

# CAMPBELL

Commercial Partners LLC

18 BRENNEMAN CIRCLE, MECHANICSBURG

7,200+/- SF FLEX BUILDING

**SALE OR LEASE**



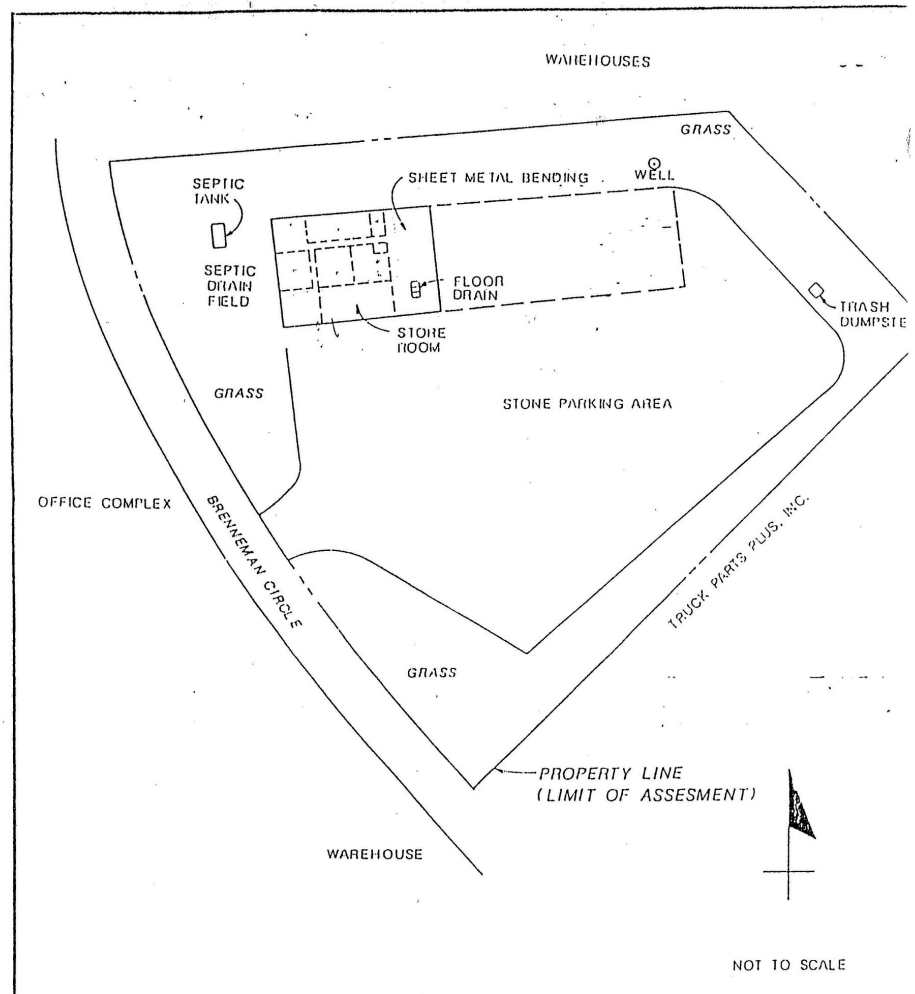
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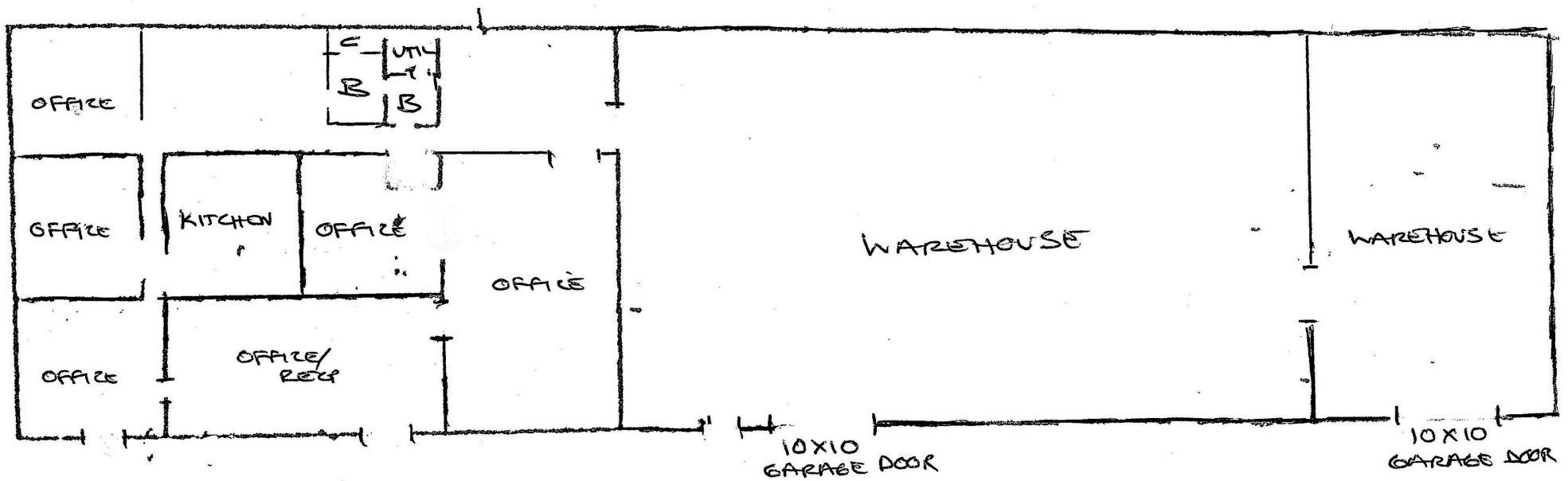
## OFFERING SUMMARY

