



Industrial Investment Property
FOR SALE

1070 S CAMERON STREET, HARRISBURG, PA

INDUSTRIAL INVESTMENT PROPERTY FOR SALE



1070 S CAMERON STREET
HARRISBURG, PA 17104



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.

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 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



INDUSTRIAL INVESTMENT PROPERTY FOR SALE



1070 S CAMERON STREET
HARRISBURG, PA 17104

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

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

TCN
WORLDWIDE
REAL ESTATE SERVICES

2

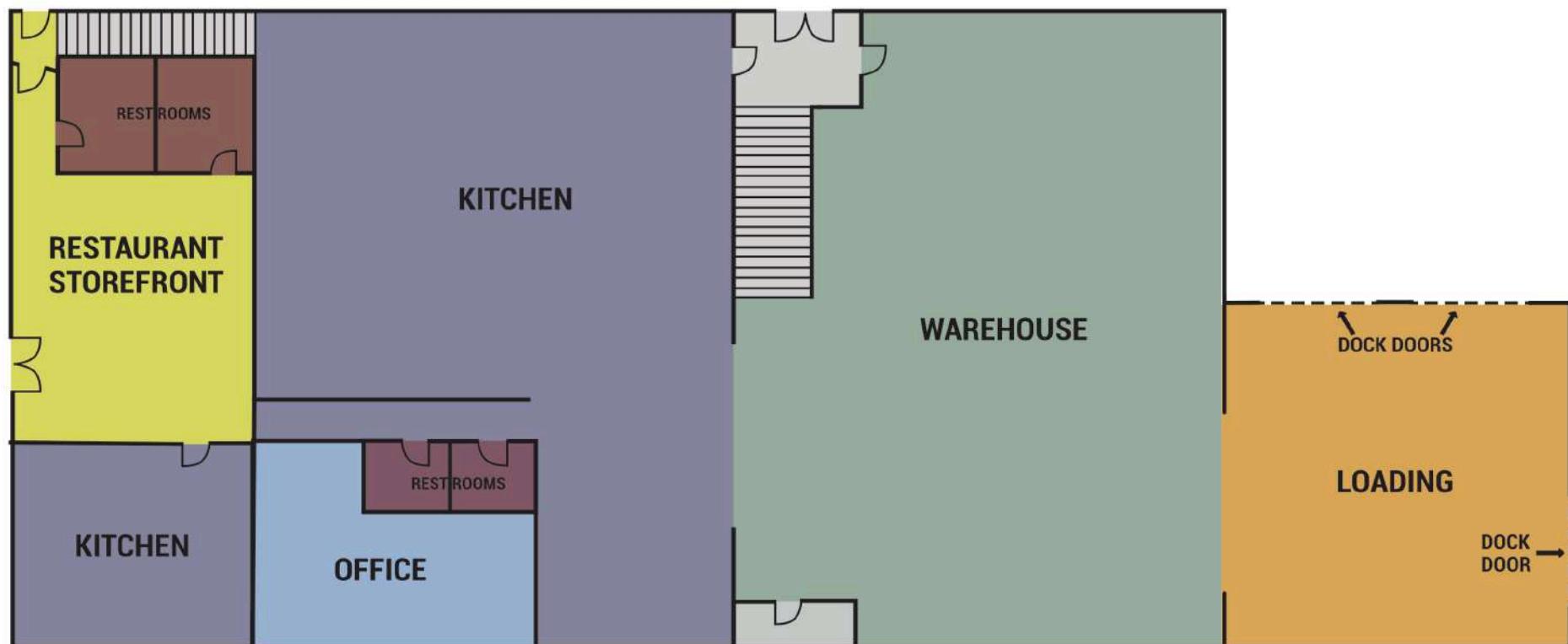
