

75 ZIMMERMAN DRIVE, CAMP HILL

FOR SALE

8,035 +/- SF OFFICE



CAMPBELL
Commercial Partners LLC

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OFFERING SUMMARY

PROPERTY OVERVIEW

Previously home to Envirodyne Systems, this 8,035+/- SF professional office building is ideal for businesses seeking a flexible space just minutes away from a variety of retail, dining, and service options. The building currently has a mix of private offices and cubicles.

Existing cubicles available to new owner.

Available SF	8,035 +/-
Sale Price	\$1,259,000
Availability	IMMEDIATE



PROPERTY HIGHLIGHTS

- Minutes from I-83, US 11, and Route 581
- Surrounded by highly populated business and retail centers
- Move-in ready for quick occupancy
- 36 parking spaces for employees and visitors
- Flexible floor plan for various business needs

PROPERTY DETAILS

Building SF	8,035 +/-
Zoning	C4: REGIONAL COMMERCIAL DISTRICT
Land	0.73 ACRES
Number of Floors	1
Walls	DRYWALL
Roof	PITCHED SHINGLE
Floors	CARPET & TILE
Lighting	FLUORESCENT
Ceiling Type	4X4 ACOUSTIC TILE
Restrooms	2 (1 MEN, 1 WOMEN)
Parking Count	36 SPACES (4.5/1000)
Electric	PP&L
Water	PUBLIC
Sewer	PUBLIC
Gas	UGI

Total Estimated Taxes: \$14,066.71

TAXES					
COUNTY:	\$	650,000	x	0.00287500	= \$ 1,868.75
MUNICIPAL:	\$	650,000	x	0.00400000	= \$ 2,600.00
SCHOOL:	\$	650,000	x	0.01476610	= \$ 9,597.96
TOTAL:					\$ 14,066.71
INDICATED MARKET VALUE:		\$650,000	x	1.47	= \$ 955,500.00



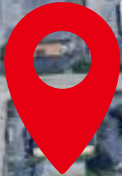
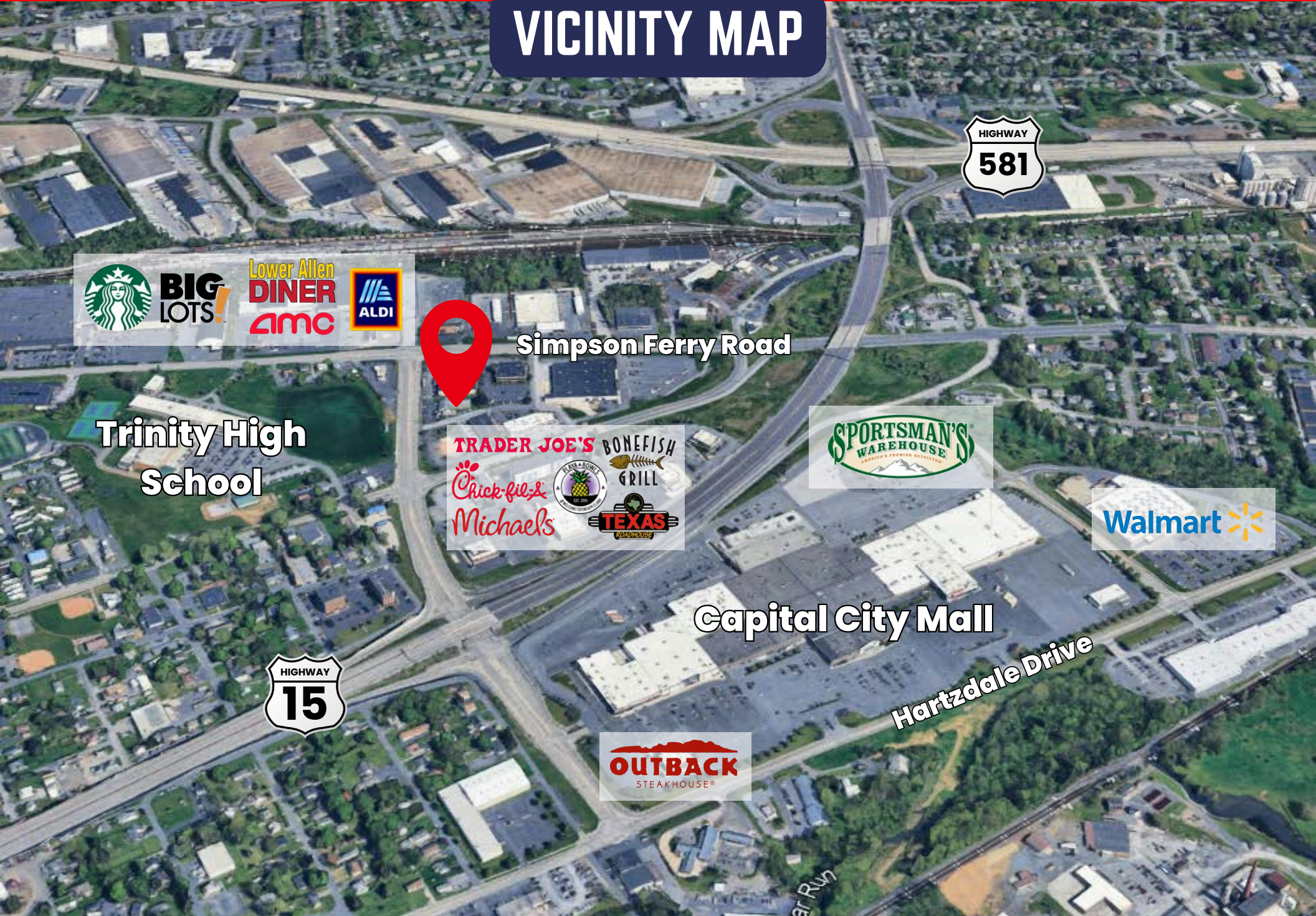
Floor plan of the 2nd floor of the University of the Pacific library. The plan shows a large central area with various study zones and service areas. At the top, there are orange-colored study zones labeled "5 12x8 CUBES 1 12x12 CUBE ALL CUBES HAVE A WINDOW" and "5 10x9 CUBES". Below these are two vertical grey bars labeled "FILE SYSTEM". To the left of the central area are a "BREAKROOM", "WOMENS RESTROOM", and "MENS RESTROOM". A "STORAGE" area is located near the center. At the bottom, there are two more study zones labeled "5 12x8 CUBES 1 12x12 CUBE ALL CUBES HAVE A WINDOW" and "5 10x9 CUBES". The plan also shows a "RECEPTION" area on the right side. The overall layout is organized into distinct functional areas for study, rest, and service.

5 - 10x9 CUBES

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SALE

VICINITY MAP



Simpson Ferry Road

Trinity High School



Capital City Mall



Hartzdale Drive



CONFIDENTIALITY & DISCLAIMER

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.



INVESTMENT CONTACTS

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