



OFFICE BUILDING AVAILABLE

1171 S CAMERON STREET
HARRISBURG, PA




TCN
WORLDWIDE
REAL ESTATE SERVICES



HARRISBURG OFFICE BUILDING FOR SALE OR LEASE

ADDRESS	1171 S Cameron St Harrisburg, PA 17104
SALE PRICE	\$3,950,000
PRICE PER SF	\$32.51
AVAILABLE SF	10,000 - 121,518 SF
LEASE RATE	\$18.95 SF/yr
BUILDING SIZE	121,518 SF
LOT SIZE	4.51 Acres
FLOORS	3
AVERAGE FLOOR SIZE	40,506 SF
YEAR BUILT / RENOVATED	1989 / 2015
PARKING	389 Spaces
PARKING RATIO	3.2/1,000 SF
ZONING	Industrial
COUNTY	Dauphin
MUNICIPALITY	City of Harrisburg
APN	01-028-030 01-049-002
TAXES	\$301,017 (2024)

PROPERTY HIGHLIGHTS

- New Improved Price! Opportunity to lease or purchase 121,518 SF former DGS HQ building on South Cameron Street (PA-230) adjacent to new I-83 Cameron St exit
- Site features abundant on-site parking which includes a satellite lot for additional parking totaling 4.51 acres
- Opportunity for redevelopment of property which is located in the Industrial zoning district
- Excellent location just south of Harrisburg's Central Business District with easy access to State Capitol Complex, UPMC Harrisburg Hospital Campus, new Federal Courthouse.
- Many local amenities including City Island, Riverfront Park, Broadstreet Market, National Civil War Museum, Strawberry Square mixed use development, and Resivoir Park.
- Close to 



OFFICE BUILDING AVAILABLE

1171 S CAMERON STREET
HARRISBURG, PA

INVESTMENT OVERVIEW

The subject property is a three-story office building located on South Cameron Street (PA-230) in the City of Harrisburg, PA. The property consists of two parcels totaling 4.51 acres with the building and primary parking sitting on 3.72 acres and a 0.79 acre satellite parking lot located at 1000 Cameron St, just a short walk down Cameron Street. The building was built in 1989 and was previously fully leased to the Commonwealth of Pennsylvania Government and served as the Headquarters for the Department of Labor & Industry Bureau of Workers Compensation.

The property is highly visible with excellent signage opportunity with 600 feet of frontage on Cameron St. The building has potential for redevelopment due to being located in the Industrial zoning district which allows for a multitude of industrial and non-industrial uses by right including medical/dental office or laboratory, self storage, manufacturing or assembly, distribution, building supply and material sales/wholesale, heavy equipment sales or service, lumber yard, emergency services, hospital facility, convenience store with gas, distillery, brewery, refinery, or the property can remain a HQ professional office building.



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

JASON GRACE, CCIM, SIOR
CEO & Managing Principal
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
President & Executive Managing Director
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM



