



INDUSTRIAL FLEX SPACE AVAILABLE

7917 DERRY ST | HARRISBURG, PA 17111



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REAL ESTATE SERVICES



7917 DERRY ST
HARRISBURG, PA 17111

INDUSTRIAL FLEX SPACE
FOR LEASE



OFFERING SUMMARY

Available SF	6,000 - 8,000 SF
Lease Rate	\$11.95 /SF
Lease Type	NNN
OPEX	\$2.95/SF (2026)
Building Size	100,000 SF
Lot Size	10.8 Acres
Building Type	Industrial Flex
Submarket	Harrisburg East
Municipality	Swatara Township
County	Dauphin County

PROPERTY HIGHLIGHTS

- Highly desired industrial flex space available for lease in LogistiCourt at Derry Street in Harrisburg, PA
- Ideally located near the intersection of Nyes Rd which offers quick access to
- Available spaces offer:
 - 6,000 SF turn-key industrial flex space with 1 drive-in door, and 2 dock doors
 - 8,000 SF turn-key flex space with 2 drive-in doors, and 2 dock doors
 - 18' clear ceiling height
 - Private exterior access and signage opportunity
- Highly desired corridor is currently undergoing large scale infrastructure to improve access from US-322 including new intersections and traffic signals.
- Join corporate neighbors: DHL Express, Red Bull, Lennox, UniFirst Uniform Services, Graybill Equipment & Repair, Agiliti, Total Mobility Services, Tanner Furniture, Dollar General, Burger King, Rutters, Truist Bank, & M1st FCU

LANDMARK COMMERCIAL REALTY
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PROPERTY DETAILS

Property Address	7917 Derry St, Harrisburg, PA 17111
Property Name	LogistiCourt at Derry Street
Property Type	Industrial Flex
Property Size	100,000 SF
Tenancy	Multi
Lot Size	10.8 Acres
Year Built	2007
Drive In Doors	25
Dock Doors	25
Clear Ceiling Height	18'
Parking	3.1/1,000 SF
Construction	Masonry
Column Spacing	33'w x 40'd
Lighting	T-5
Sprinkled	Yes
Power	3-Phase
HVAC	Gas
Water/Sewer	Public
Submarket	Harrisburg East
County	Dauphin
Municipality	Swatara Twp
Zoning	Manufacturing General
Cross Streets	Derry St & Nyes Rd
APN	63-018-189
Taxes	\$128,840.14 (2025)

