

EXECUTIVE SUMMARY



PROPERTY SUMMARY

County:	Cumberland
Township:	Hampden Township
Tax ID:	10-22-0529-004
Available SF:	7,072 SF
Lease Rate:	\$9.95 SF/yr (NNN)
Lot Size:	3.79 Acres
Building Size:	42,700 SF
Grade Level Doors:	13
Dock High Doors:	2
Year Built:	1981
Renovated:	2018
Zoning:	Industrial General
Cross Streets:	Trindle Road



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PROPERTY OVERVIEW

Great opportunity to lease industrial flex space in Hampden Township. Small suite with general industrial zoning make this an attractive option. Abundant parking and outside storage options exist. Quick connection via Rt. 581 Capitol Beltway to I-83, & I-81 transportation corridors. Hard to find infill location. Industrial rental rates along heavily traveled (Rt. 641) Trindle Road commercial corridor.

PROPERTY HIGHLIGHTS

- (2) grade level drive-in doors
- Excellent location and zoning for contractor pickup, service and repair uses, transportation, warehousing & supply distributors
- Numerous amenities exist within one (1) mile radius
- Property underwent full renovation in 2018
- Abundant parking and material staging area
- Flexible zoning permits commercial and industrial uses

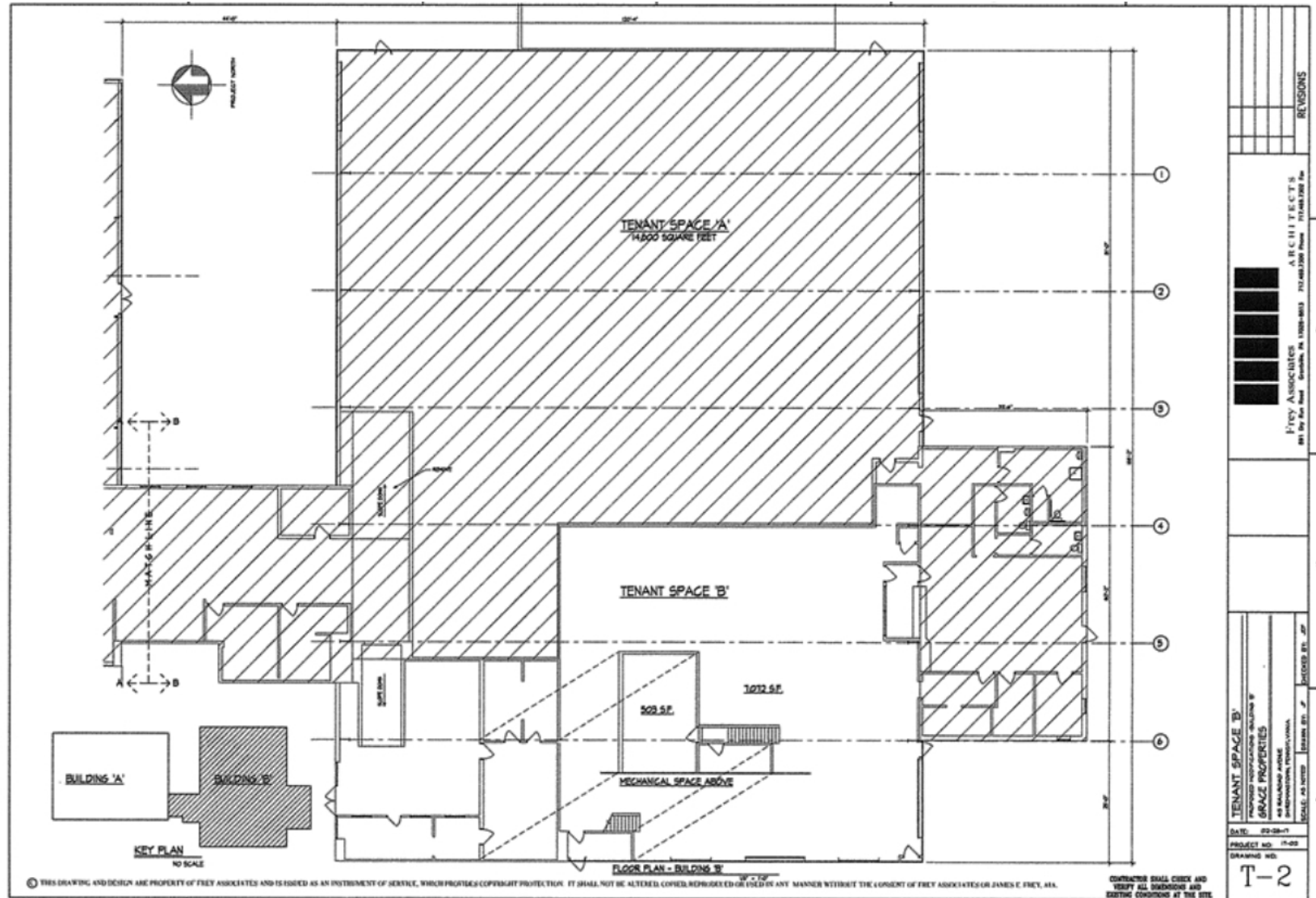
ADDITIONAL PHOTOS



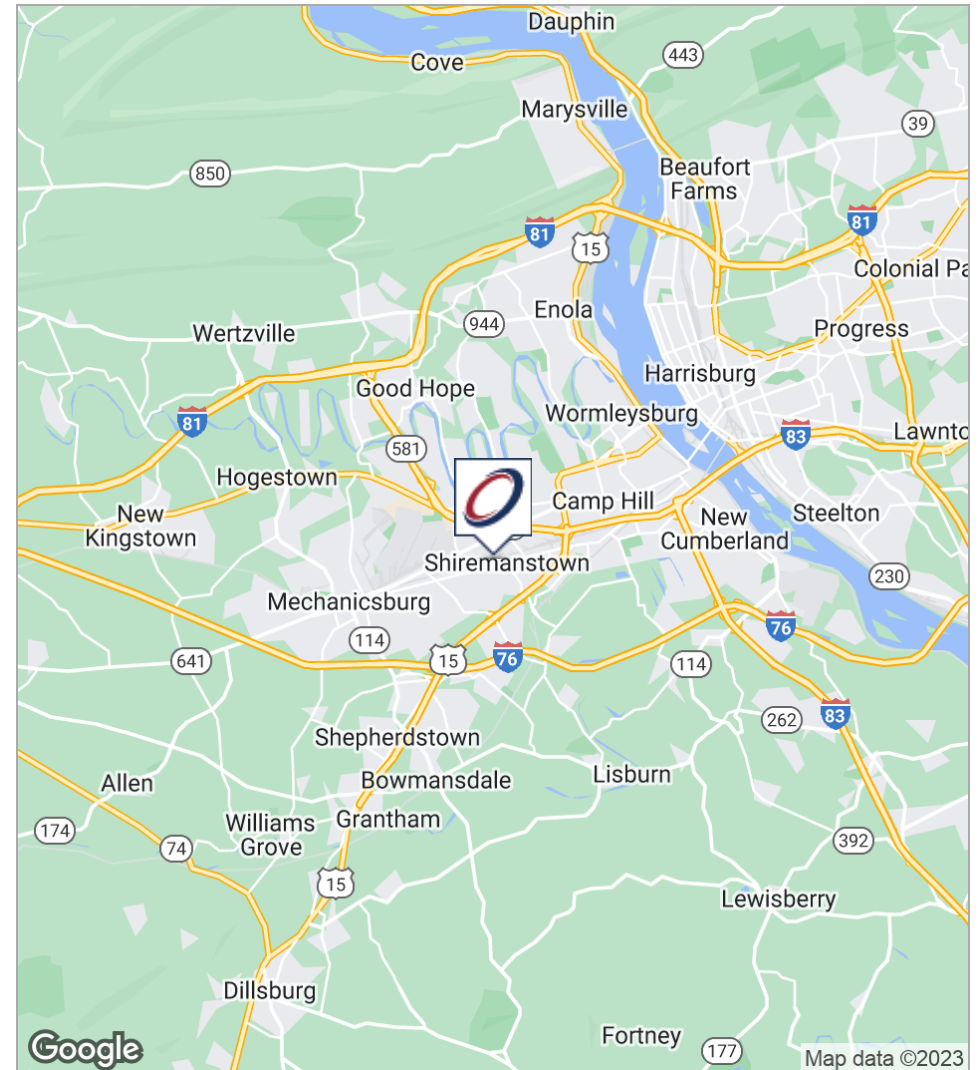
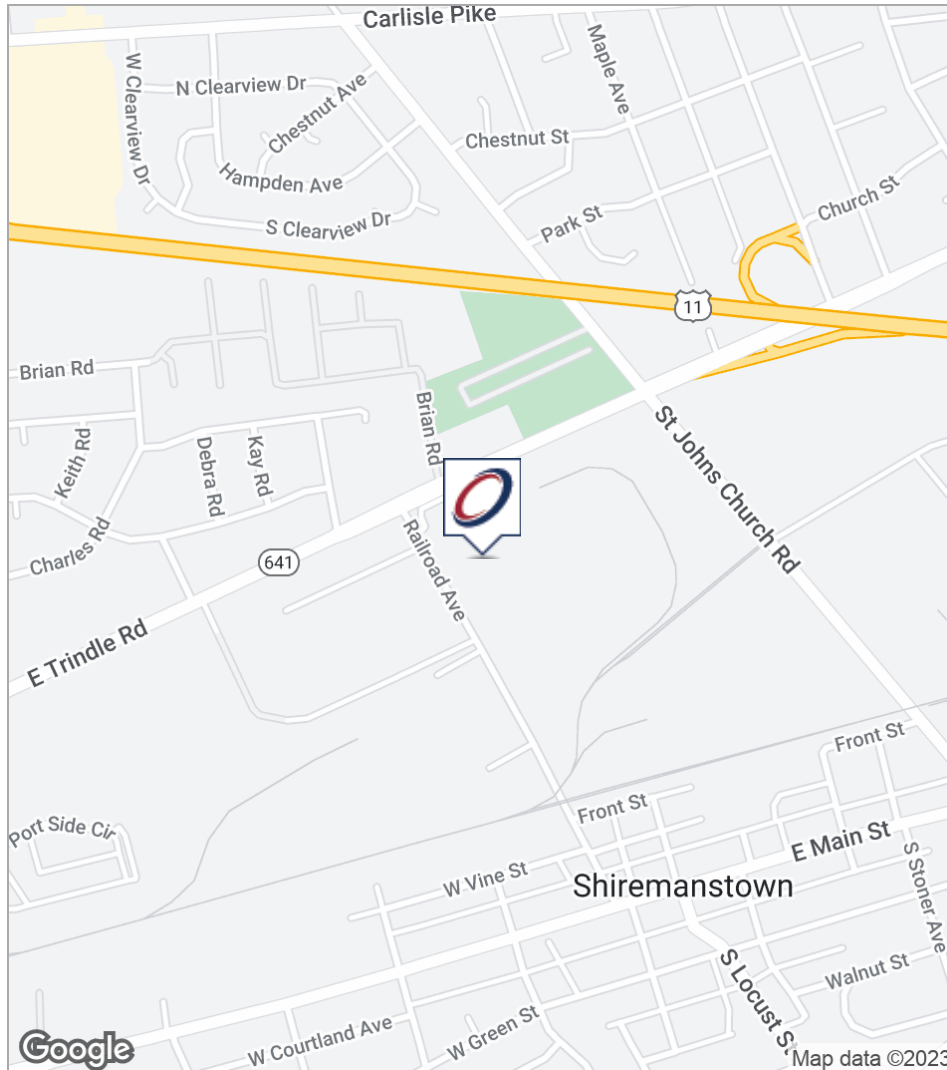
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FLOORPLAN



