



COMMERCIAL IOS FACILITY AVAILABLE

250 W FRANKLIN ST | STEELTON, PA



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(717) 731.1990






OFFERING SUMMARY

Sale Price	Subject to Offer
Lease Rate	\$7,950 /month
Lease Type	NNN
Building Size	2,500 SF
Lot Size	4.48 Acres
Building Type	Commercial IOS
Submarket	Harrisburg East
Municipality	Steelton Borough
County	Dauphin County

PROPERTY HIGHLIGHTS

- Rare industrial outdoor storage (IOS) facility available just off of Cameron St / N Front St (**230**) in Steelton, PA
- The property sits on a large 4.48 acre site that is ideal for outdoor storage, lay-down yard for equipment or raw materials, or trailer drop lot
- Property offers:
 - 2,500 SF industrial building with expansion potential
 - Fully secured yard with 2 access gates
- Secondary Commercial (C-2) zoning with Riverfront Revitalization Overlay allows for myriad of commercial uses with an opportunity take advantage of LERTA to redevelop the site
- Corporate neighbors include: Cleveland Cliffs Steelton Production Facility, UPS Regional Hub, UGI Energy Services, Capital Region Water, Steelton Borough Municipal, and "Steel Works" a high profile town center mixed-use development
- Close to 

PROPERTY DETAILS


Property Address	250 W Franklin St, Steelton, PA 17113
Property Type	Industrial Outdoor Storage Facility (IOS)
Building Size	2,500 SF
Lot Size	4.48 Acres
Year Built	1976
Drive In Doors	Three (3)
Clear Ceiling Height	18' - 25'
Parking	Ample
Construction	Steel
Framing	Steel Frame
Roof	Metal
Secured Yard	Yes
Power	Heavy
Water/Sewer	Public

Submarket	Harrisburg East
County	Dauphin
Municipality	Steelton Borough
Zoning	C-2 - Secondary Commercial
Zoning Overlay	Riverfront Revitalization
APN	61-016-002
Taxes	\$5,020.01 (2024)
Access	N Front St (PA-230)



'The Steel Works' Development
Transforming downtown Steelton with a new grocery store, brewpub, apartments and more
11/13/2018






STEEL WORKS APARTMENTS

- 41 Apartments
- 3,000 SF 1st Floor Commercial Space

NEIGHBORING TENANTS INCLUDE:

DOLLAR GENERAL

Home Today. Home for LIFE.