LANDMARKCR.COM



INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET
HARRISBURG, PA 17104

1ST FLOOR PLAN



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

LANDMARKCR.COM

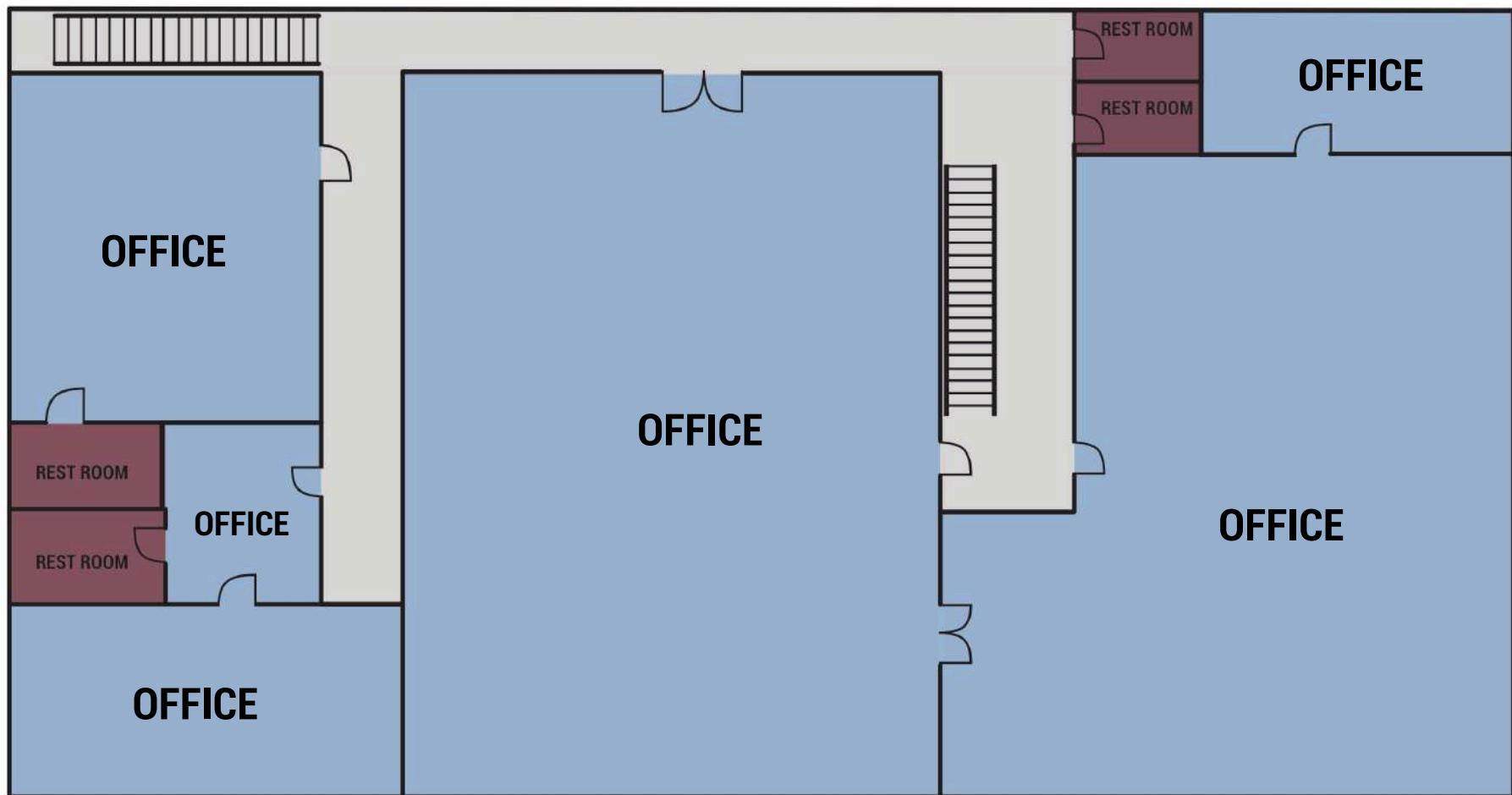




INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET
HARRISBURG, PA 17104

2ND FLOOR PLAN



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

LANDMARKCR.COM

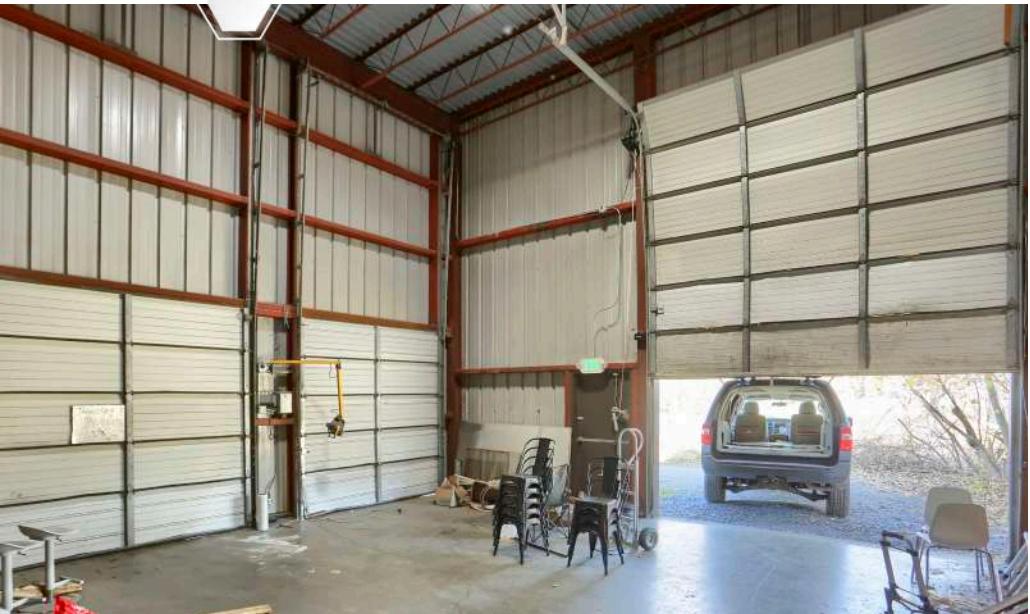
TCN
WORLDWIDE
REAL ESTATE SERVICES



INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET
HARRISBURG, PA 17104

ADDITIONAL PHOTOS



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET
