


INDUSTRIAL PROPERTY  
**FOR SALE**

**3909 TECPORT DRIVE**  
HARRISBURG, PA 17111



**Daniel J. Alderman**  
dalderman@naicir.com | 717 761 5070

**David Alderman**  
davidalderman@naicir.com | 717 761 5070

 1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)

**NAICIR**

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



# 3909 TECPORT DRIVE

## PROPERTY DETAILS

**FOR SALE**  
**\$2,775,000**

### OFFERING SUMMARY

Sale Price	\$2,775,000
Number of Units	1
Lot Size	3.09 Acres
Building Size	20,380 SF

### PROPERTY SUMMARY

Address	3909 Tecport Drive Harrisburg, PA 17111
Municipality	Swatara
County	Dauphin
Tax Parcel #	63-027-289
Office Size	17,680 SF
Warehouse Size	2,700 SF
Year Built	2003

### PROPERTY HIGHLIGHTS

- Attractive masonry one-story building
- 1 dock, 1 drive-in door
- Zoning permits a wide range of industrial and commercial uses.
- Large lot with ample parking
- Convenient access to highway system
- Clear story interior design providing abundant natural light
- Owner is a licensed real estate Broker in California

### PROPERTY DESCRIPTION

This building is roughly 20,380 SF in a one-story masonry structure built in 2003. The floor plan is open and functional for many uses, from office to flex and industrial. The building offers high ceilings, with ceiling heights ranging from 9' to 20'. Building offers an abundance of natural light.

### LOCATION DESCRIPTION

Tecport Business Center located near the Eisenhower Interchange with convenient access to I-83, Route 283, I-81, and the PA Turnpike.



### BUILDING INFORMATION

Construction	Masonry
# of Floors	1
Restrooms	Two; with showers
HVAC	Gas and electric
Electrical Capacity	1,200 Amps
Lighting	LED
Roof	Rubber and metal - original
Ceilings	9'3"- 20'
Ceiling Description	2x4 acoustic tiles
Walls	Drywall
Floor Type	Concrete
Basement	None
Business ID Sign	Yes
Parking Spaces	88; 6 accessible incl.

### UTILITIES & ZONING

Zoning	ML-Manufacturing Limited; permits storage and distribution centers, low impact operations, limited commercial uses, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.
Water & Sewer	Public


**Daniel J. Alderman**

dalderman@naicir.com | 717 761 5070

**David Alderman**

davidalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

 1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)

**NAICIR**



# 3909 TECPORT DRIVE

## INTERIOR PHOTOS

FOR SALE  
\$2,775,000



**Daniel J. Alderman**

dalderman@naicir.com | 717 761 5070

**David Alderman**

davidalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)

**NAICIR**



# 3909 TECPORT DRIVE

## EXTERIOR PHOTOS

**FOR SALE**  
\$2,775,000



**Daniel J. Alderman**

dalderman@naicir.com | 717 761 5070

**David Alderman**

davidalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)

