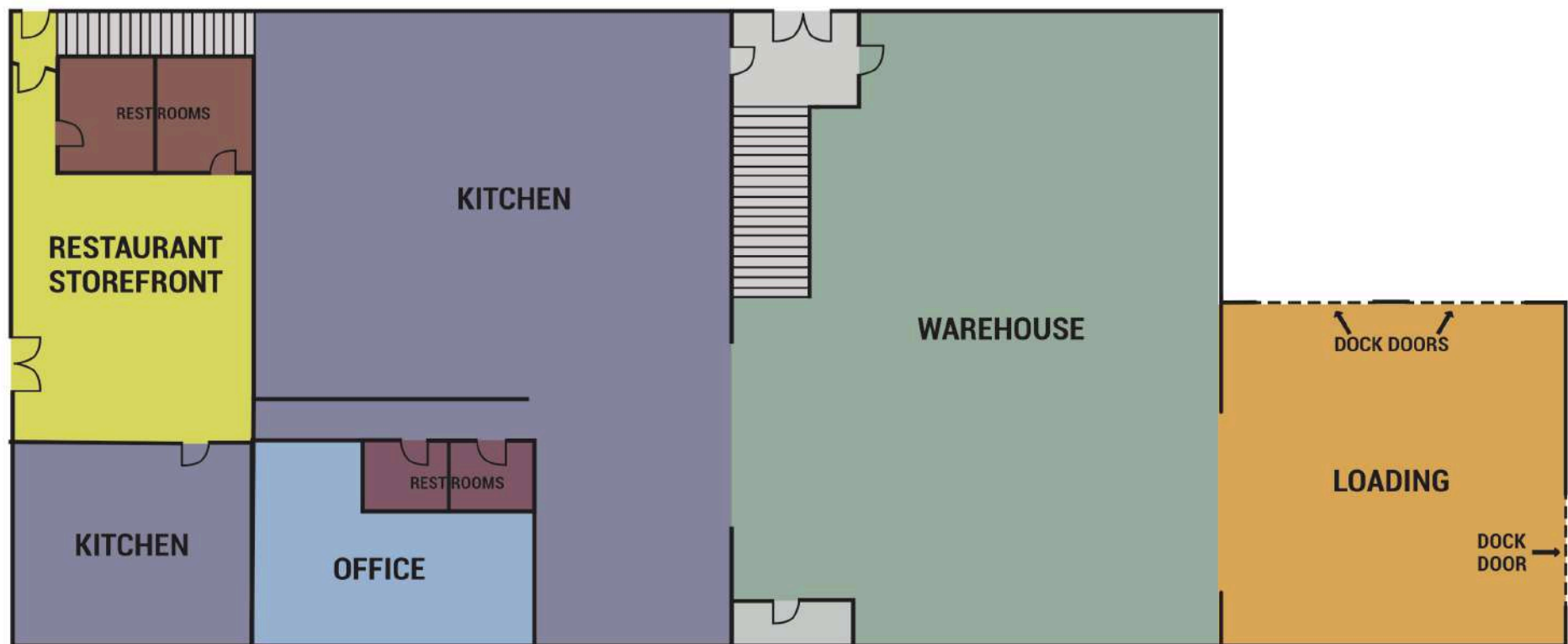




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1<sup>ST</sup> FLOOR PLAN



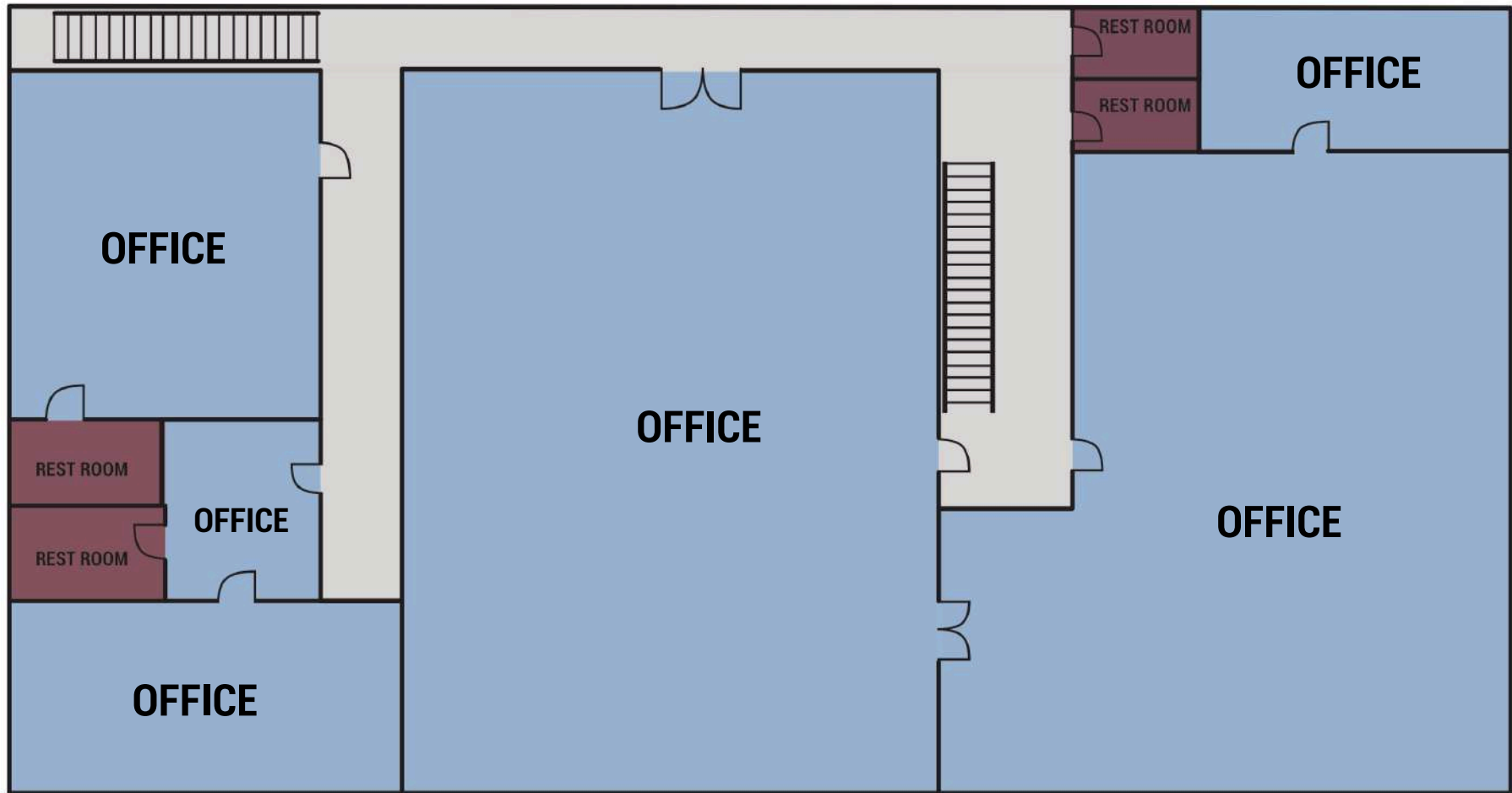