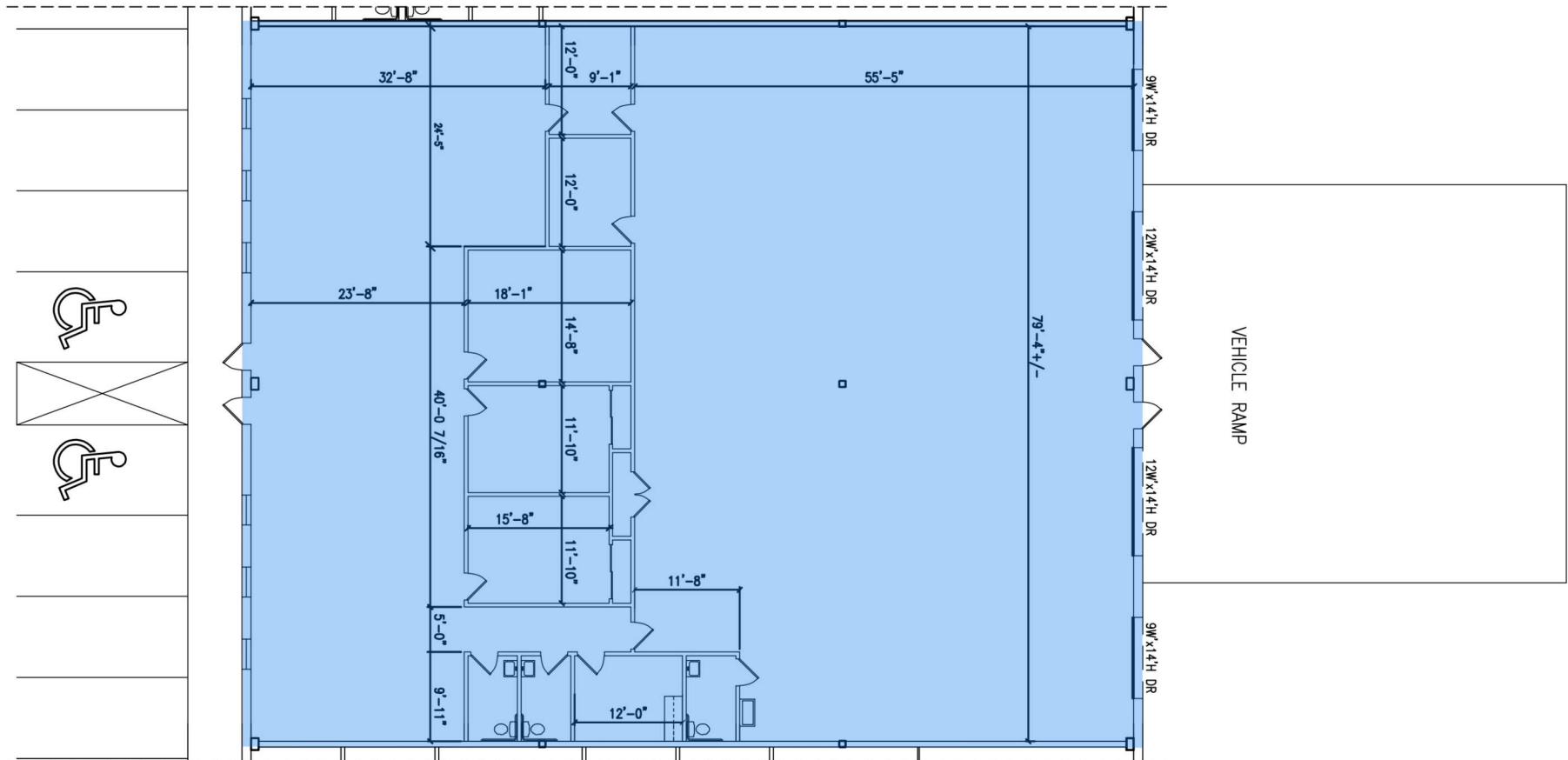
PROPERTY OVERVIEW

The Property consists of a 100,000 SF light industrial building located in the Harrisburg East submarket of Central Pennsylvania. Constructed in 2007, the Property is appropriately sized for tenants in the market, and designed to support a variety of mixed use requirements with incremental bay sizing, plentiful dock and drive-in loading doors, and attractive store-front offices featuring at-entrance car parking. Recognized as one of the leading industrial sub-markets in the country, Central Pennsylvania features several regional parcel hubs (UPS, FedEx and USPS), four intermodal yards (NS and CSX) offering a mix of domestic and international delivery options, a robust highway network with all-directions interstate access to the dense population centers of the Northeast and Mid-Atlantic, and a deep common carrier and 3PL base. 7917 Derry Street occupies a unique infill location on the east side of Harrisburg, immediately adjacent to Norfolk Southern's Rutherford Interchange only a few short miles away via US Rt. 322.

In addition, the location offers a strong advantage for tenants looking to capitalize on the area's highly productive workforce by presenting short and practical commuting options to executive and associate level employees via the road network and public transportation. Another key location advantage is the simple proximity of the building to several of the area's largest employers, including Penn State Hershey Medical Center, Hershey Food Corp., Tyco Electronics, Commonwealth of PA, U.S. Federal Government, PA Turnpike Commission, Highmark Insurance, Health America Coventry and M & T Bank.