250 W FRANKLIN ST STEELTON, PA

COMMERCIAL IOS FACILITY FOR LEASE

AERIAL



LANDMARK COMMERCIAL REALTY
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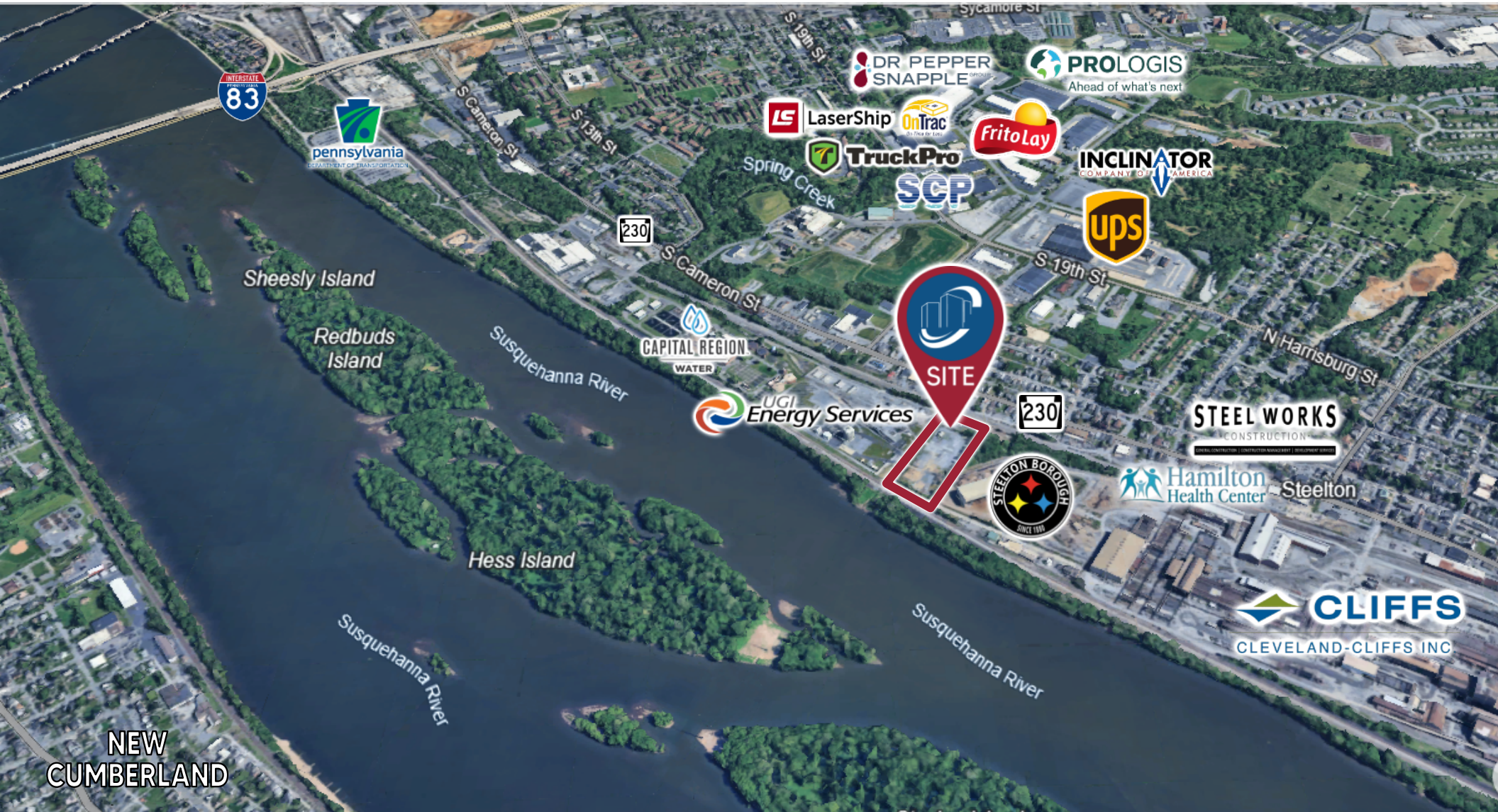