SUSQUEHANNA RIVER



HARRISBURG CENTRAL
BUSINESS DISTRICT



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

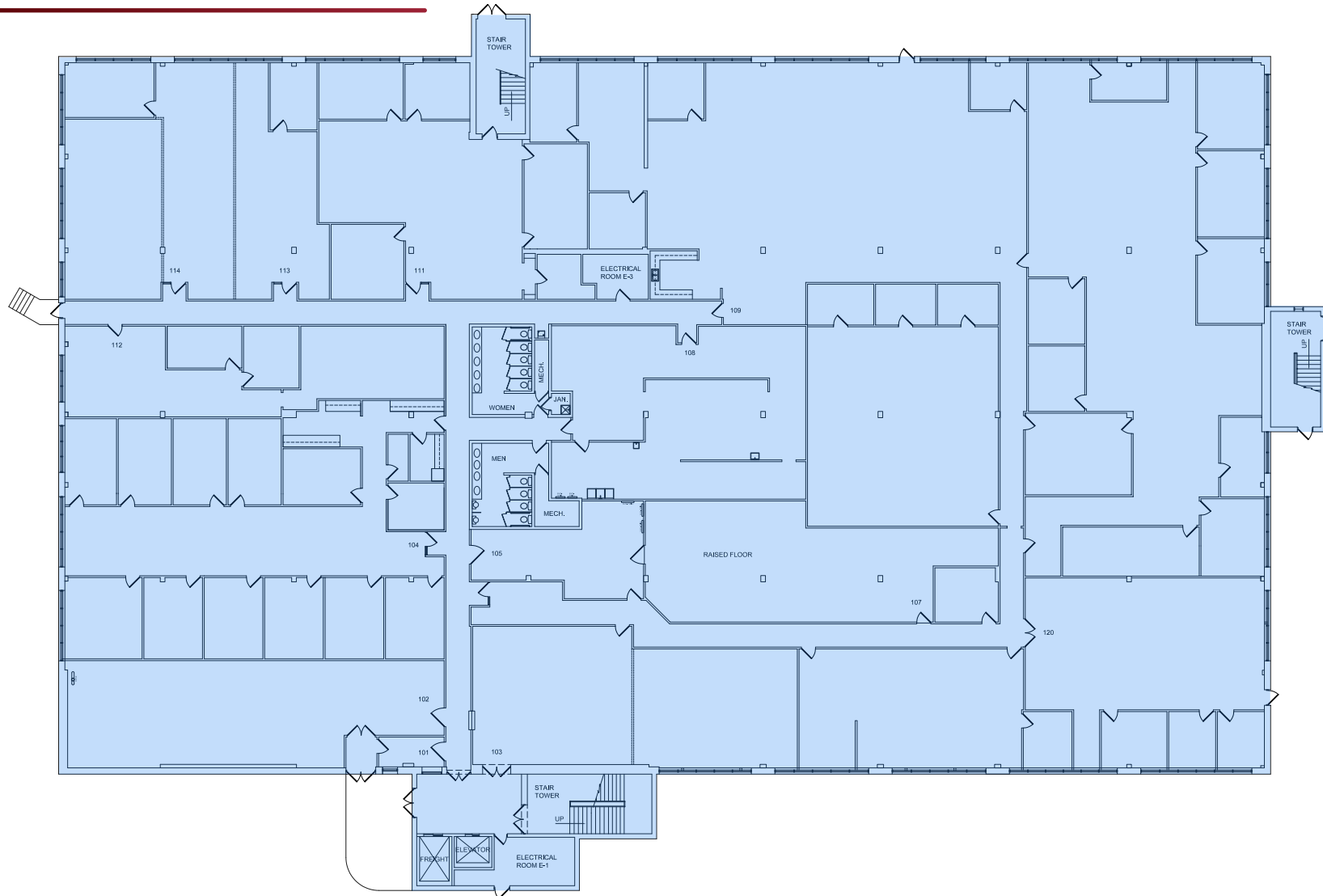
JASON GRACE, CCIM, SIOR
CEO & Managing Principal
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
President & Executive Managing Director
MCURRAN@LandmarkCR.com
C: 717.805.9277

