

Flex / Industrial Building

AVAILABLE FOR LEASE

**6130 JONESTOWN ROAD, BUILDING A,
HARRISBURG, PA**

6130 JONESTOWN ROAD, BUILDING A
HARRISBURG PA 17112

FLEX | INDUSTRIAL BUILDING

FOR LEASE



OFFERING SUMMARY

Available SF for Lease	9,000 SF
Lease Rate	\$13.00 per SF/yr
Lease Type	NNN
CAM	\$3.00 per SF
Zoning	Commercial Neighborhood
Municipality	Lower Paxton Township
County	Dauphin County

PROPERTY HIGHLIGHTS

- New Construction:** 9,000 SF state-of-the-art flex building designed for modern industrial users.
- Prime Location:** Direct frontage along Jonestown Road (Route 22) with high daily traffic counts and convenient access to I-81.
- Versatile Layout:** Flexible space suitable for warehouse, light manufacturing, or showroom use with build-to-suit options.
- 6' Clear Ceiling Height:** Ideal for racking, equipment clearance, and efficient vertical storage.

PROPERTY OVERVIEW

Introducing a brand-new 9,000 SF flex industrial building to be constructed at 6130 Jonestown Road in Harrisburg, PA. Scheduled for completion in 2026, this modern facility will offer high visibility and accessibility along one of the region's busiest commercial corridors. Ideal for light industrial, warehouse, or service-related users, the building will feature flexible layout options to accommodate a wide range of business needs. This is a rare opportunity to secure space in a to-be-built facility tailored to today's operational demands.

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
C: 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
C: 717.731.1943



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PROPERTY DETAILS

Number of Buildings	1
Building Size	9,000 SF
Lot Size	3.86 Ac
Building Class	A
Tenancy	Single
Number of Floors	1
Restrooms	1
Parking	Ample on-site
Year Built	2025

BUILDING SPECIFICATIONS

Construction	Metal
Roof Type	Rubber
Power	3-Phase 400 Amp
HVAC	Gas Heat Central AC Electric
Sprinklers	No
Security	Yes Building Access; Standard Key
Signage	Building

MARKET DETAILS

Cross Streets	Jonestown Rd & N Nyes Rd
Traffic Count at Intersection	7,849 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Commercial Neighborhood
Permitted Uses	Storage & Distribution and more