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SITE PLAN



TRADE AERIAL



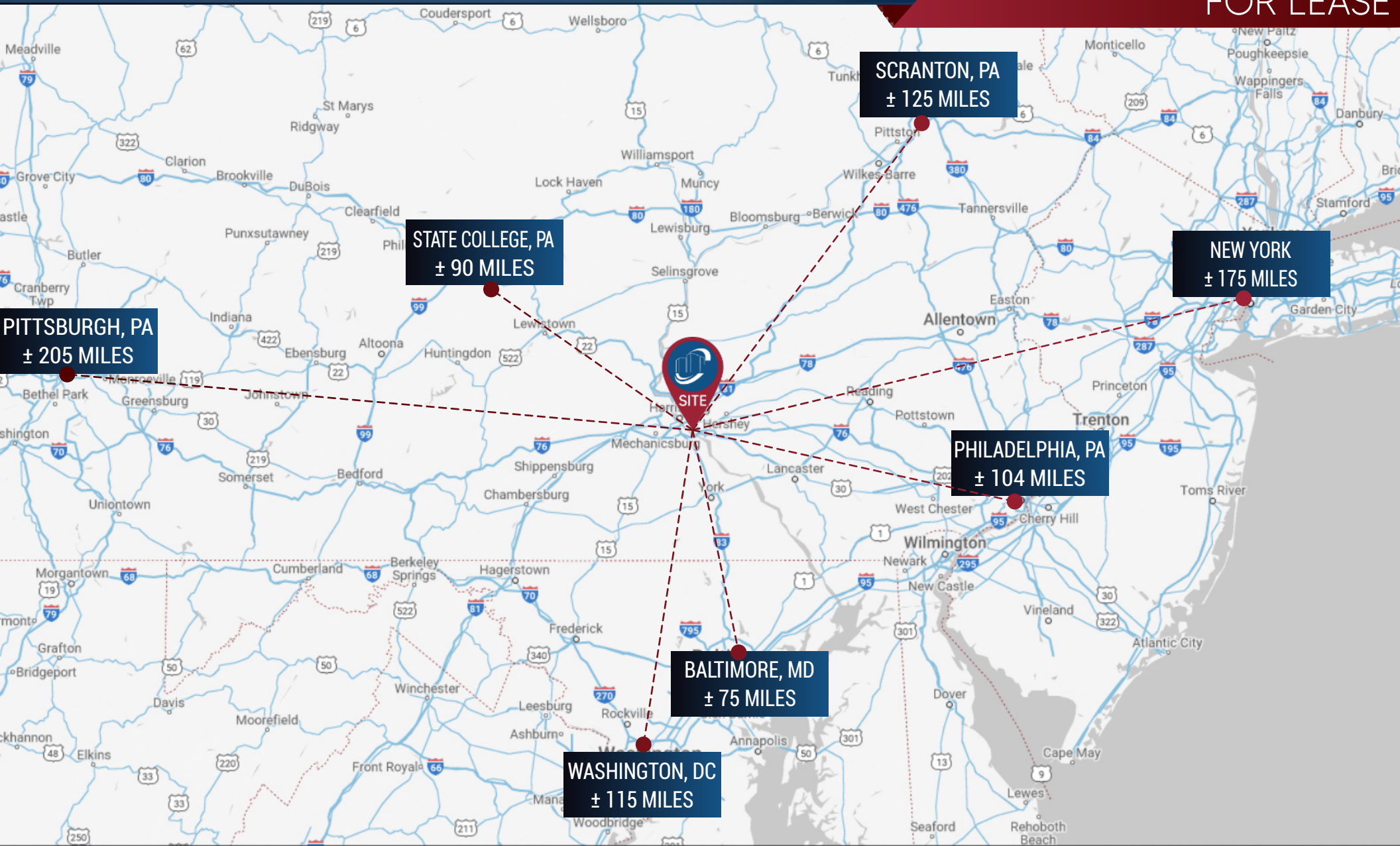
**NEW
CUMBERLAND**

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250 W FRANKLIN ST STEELTON, PA

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ABOUT THE AREA

STEELTON, is a small borough located in Dauphin County, situated along the eastern bank of the Susquehanna River. Steelton played a significant role in the American steel industry, earning it the nickname "The Steel Capital of Pennsylvania." The town's development was heavily influenced by the presence of the Pennsylvania Steel Company, which operated several steel mills in the area.

Throughout much of the 20th century, Steelton thrived as a bustling industrial community, attracting workers from various backgrounds seeking employment in the steel mills. In recent years, efforts have been made to revitalize the borough. Community organizations, local government, and residents have worked together on initiatives aimed at improving infrastructure, fostering economic development, and enhancing the quality of life for residents.

The borough also boasts a diverse community and a rich cultural heritage, with residents representing various ethnicities and backgrounds.



THE STEEL WORKS REVITALIZATION

Spearheaded by Integrated Development Partners, LLC (IDP), the "Steel Works"- Steelton Front Street Revitalization Project, located in the commercial town-center district, a busy, highly visible corridor on Front Street in the Borough that connects the City of Harrisburg to other municipalities and assets in Dauphin County Pennsylvania. This project is a strategic collaboration between IDP and Steelton Economic Development Corporation to revive Steelton's Main Street corridor with over 102,000 square feet of mixed-use development consisting of 51 market-rate ADA multi-family units, a grocery store, first floor retail and medical space.