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2<sup>ND</sup> FLOOR PLAN



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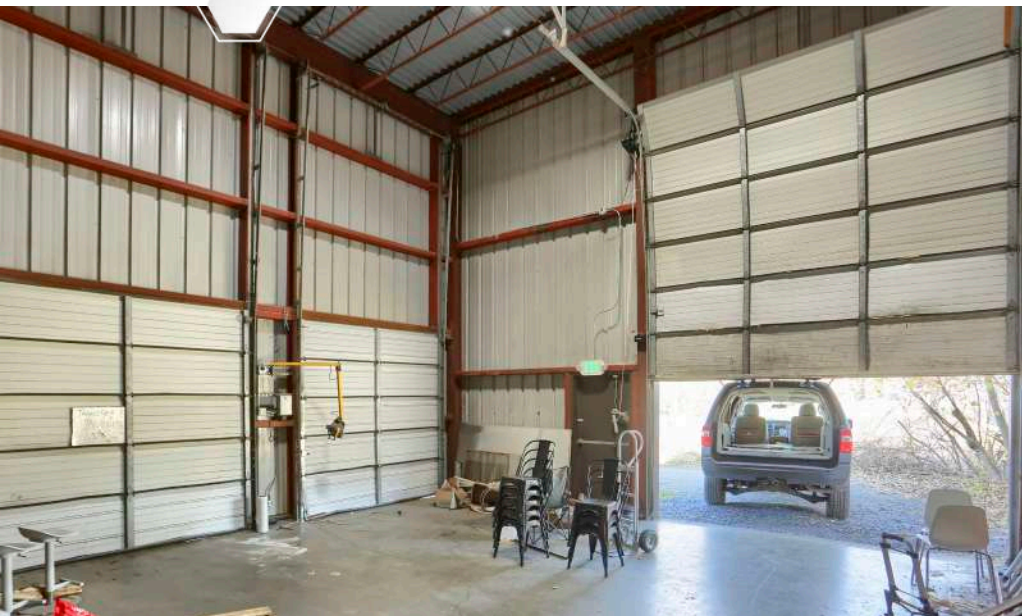