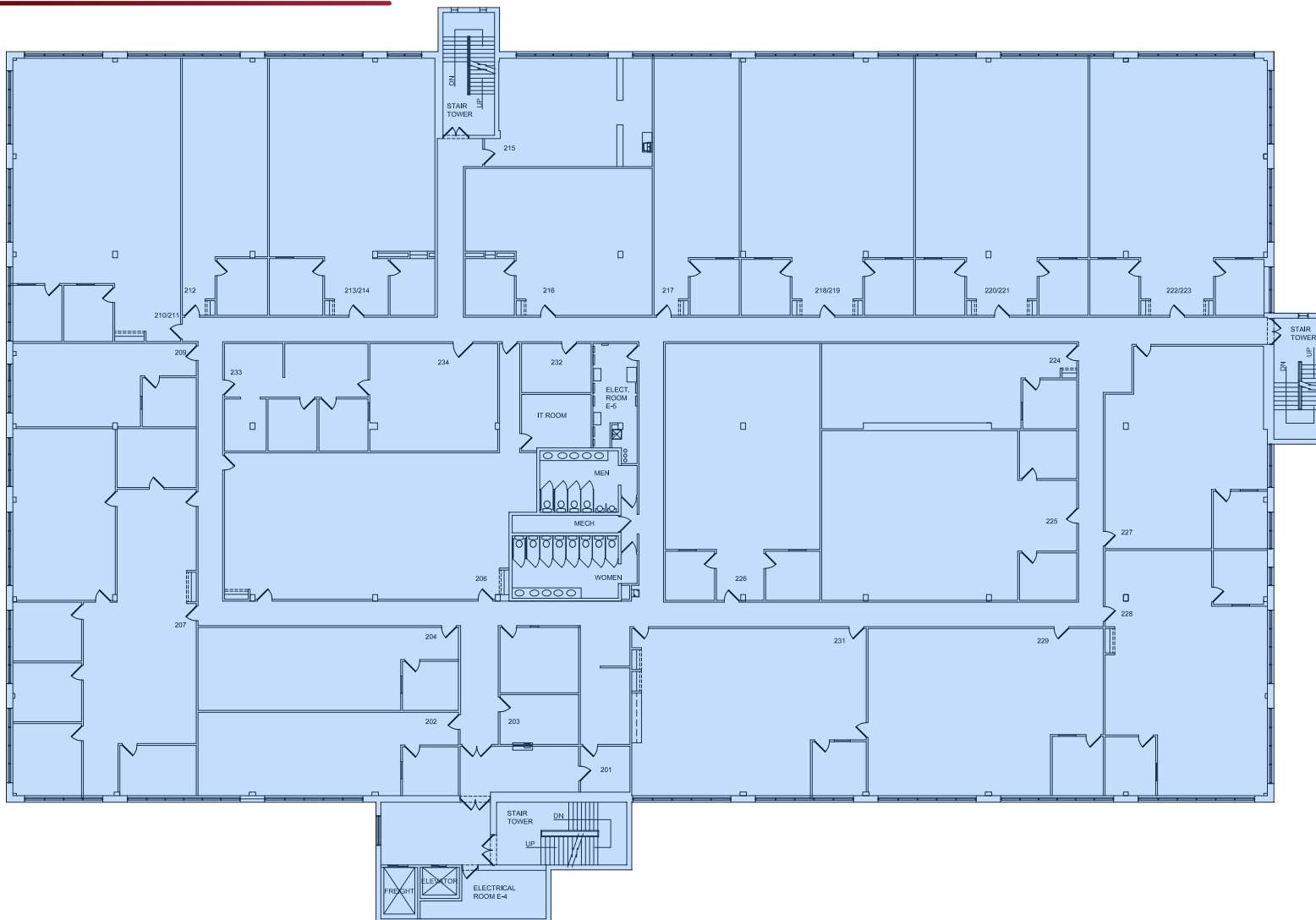
JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