HARRISBURG, PA 17104



PHOENIX PARK



LOCATION

SUSQUEHANNA RIVER



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

Google

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

6

TCN
WORLDCLOUD
REAL ESTATE SERVICES

LANDMARKCR.COM



INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET
HARRISBURG, PA 17104

AREA



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES



INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET
HARRISBURG, PA 17104

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

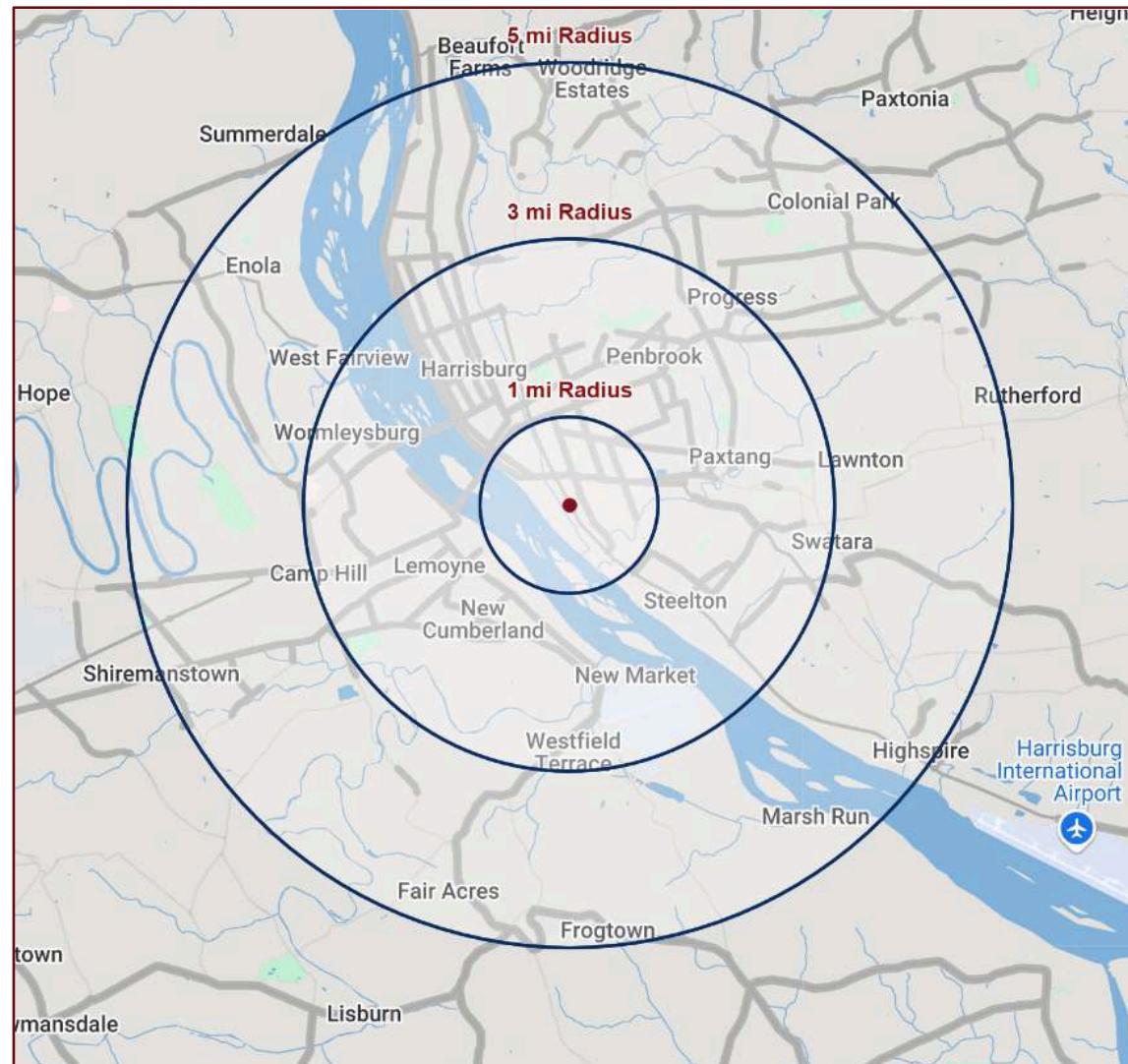
1 MILE	\$59,242
2 MILE	\$84,179
3 MILE	\$93,492