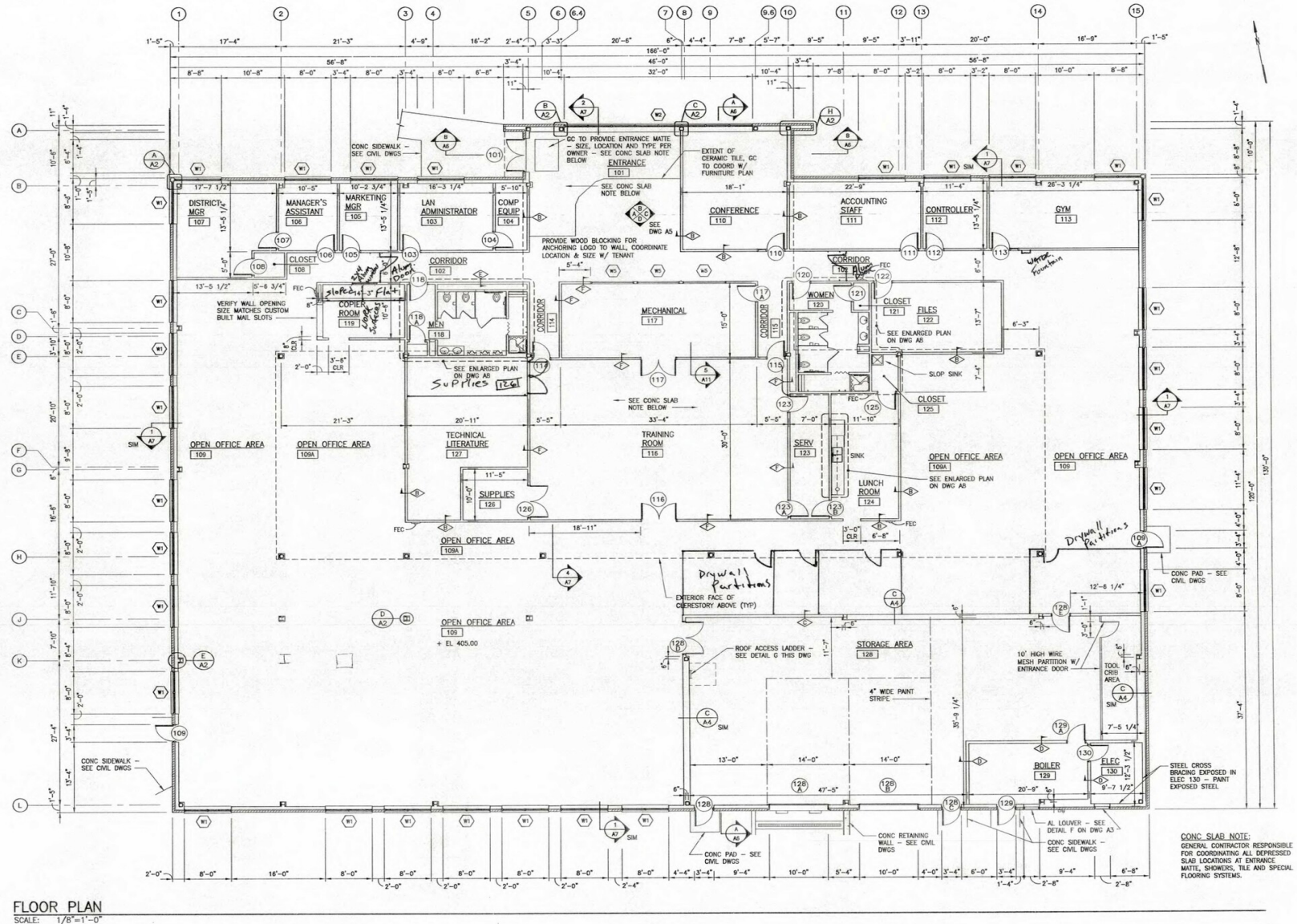
**NAICIR**



# 3909 TECPORT DRIVE

## FLOOR PLAN

**FOR SALE**  
\$2,775,000



**Daniel J. Alderman**

dalderman@naicir.com | 717 761 5070