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1070 S CAMERON STREET  
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ADDITIONAL PHOTOS



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LOCATION



PHOENIX PARK



Google



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# INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET  
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AREA



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# INDUSTRIAL INVESTMENT PROPERTY FOR SALE

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## DEMOGRAPHICS

### POPULATION

1 MILE	14,787
2 MILE	106,430
3 MILE	193,991

### HOUSEHOLDS

1 MILE	5,858
2 MILE	44,895
3 MILE	80,713

### AVERAGE HOUSEHOLD INCOME

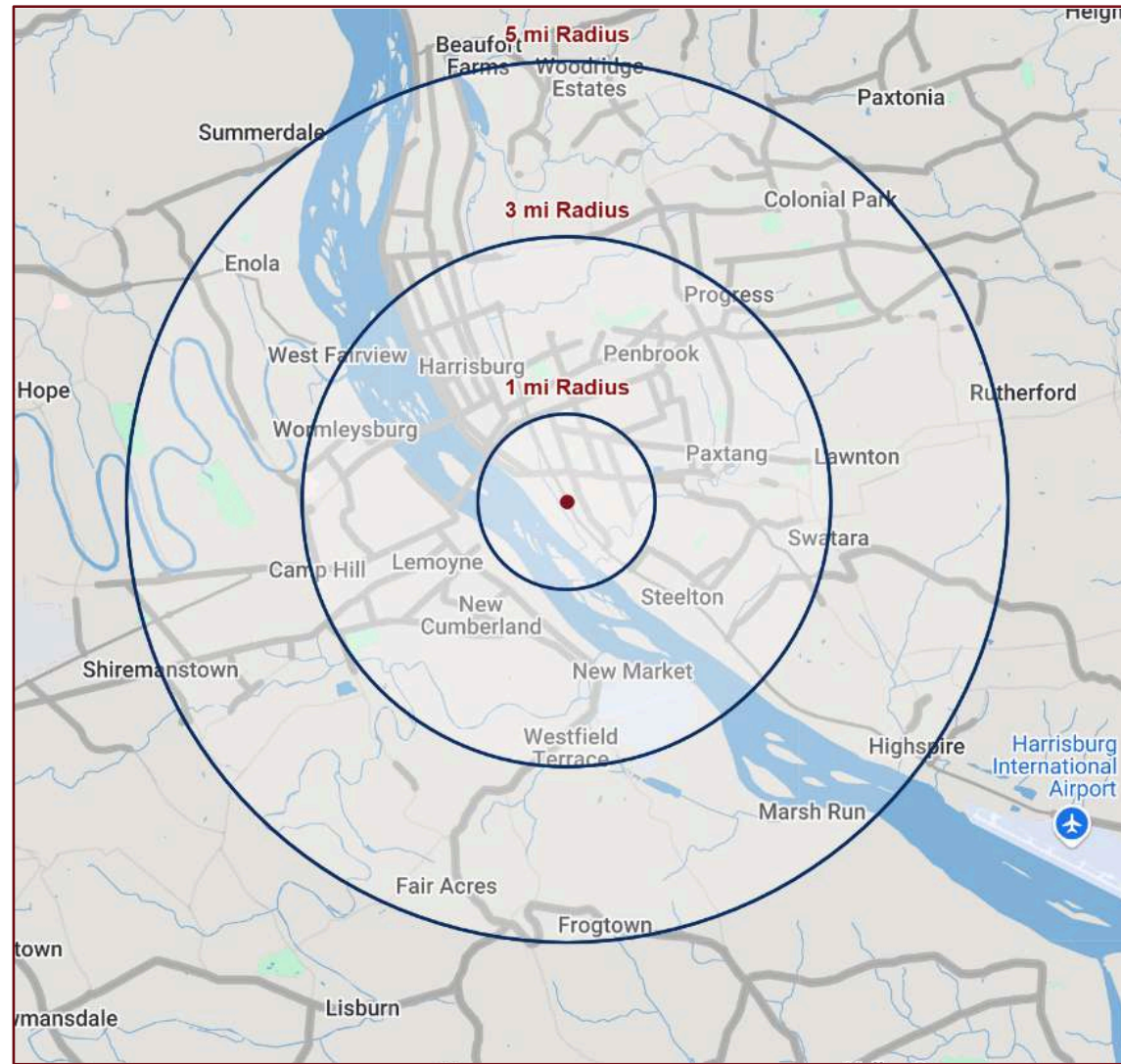
1 MILE	\$59,242
2 MILE	\$84,179
3 MILE	\$93,492