<b>Sale Price:</b>	\$735,000
<b>Lease Rate:</b>	\$10.50/SF NNN
<b>Lease Term:</b>	3-5 Years
<b>Available SF:</b>	7,200+/- SF
<b>Municipality:</b>	Silver Spring Township
<b>County:</b>	Cumberland
<b>Zoning:</b>	Light Industrial

The Building is located on approximately 1.24 acres within Silver Spring Industrial Park in Silver Spring Township. The 7,200+/- square foot building is divided between 2,700+/- square feet of heated and air conditioned office, and 4,500+/- square feet of warehouse. The zoning allows a variety of manufacturing, storage and wholesale uses, including forestry, machine shops, manufacturing, and food processing.



# FLOOR PLAN



## CEILING HEIGHTS

Office 8' - 11'4"

Warehouse 11'8"

Not to Scale

## TAX ASSESSMENT

**Total Estimated Taxes: \$4,324.25**

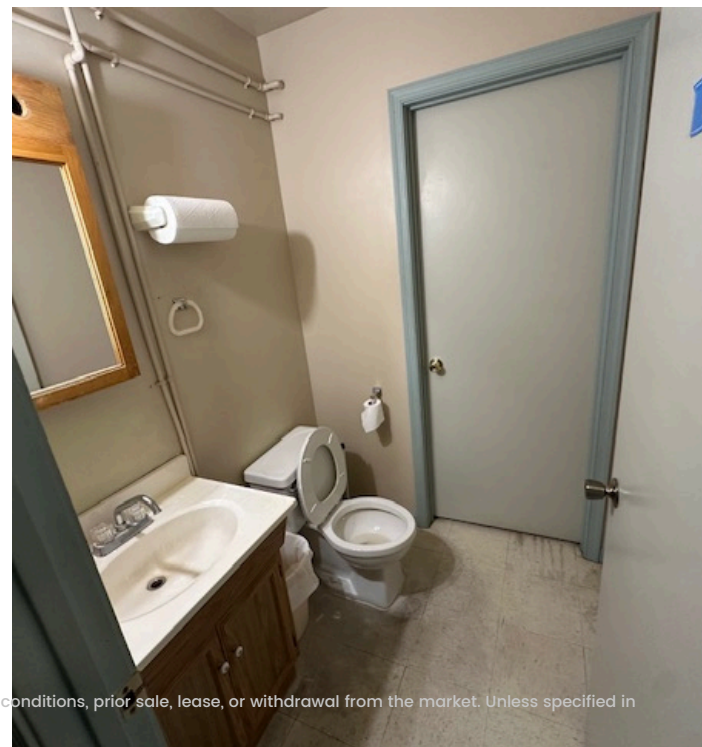


## PROPERTY DETAILS

Number of Floors	1
Restrooms	2
Construction	Metal on Slab
Parking	7 paved spaces with additional stoned parking area
HVAC	Office: Geothermal HVAC Warehouse: Coal Furnace
Water	Well
Sewer	Septic w/ 1,000 gal holding tank
Flooring	Carpet/Tile/Concrete
Lighting	Flourescent
Roof	Pitched
Year Built	1970 with recent improvements to spouting, windows & HVAC

TAXES	
COUNTY:	\$ 260,600 x 0.00287500 = \$ 749.22
MUNICIPAL:	\$ 260,600 x 0.00130450 = \$ 339.95
SCHOOL:	\$ 260,600 x 0.01241400 = \$ 3,235.08
TOTAL:	<b>\$ 4,324.25</b>
INDICATED MARKET VALUE:	\$260,600 x 1.47 = \$ 383,082.00

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