**David Alderman**

davidalderman@naicir.com | 717 761 5070



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

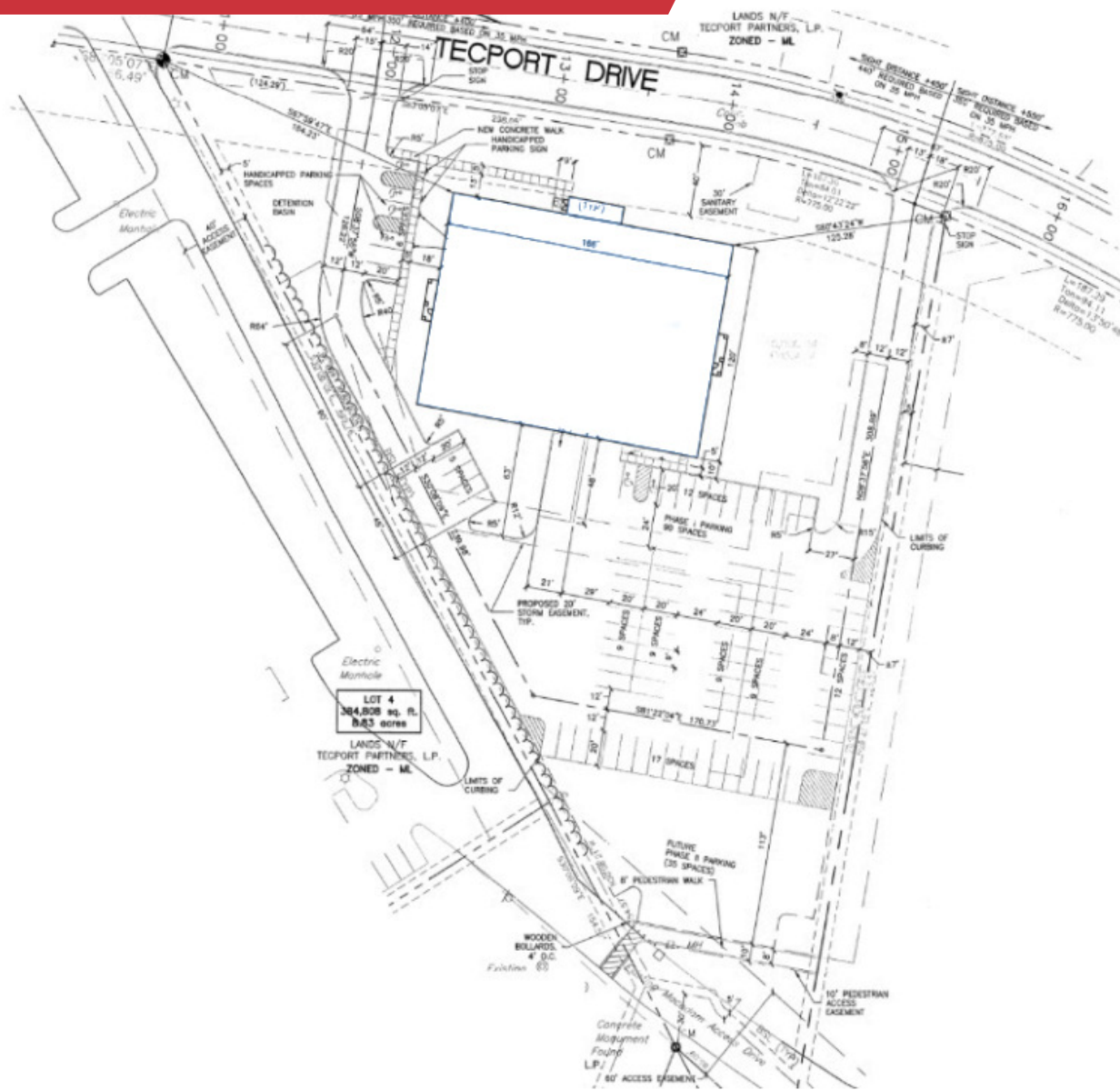
Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