### TOTAL BUSINESSES

1 MILE	436
2 MILE	5,048
3 MILE	8,830

### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	8,877
2 MILE	85,243
3 MILE	143,098







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## AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark. The I-83 expansion project in Harrisburg, PA aims to address congestion and improve safety by widening the highway and reconfiguring key interchanges. Once complete, the project is poised to enhance connectivity, reduce commute times, and potentially drive more foot traffic and economic growth for local enterprises in the long term.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



## HARRISBURG DEMOGRAPHICS

					
POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
50,730	21,818	\$66,864	32.0	2,538	52,337

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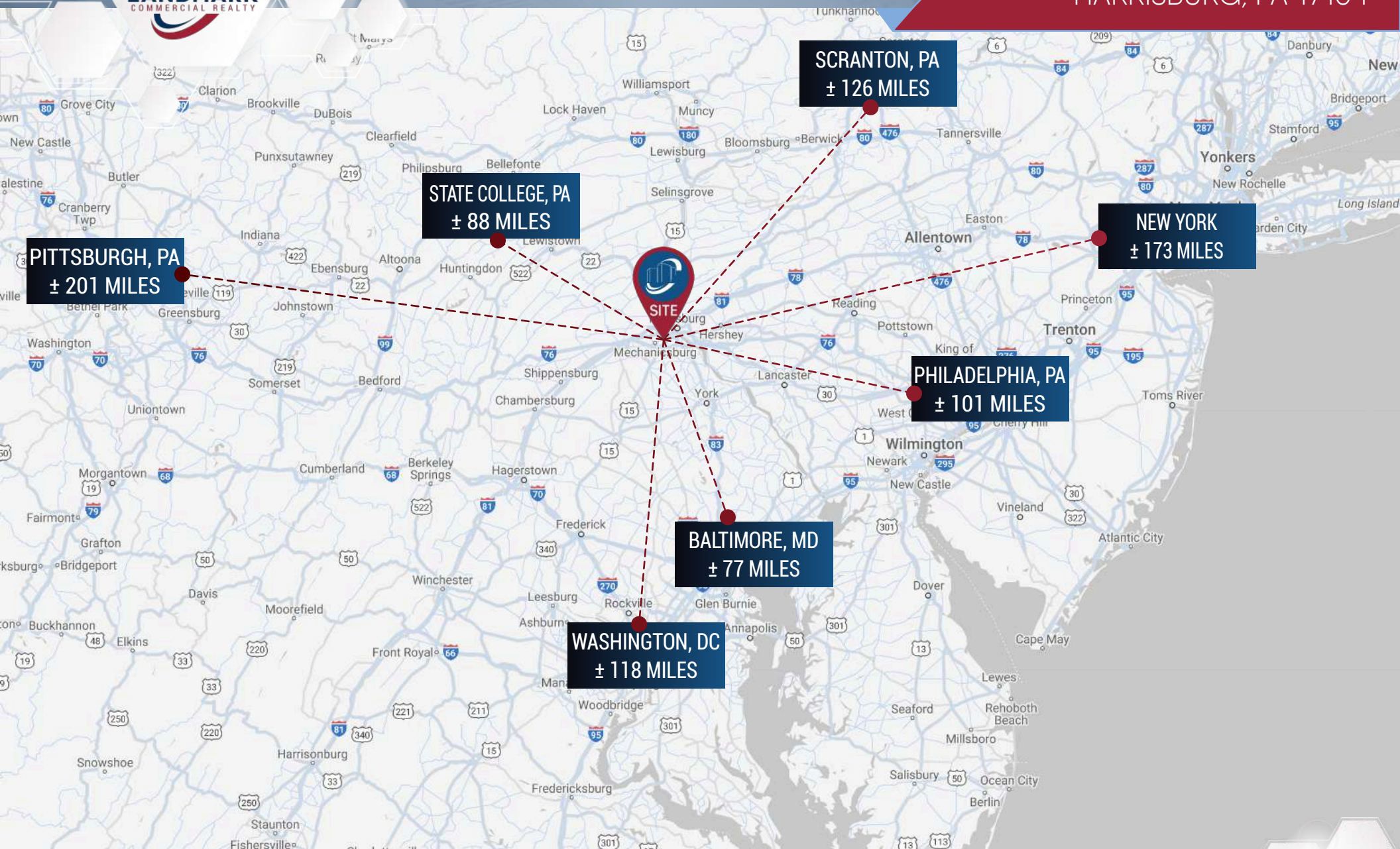
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