SUITE 106 FLOOR PLAN



LEASE INFORMATION

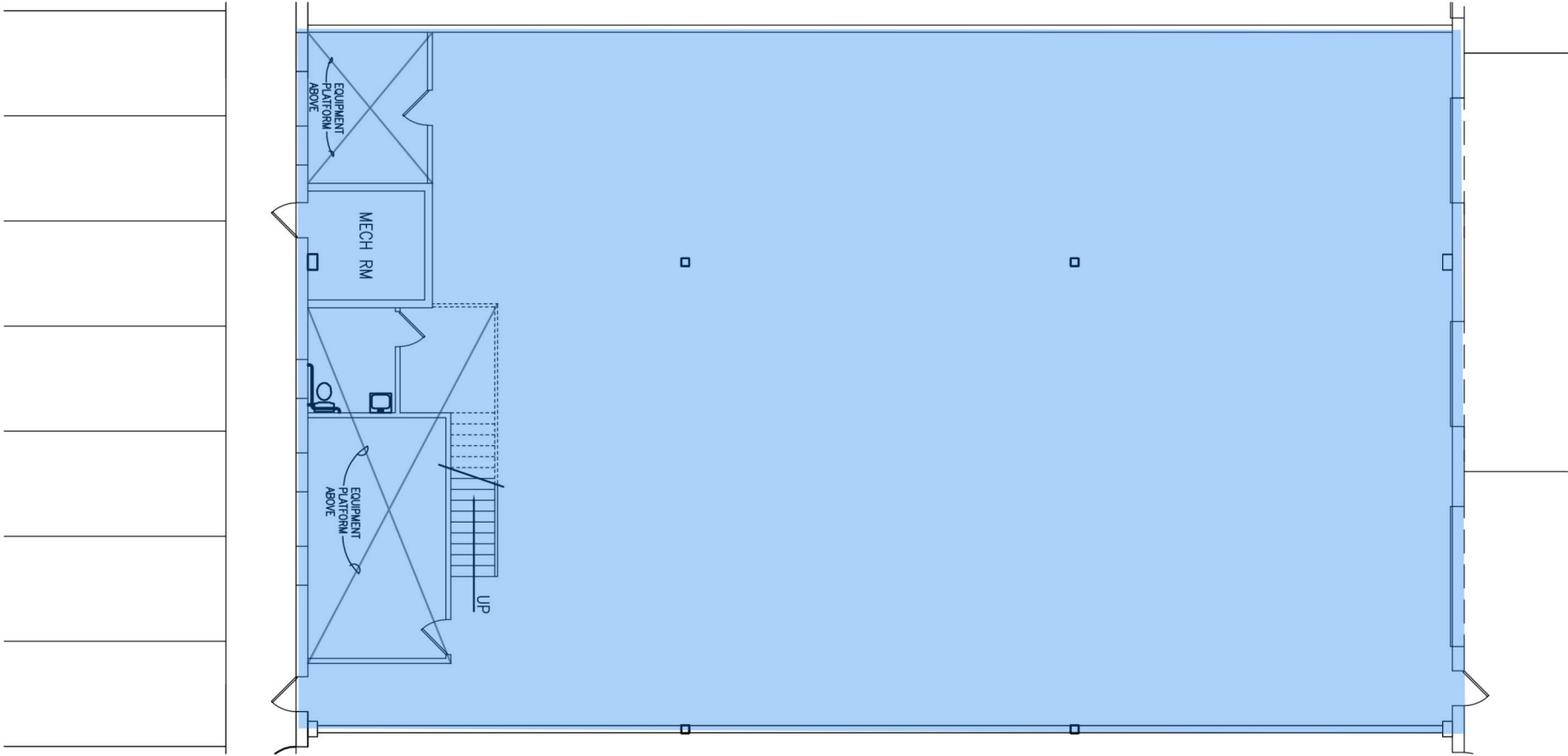
Suite	Space Use	Available SF	Lease Rate	OPEX	Comments
106	Flex	8,000 SF	\$11.95/SF (NNN)	\$2.95/SF (2026)	2 docks / 2 drive in



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SUITE 115 - FLOOR PLAN



LEASE INFORMATION

Suite	Space Use	Available SF	Lease Rate	OPEX	Comments
115	Flex	6,000 SF	\$11.95/SF (NNN)	\$2.95/SF (2026)	2 docks / 1 drive in