# 3909 TECPORT DRIVE

## SITE PLAN

FOR SALE  
\$2,775,000



**Daniel J. Alderman**

dalderman@naicir.com | 717 761 5070

**David Alderman**

davidalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

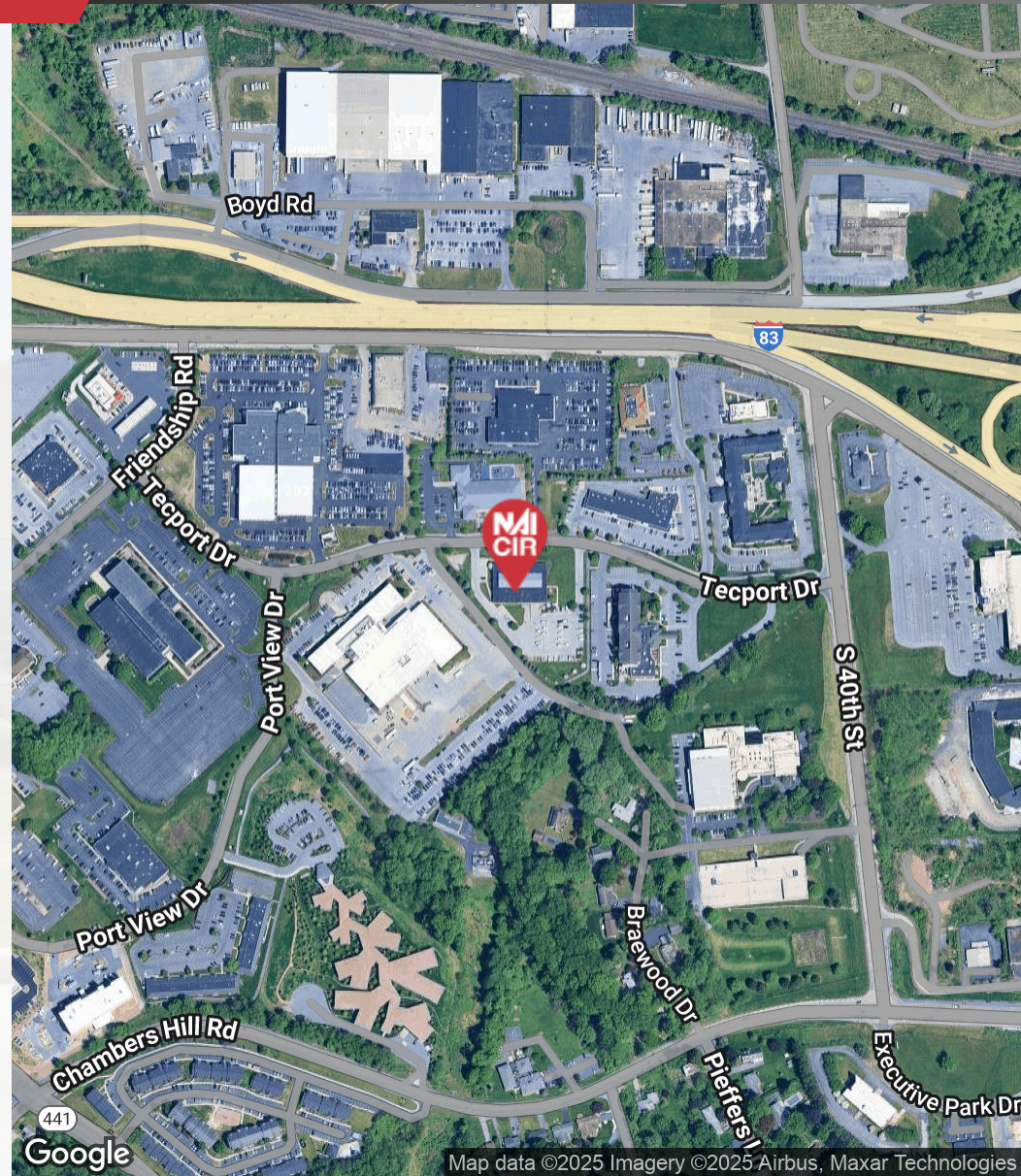
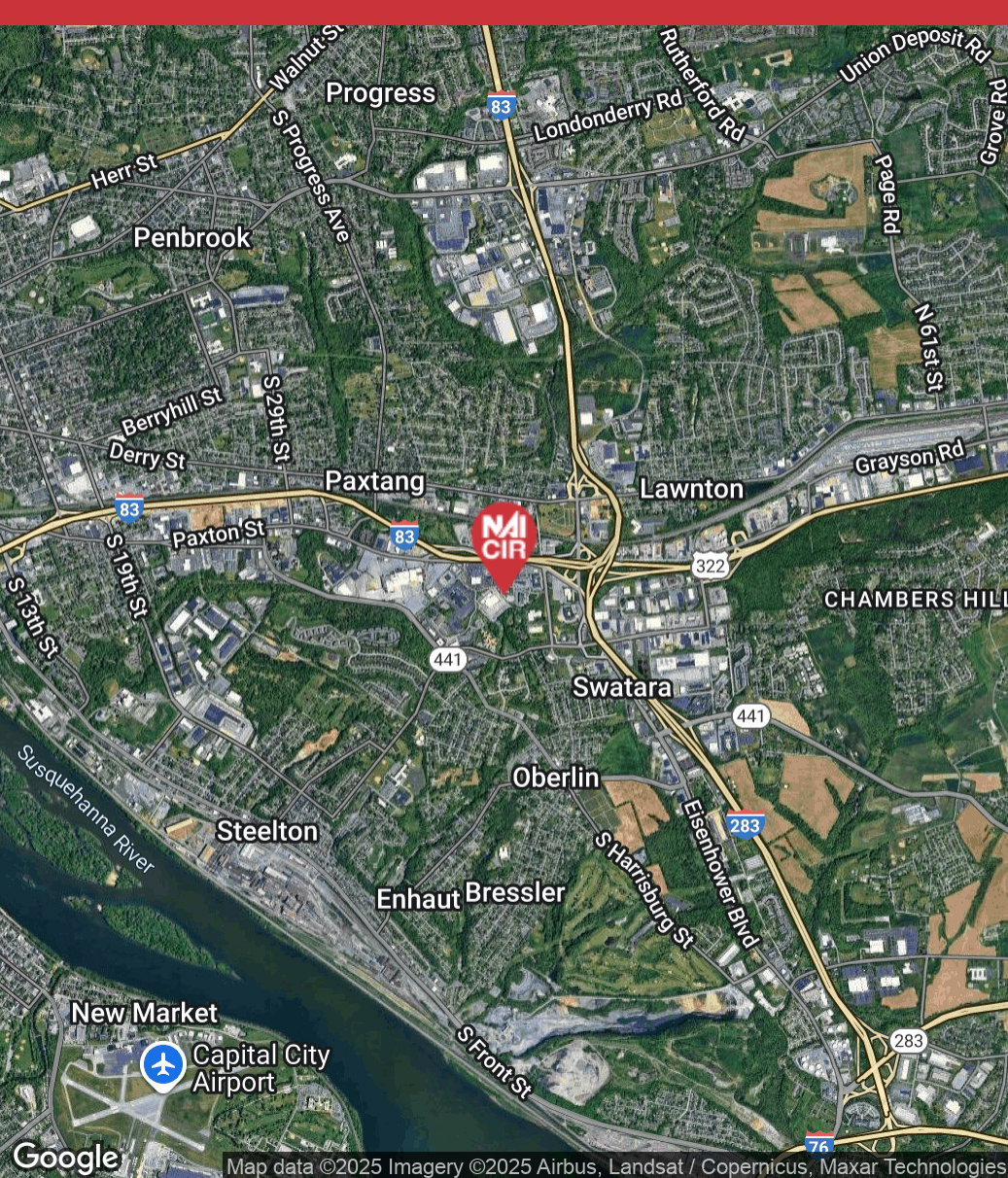
**NAICIR**