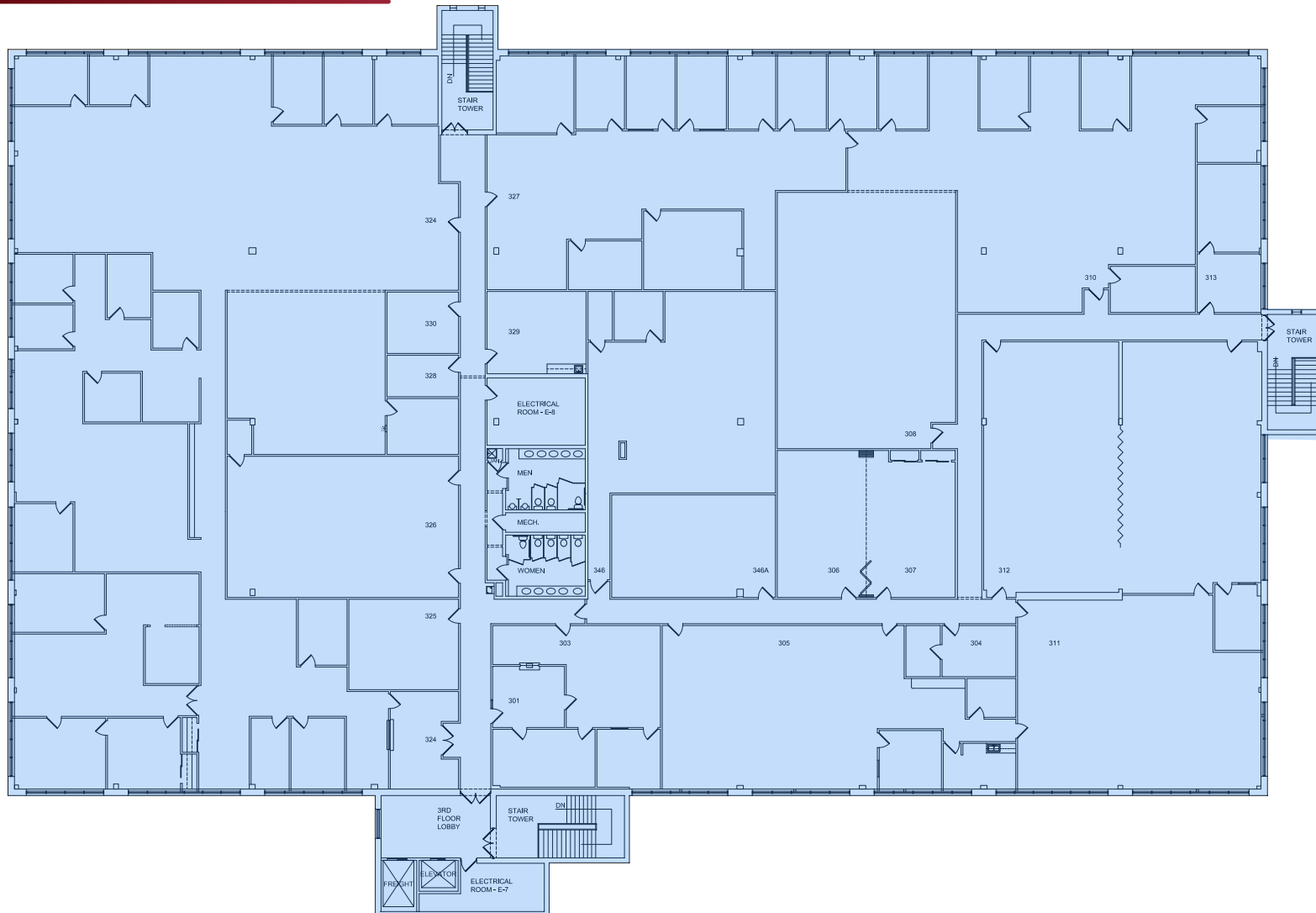
FIRST FLOOR PLAN



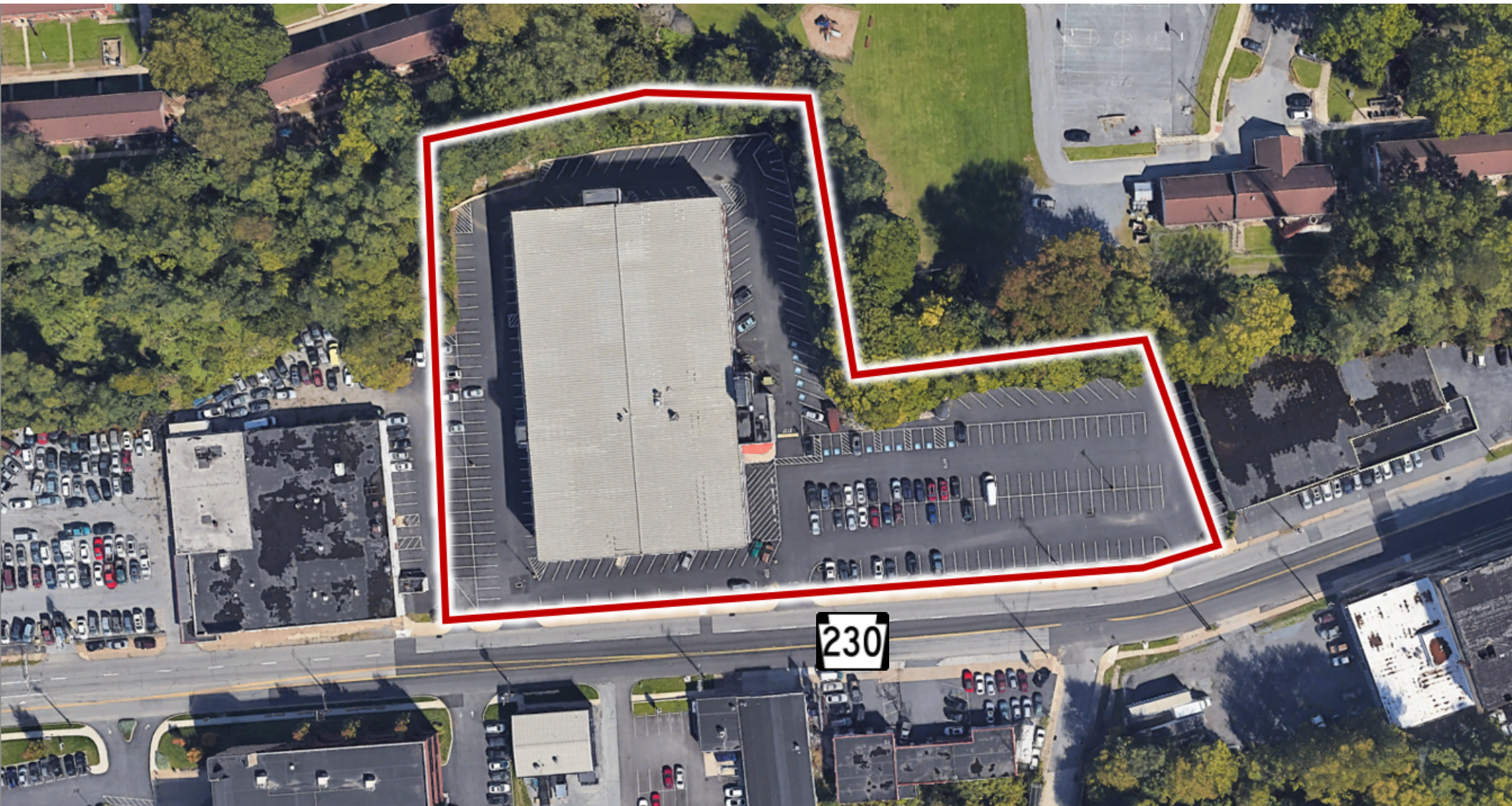
SECOND FLOOR PLAN



THIRD FLOOR PLAN



PARCEL AERIAL



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

JASON GRACE, CCIM, SIOR
CEO & Managing Principal
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
President & Executive Managing Director
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

ADDITIONAL PARKING AERIAL



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

JASON GRACE, CCIM, SIOR
CEO & Managing Principal
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
President & Executive Managing Director
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324

LOCATION MAP



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

JASON GRACE, CCIM, SIOR
CEO & Managing Principal
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
President & Executive Managing Director
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



OFFICE BUILDING AVAILABLE

1171 S CAMERON STREET
HARRISBURG, PA

AERIAL



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

JASON GRACE, CCIM, SIOR
CEO & Managing Principal
JGRACE@LandmarkCR.com
C: 717.421.1943

MICHAEL CURRAN, SIOR
President & Executive Managing Director
MCURRAN@LandmarkCR.com
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
JLILLY@LandmarkCR.com
C: 717.571.4324