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





INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET
HARRISBURG, PA 17104

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

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011

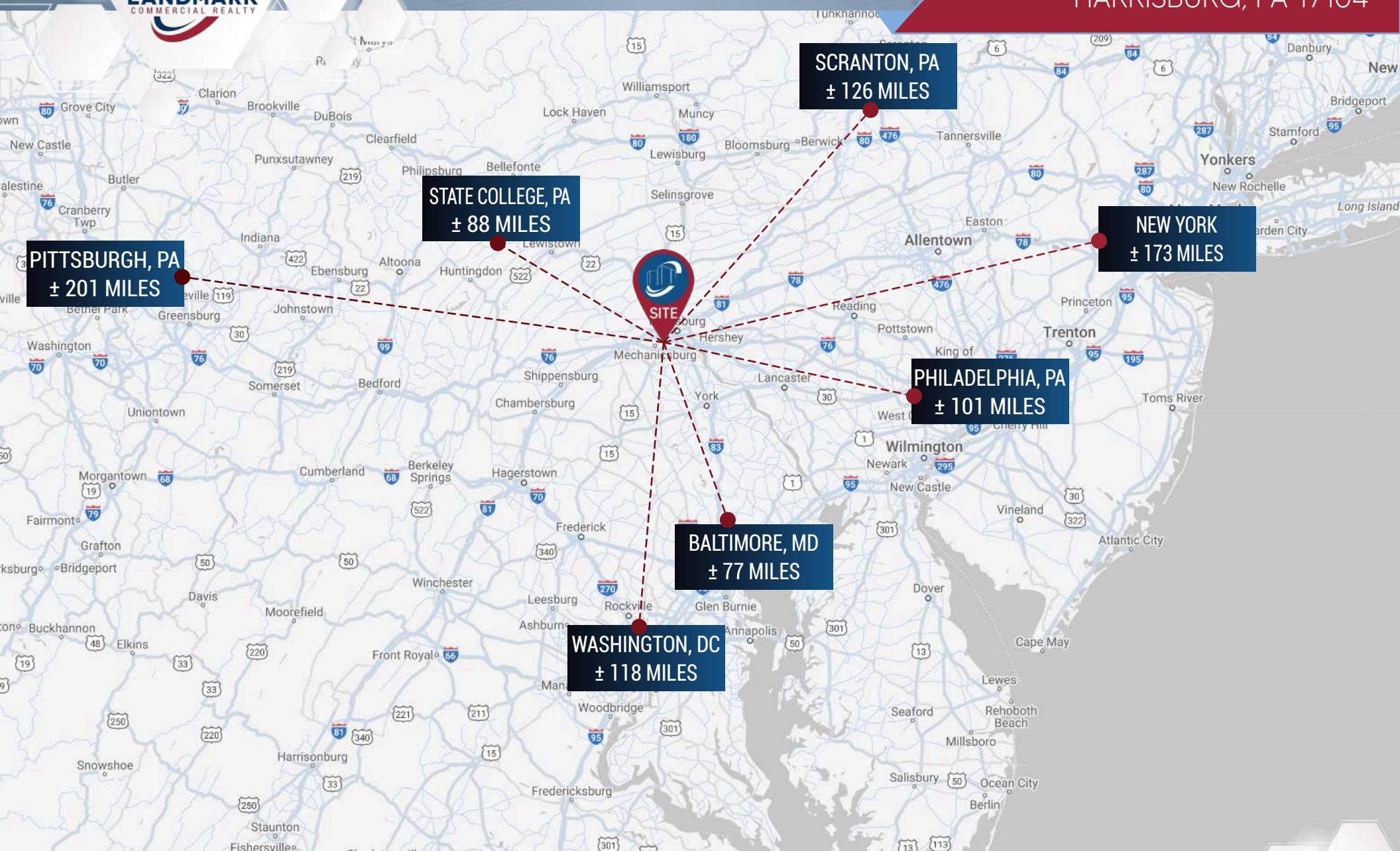
LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

INDUSTRIAL INVESTMENT PROPERTY FOR SALE



1070 S CAMERON STREET
HARRISBURG, PA 17104



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

NICK SALLACK
SENIOR ASSOCIATE
NSALLACK@LandmarkCR.com
C: 717.829.4011



INDUSTRIAL INVESTMENT PROPERTY FOR SALE

1070 S CAMERON STREET
HARRISBURG, PA 17104

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.