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LOCATION



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DEMOGRAPHICS

POPULATION

1 MILE	6,034
3 MILE	49,444
5 MILE	116,846

HOUSEHOLDS

1 MILE	2,491
3 MILE	20,076
5 MILE	48,351

AVERAGE HOUSEHOLD INCOME

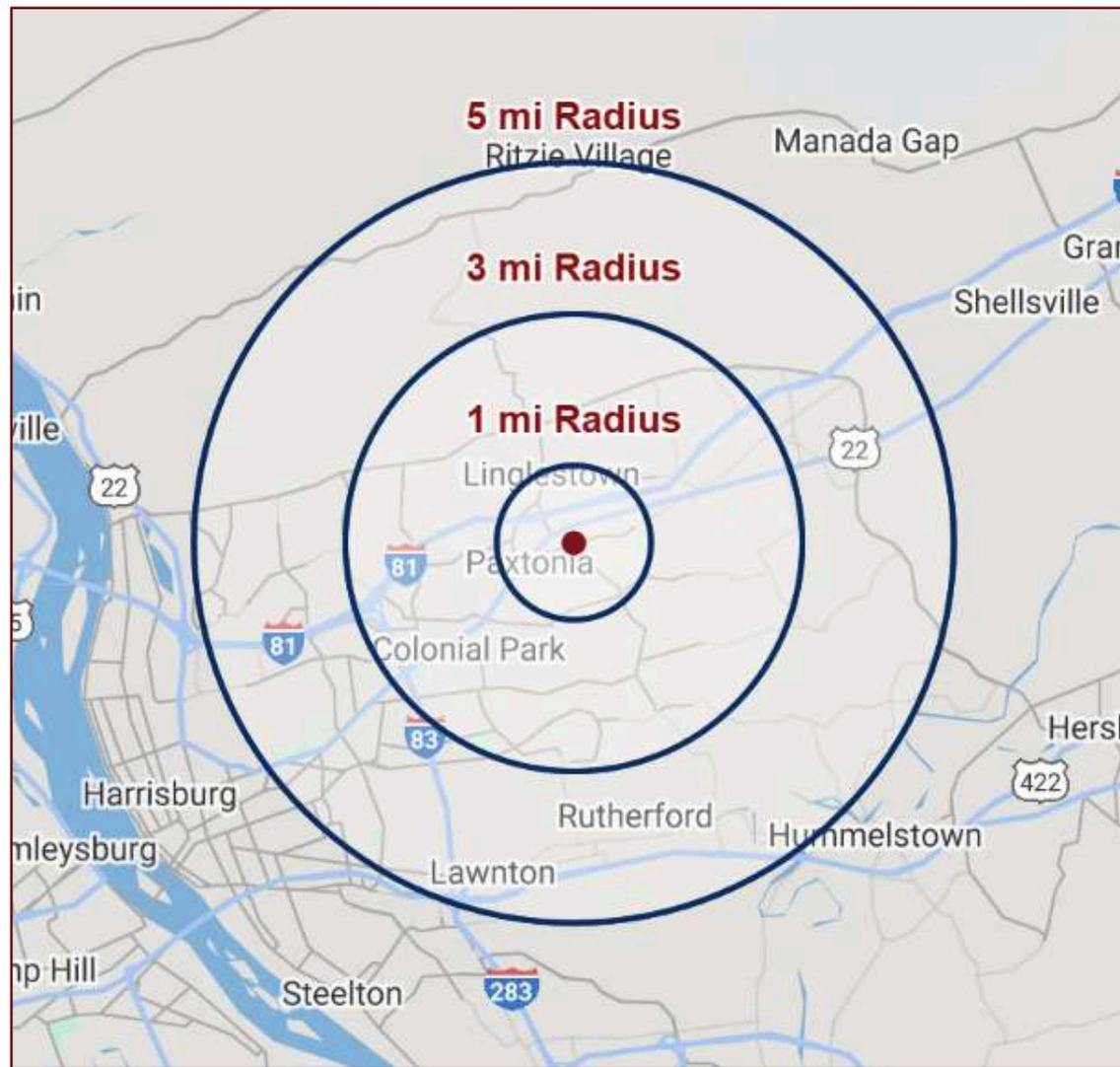
1 MILE	\$122,803
3 MILE	\$120,610
5 MILE	\$117,275

TOTAL BUSINESSES

1 MILE	421
3 MILE	1,762
5 MILE	4,126

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	7,034
3 MILE	19,249
5 MILE	53,313



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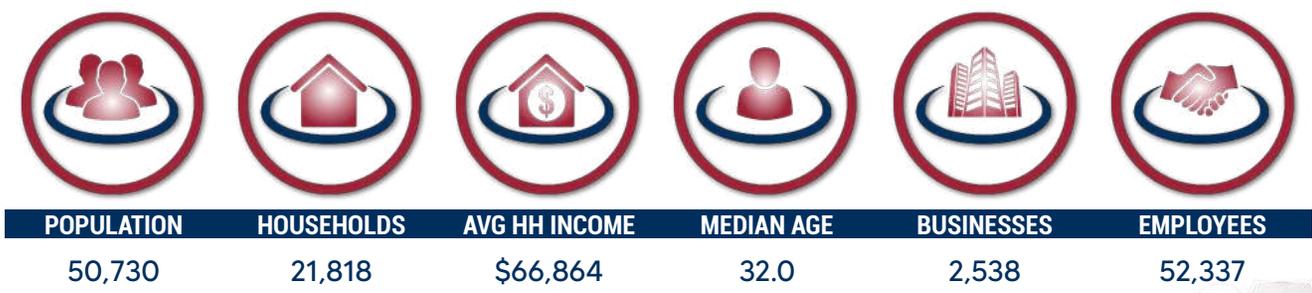
AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



