



# *West Shore Flex Space*

AVAILABLE FOR LEASE

701 W SIMPSON ST, MECHANICSBURG

425 N 21<sup>ST</sup> STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990

## WEST SHORE FLEX SPACE

FOR LEASE



## OFFERING SUMMARY

Building Size	20,000 SF
Available SF for Lease	6,700 SF
Lease Rate	\$9.95 per SF/Yr
Lease Type	Modified Gross
CAM	None
Zoning	Commercial General
Municipality	Mechanicsburg Borough
County	Cumberland County

## PROPERTY OVERVIEW

Rare opportunity to lease versatile commercial flex suites on the highly sought-after West Shore. This adaptable spaces feature a functional mix of showroom and warehouse areas—ideal for contractors, service providers, and retail-oriented industrial users looking to impress clients while maximizing operational efficiency. Suite D has a standard dock door with leveler, 12' drive-in door, & 2 office spaces. Tenants are responsible for electric, gas, and trash.

## PROPERTY HIGHLIGHTS

- Central Mechanicsburg Borough location
- Warehouse space has 13' ceiling height
- Located near major routes including:



LANDMARK COMMERCIAL REALTY

425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011

P : 717.731.1990

NICK TALLEY  
SENIOR ASSOCIATE  
NTALLEY@LandmarkCR.com  
C: 717.578.0195

ROY BRENNER  
VICE PRESIDENT, CORPORATE SERVICES  
RBRENNER@LandmarkCR.com  
C: 717.512.3966

LANDMARKCR.COM

1

## WEST SHORE FLEX SPACE

FOR LEASE



## PROPERTY DETAILS

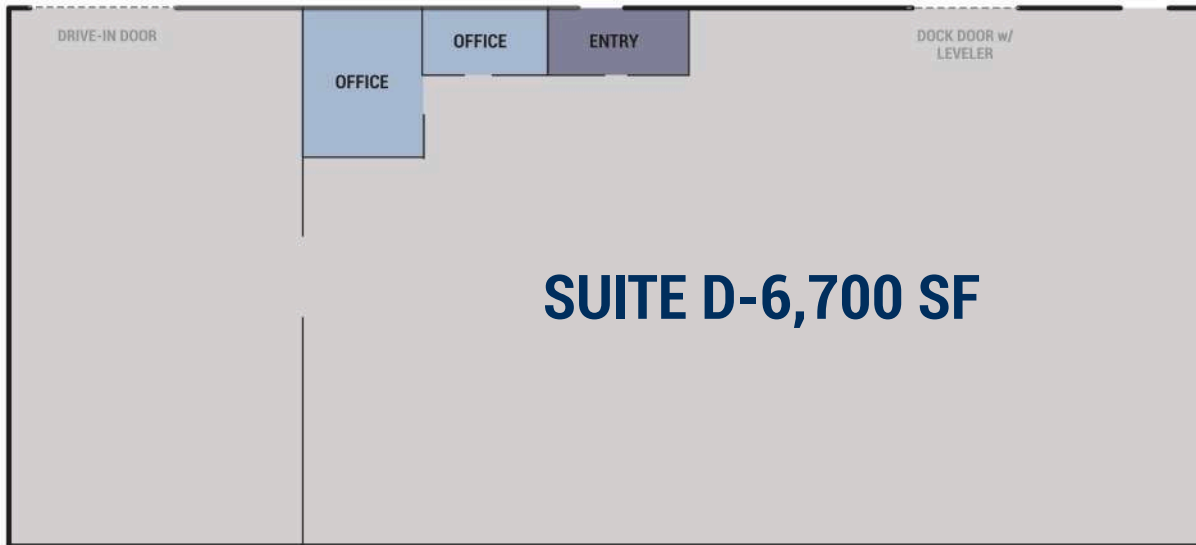
Number of Buildings	1
Building Size	20,000 SF
Lot Size	2 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	1
Parking	In-common
Year Built	1992

## BUILDING SPECIFICATIONS

Construction	Metal
Roof Type	Metal
Ceiling Height	13'
Dock Door	Varies
Power	Varies
HVAC	Gas Heat
Sprinklers	No
Security	Per Unit   Tenant
Signage	On Building

## MARKET DETAILS

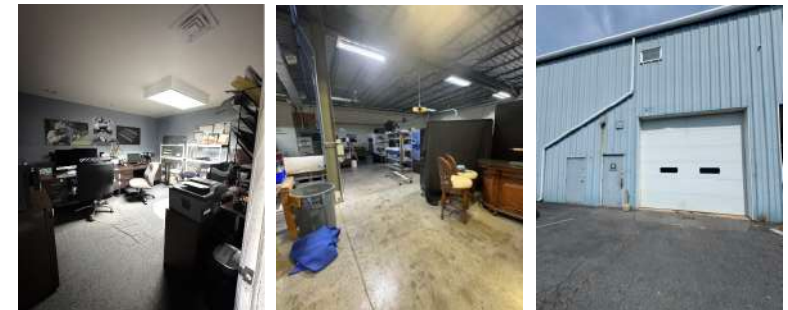
Cross Streets	W Main St & W Simpson St
Traffic Count at Intersection	8,809 ADT
Municipality	Mechanicsburg Borough
County	Cumberland County
Zoning	Commercial General