# 3909 TECPORT DRIVE

## LOCATION MAP

FOR SALE  
\$2,775,000



**Daniel J. Alderman**

dalderman@naicir.com | 717 761 5070

**David Alderman**

davidalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

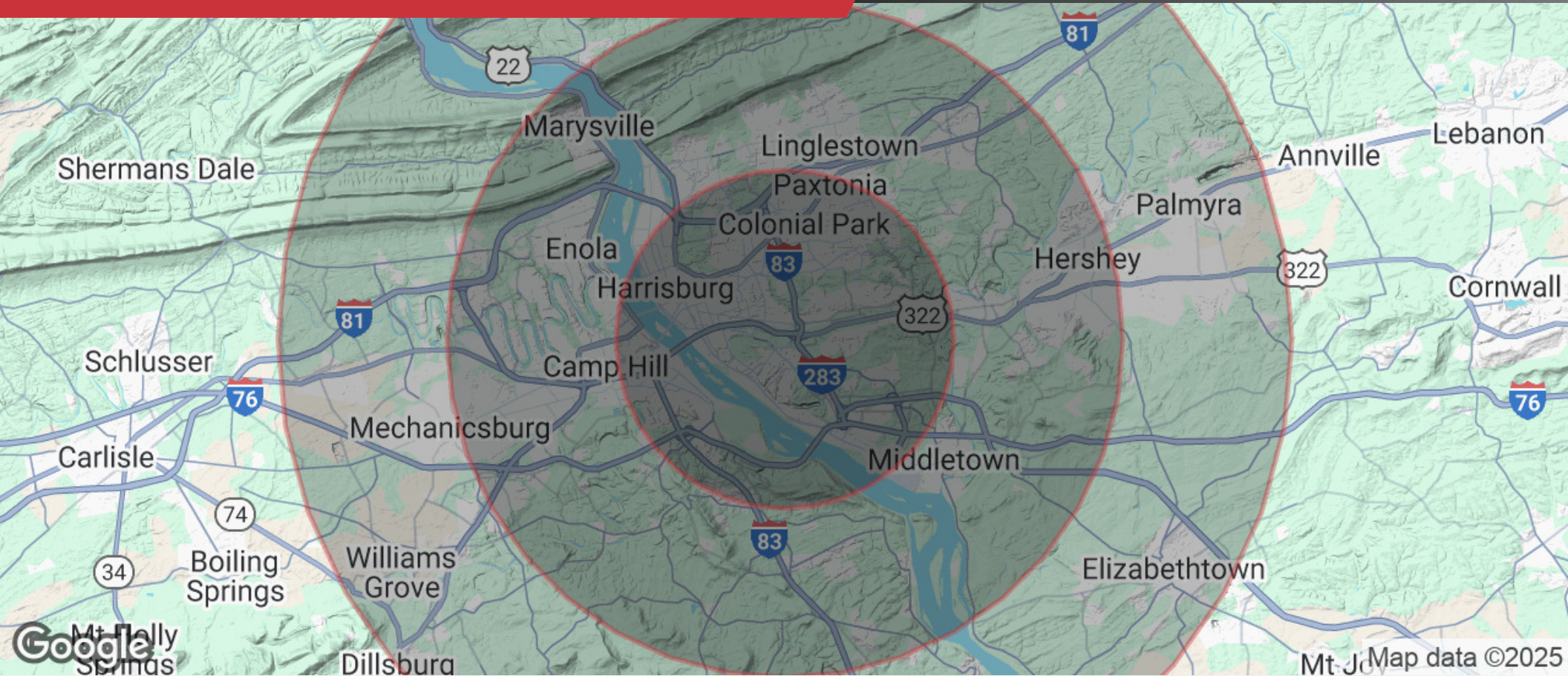


# 3909 TECPORT DRIVE

## DEMOGRAPHICS

FOR SALE


\$2,775,000



	POPULATION				HOUSEHOLDS				INCOME		
	5 MILES	10 MILES	15 MILES		5 MILES	10 MILES	15 MILES		5 MILES	10 MILES	15 MILES
	179,309	378,162	565,977		73,892	154,445	226,627		\$87,376	\$104,435	\$108,633

**Daniel J. Alderman**  
dalderman@naicir.com | 717 761 5070

**David Alderman**  
davidalderman@naicir.com | 717 761 5070

 1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A