HARRISBURG DEMOGRAPHICS



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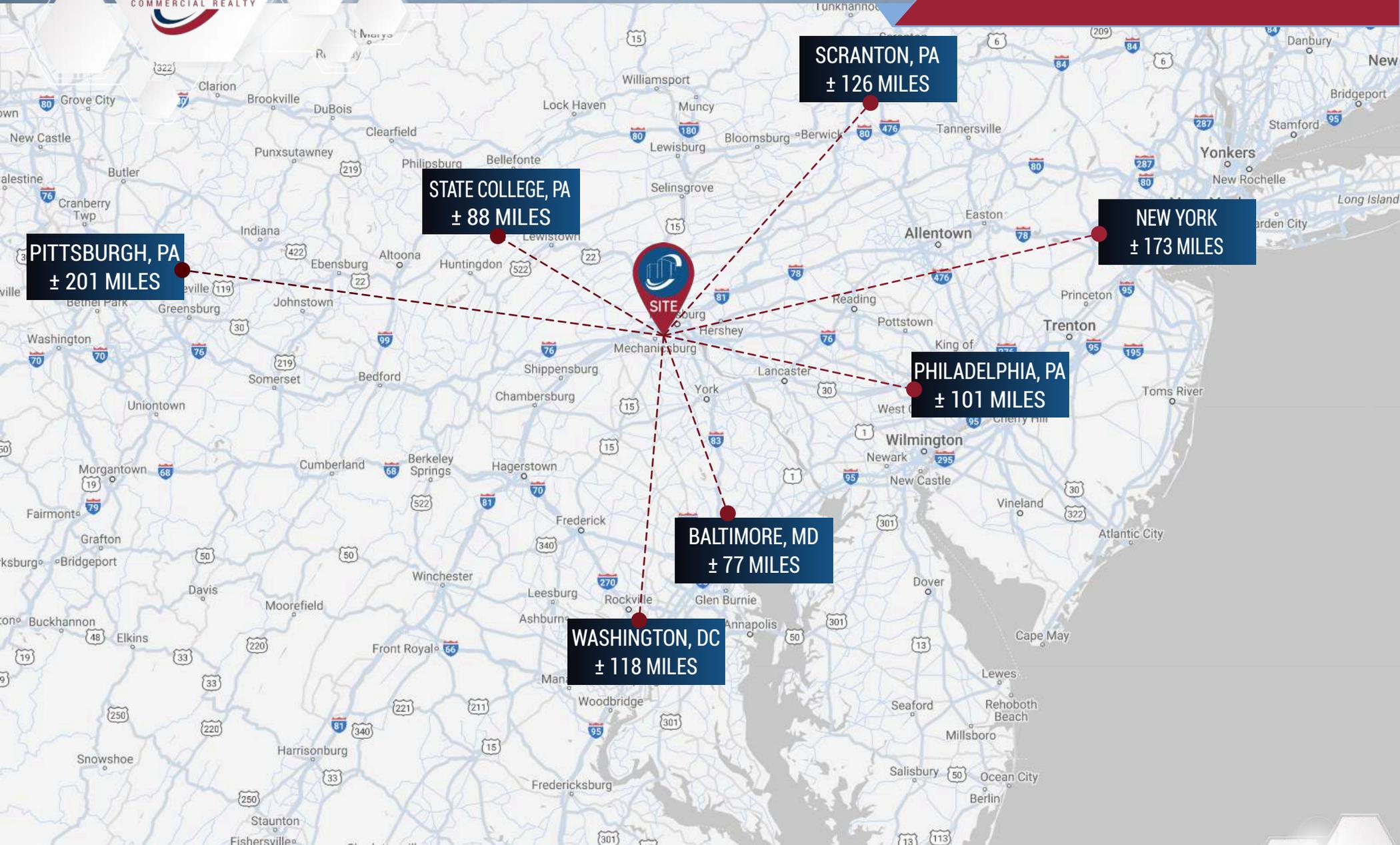
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