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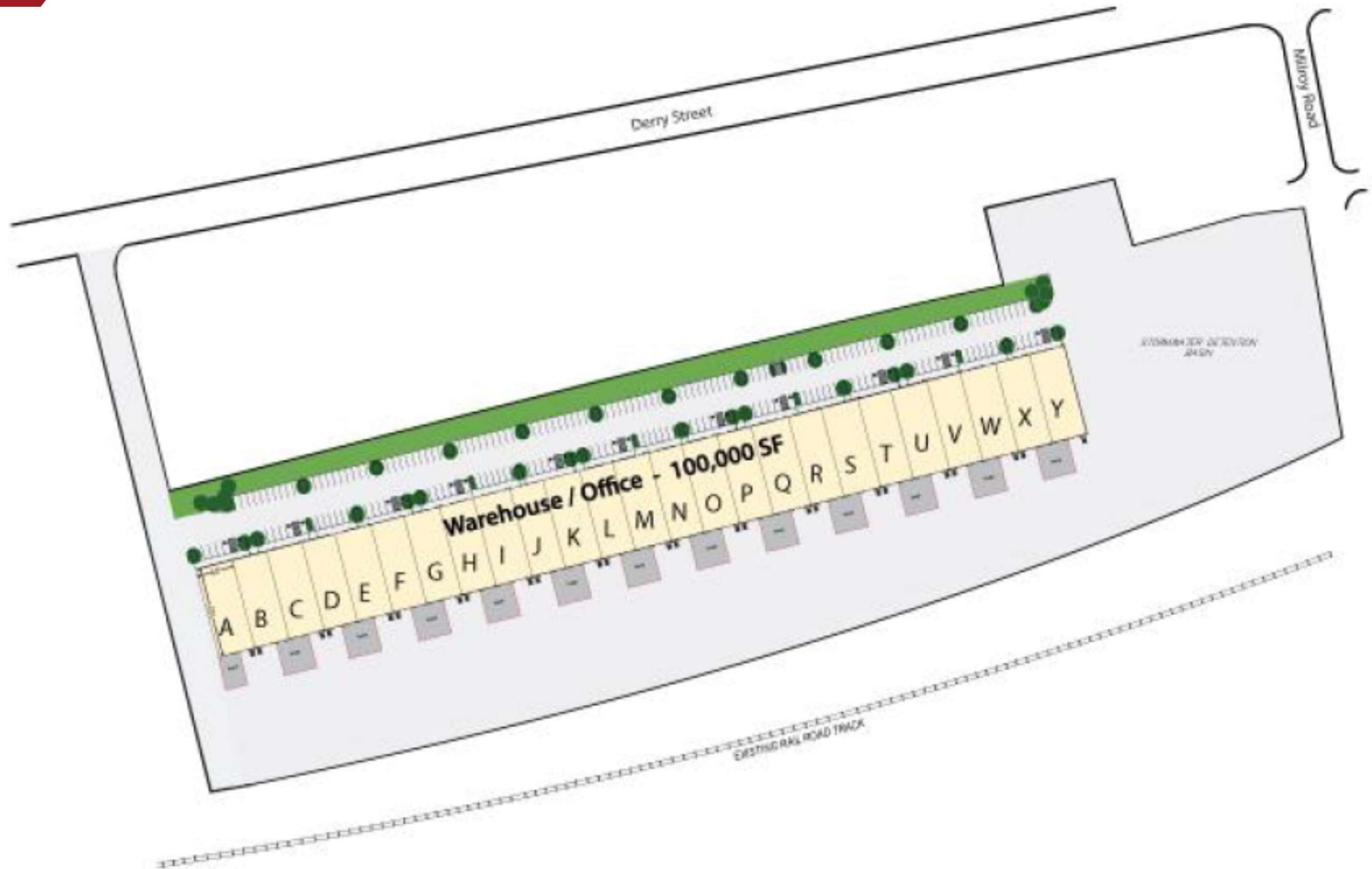
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INDUSTRIAL FLEX SPACE
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SITE PLAN



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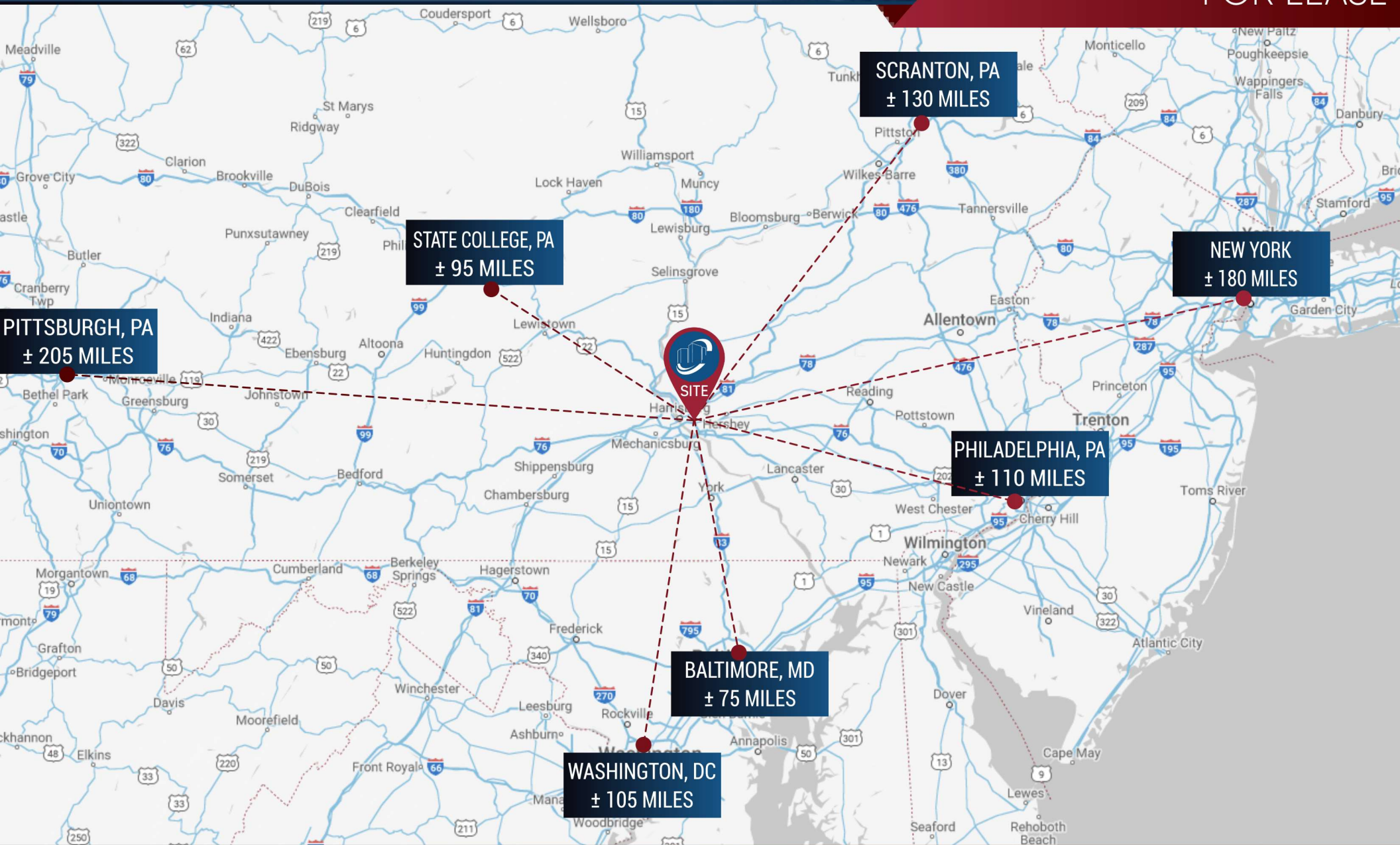
TRADE AERIAL