LANDMARKCR.COM

AREA OVERVIEW

DAUPHIN COUNTY is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



DEMOGRAPHICS

2024 ESTIMATED POPULATION **288,176**



MEDIAN AGE



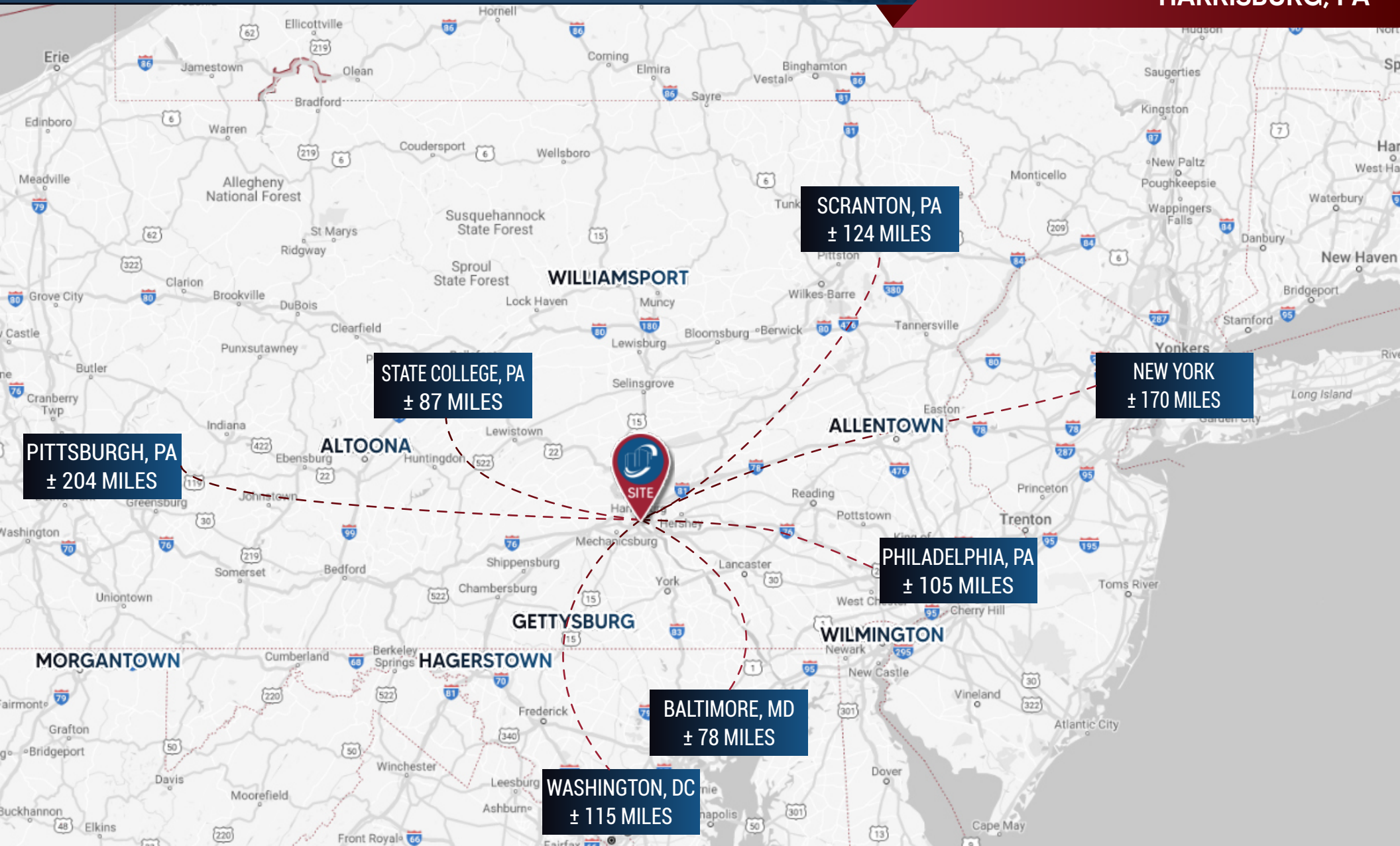
AVERAGE HOUSEHOLD INCOME



AVERAGE TRAVEL TIME TO WORK



EST TOTAL EMPLOYEES (ALL INDUSTRIES)



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, develop ability 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 part 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 to increased to that level. Parties must have 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 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.