

**COMMERCIAL BUILDING
FOR SALE & LEASE**

**479 PORT VIEW DRIVE |
HARRISBURG, PA 17111**

Presented By:

Ida McMurray,

CCIM, SIOR

PRINCIPAL & SENIOR ADVISOR

imcmurray@capstonecre.com

O: 717.820.1127 X701

C: 717.443.5500



PROPERTY OVERVIEW

479 Port View Drive | Harrisburg, PA 17111

PROPERTY DESCRIPTION

Only two suites remaining for sale or lease at the TecPort business campus! Just minutes from I-83 and I-283, the available suites are +/-2,315 SF and +/- 5,783 SF, and feature a private entrance and exit, restrooms, and various office layouts. In addition, a +/- 7,590 SF pad site with the foundation poured and utilities stubbed is available as well.

PROPERTY HIGHLIGHTS

- Office condos for sale or lease
- Only two suites remaining
- Each suite features a private entrance and exit
- Minutes from I-83, I-283 & I-76 (PA Turnpike)
- +/- 7,590 SF pad site available for sale or build-to-suit
- Contact the listing agent for pad site pricing and details

SPACES	LEASE RATE	SPACE SIZE
C37-41	\$11.00 SF/yr	1,248 - 5,783 SF
C36	\$11.00 SF/yr	2,315 SF



OFFERING SUMMARY

Sale Price:	Contact Advisor for More Information
Lot Size:	3.49 Acres
Building Size:	14,664 SF
APN:	63-027-312
Zoning:	Limited Manufacturing
Municipality:	Swatara Twp
County:	Dauphin



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PROPERTY DETAILS

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Sale Price	CONTACT ADVISOR FOR MORE INFORMATION
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Lease Rate	\$11.00 SF/YR OPEX/CAM: \$4.66 SF/YR
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LOCATION INFORMATION

Street Address	479 Port View Drive
City, State, Zip	Harrisburg, PA 17111
County	Dauphin
Township	Swatara
Nearest Airport	Harrisburg International

BUILDING INFORMATION

Number of Buildings	3
Ceiling Height	9 ft
Year Built	2008
Construction	Masonry
Roof	Standing seam & rubber
Walls	Drywall
Ceilings	Drop ceiling
Floor Coverings	Carpet & tile
Sprinklers	Yes

PROPERTY INFORMATION

Property Type	Commercial
Property Subtype	Office Building
Zoning	Limited Manufacturing
Lot Size	3.49 Acres
Lot Frontage	271' on Port View Dr
Lot Dimensions	271' x 237' x 190' x 447' x 203'
APN #	63-027-312

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	6.14 per 1,000 SF
Number of Parking Spaces	90

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	Gas forced hot air, electric A/C
Restrooms	Varies per suite