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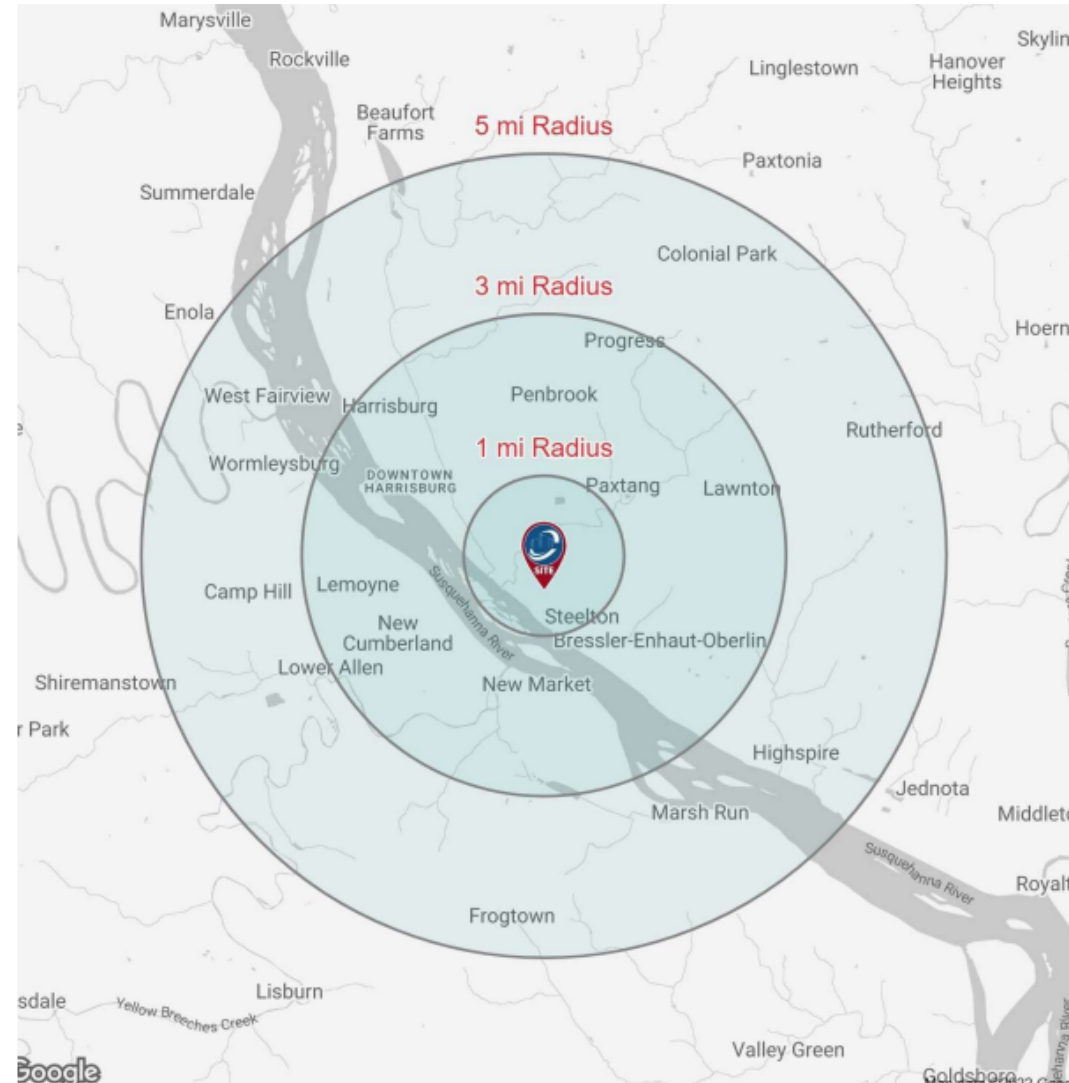


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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	79,804	179,127	426,906
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	32,402	73,229	172,153
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$78,025	\$89,160	\$107,857
Average House Value	\$183,599	\$224,769	\$292,169





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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 of 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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