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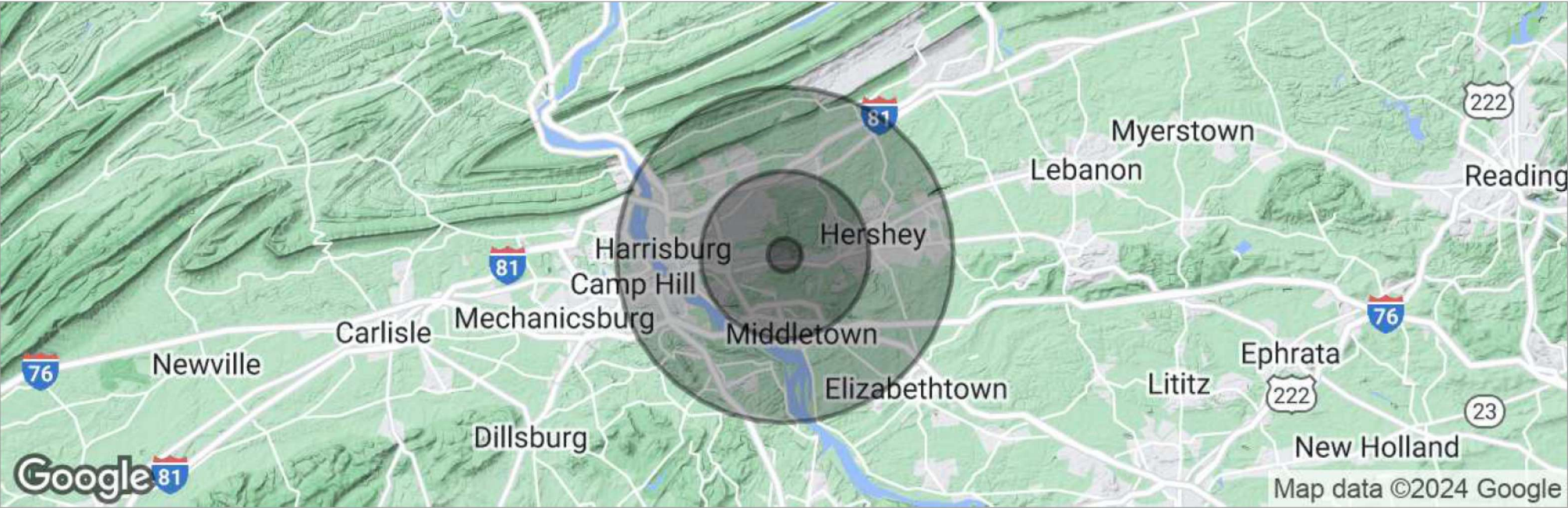
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DEMOGRAPHICS



Total Population	6,511	129,166	332,948
Population Density	2,073	1,644	1,060
Median Age	39	41	41
Median Age (Male)	38	40	40
Median Age (Female)	40	42	42
Total Households	2,574	51,635	135,915
# of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$109,018	\$100,629	\$99,492
Average House Value	\$256,918	\$271,604	\$262,579

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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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