**SUITE D-6,700 SF**

**FEATURES**

Two (2) private offices, one (1) 12' Drive-in door and one (1) standard dock door with leveler. 3-Phase Power



701 W SIMPSON STREET · MECHANICSBURG, PA 17055



# WEST SHORE FLEX SPACE

# FOR LEASE

LOCATION



**SITE SUITE D**



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

NICK TALLEY  
SENIOR ASSOCIATE  
NTALLEY@LandmarkCR.com  
C: 717.578.0195

ROY BRENNER  
VICE PRESIDENT, CORPORATE SERVICES  
RBRENNER@LandmarkCR.com  
C: 717.512.3966



LANDMARKCR.COM

701 W SIMPSON STREET · MECHANICSBURG, PA 17055



# WEST SHORE FLEX SPACE

# FOR LEASE

AREA



ENOLA

HARRISBURG



LEMOYNE

NEW CUMBERLAND

CAMP HILL



HOGESTOWN



MECHANICSBURG

SOLDIERS & SAILORS  
MEMORIAL PARK

MECHANICSBURG AREA  
SENIOR HIGH SCHOOL



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

NICK TALLEY  
SENIOR ASSOCIATE  
NTALLEY@LandmarkCR.com  
C: 717.578.0195

ROY BRENNER  
VICE PRESIDENT, CORPORATE SERVICES  
RBRENNER@LandmarkCR.com  
C: 717.512.3966



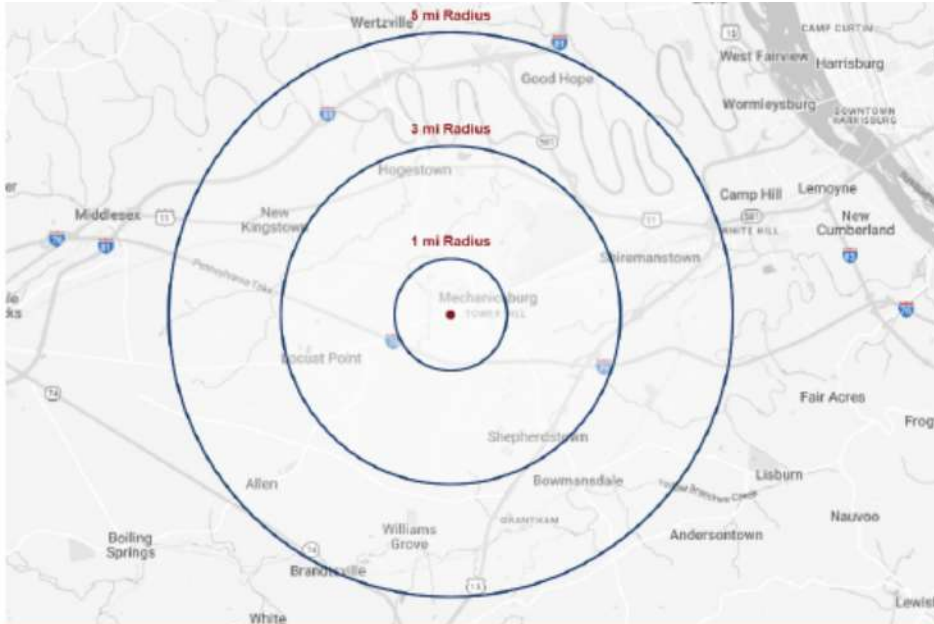
LANDMARKCR.COM

WEST SHORE FLEX SPACE

FOR LEASE



AREA OVERVIEW & DEMOGRAPHICS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,629	40,728	103,341
Households	4,139	17,328	39,887
Average Household Income	\$ 106,273	\$122,296	\$131,666
Businesses	342	1,488	3,876
Employees	3,293	20,381	50,643

**MECHANICSBURG**, Pennsylvania, is a dynamic area that encompasses multiple municipalities within the 17050 and 17055 zip codes, deriving its name from the central Borough of Mechanicsburg. It offers diverse business and residential opportunities, from historic neighborhoods to modern developments, creating a unique blend of the old and the new. Mechanicsburg's name dates to the 19th century when skilled mechanics who repaired and crafted wagons settled here. As a transportation hub, Mechanicsburg has a rich history, connecting through rail and major roadways, including Interstates 76, 81, 83, and US Routes 11 & 15. This strategic location ensures easy access to major East Coast metropolitan areas within a two hour drive. The area is well-served by several school districts, including the Cumberland Valley, Mechanicsburg, and West Shore School Districts, along with various educational options. In sum, Mechanicsburg provides a unique blend of historical charm, modern development, and exceptional connectivity, making it an attractive place to live and work.



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, developability 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 party 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 or 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.