LOCATION MAPS

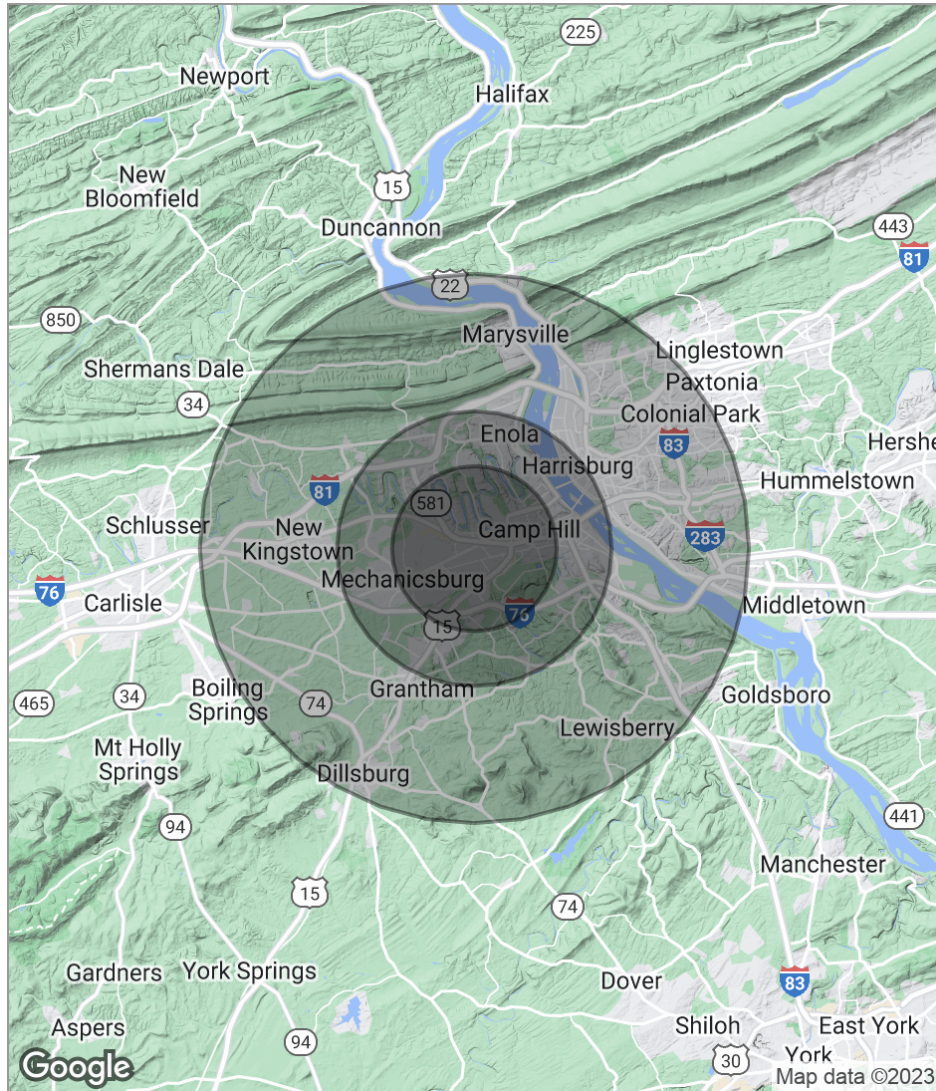


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DEMOGRAPHICS MAP



	3 Miles	5 Miles	10 Miles
Total Population	55,417	134,954	328,232
Population Density	1,960	1,718	1,045
Median Age	43.2	41.4	39.3
Median Age (Male)	40.3	39.4	37.5
Median Age (Female)	44.5	42.2	40.3
Total Households	23,881	57,698	135,428
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$79,712	\$77,174	\$69,527
Average House Value	\$191,414	\$201,303	\$179,498

CUSTOM PAGE

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



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