SUITE C36

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SUITE C37-41

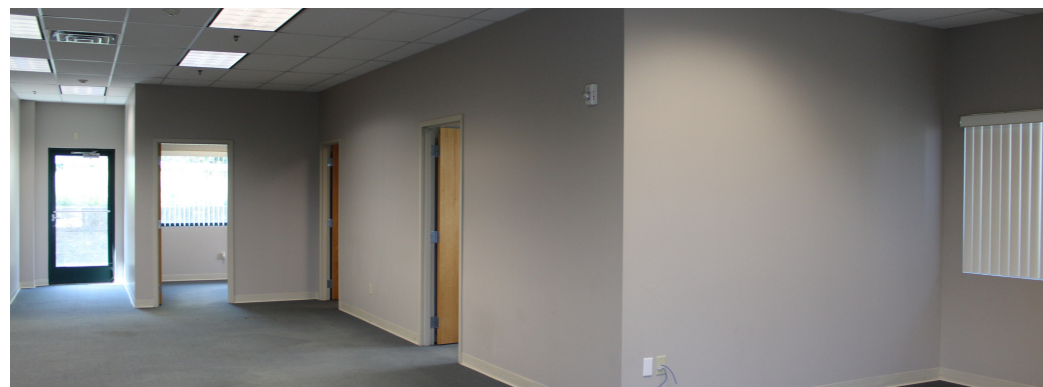
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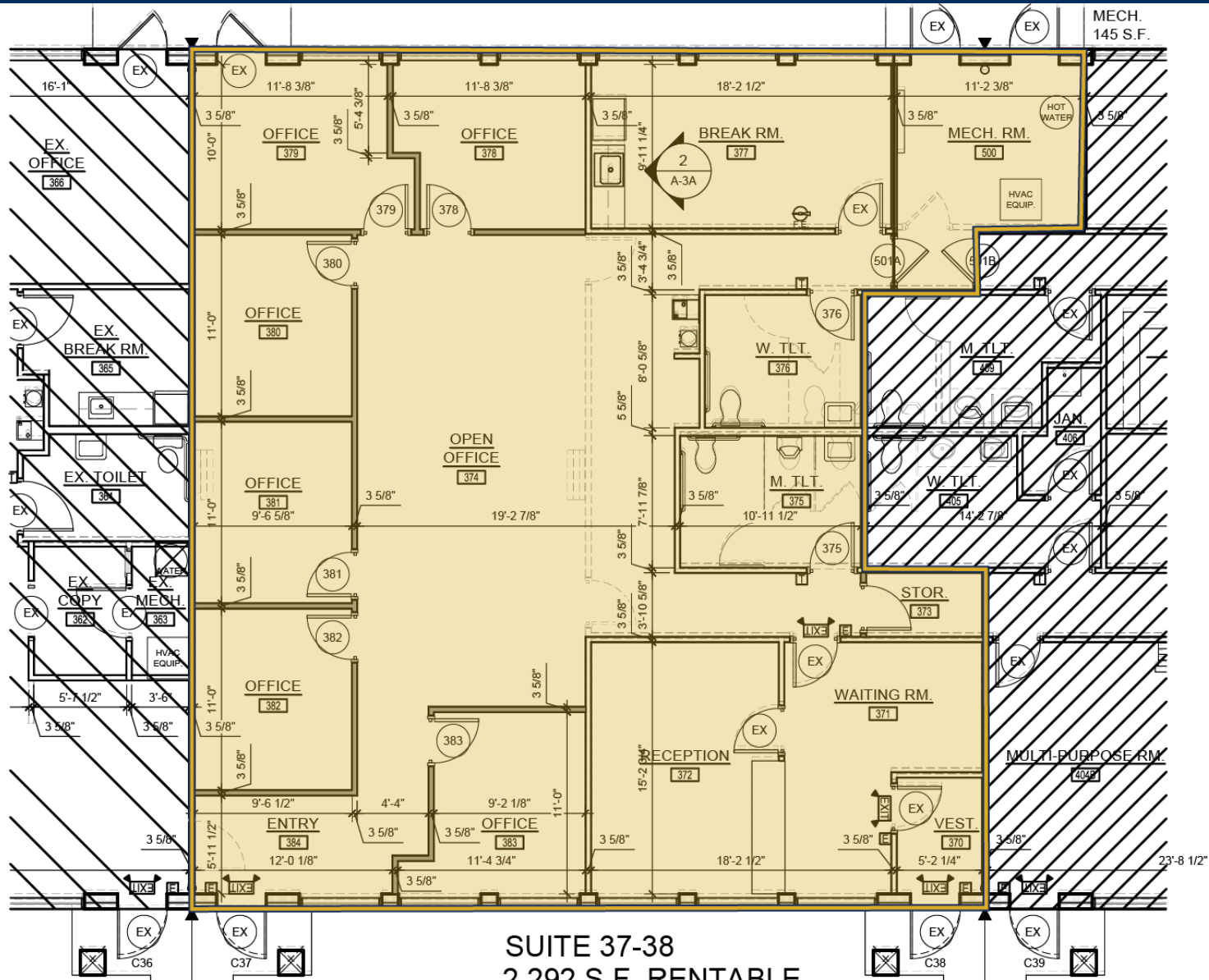
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CONCEPTUAL FLOOR PLAN FOR 2,292 SF BREAKDOWN

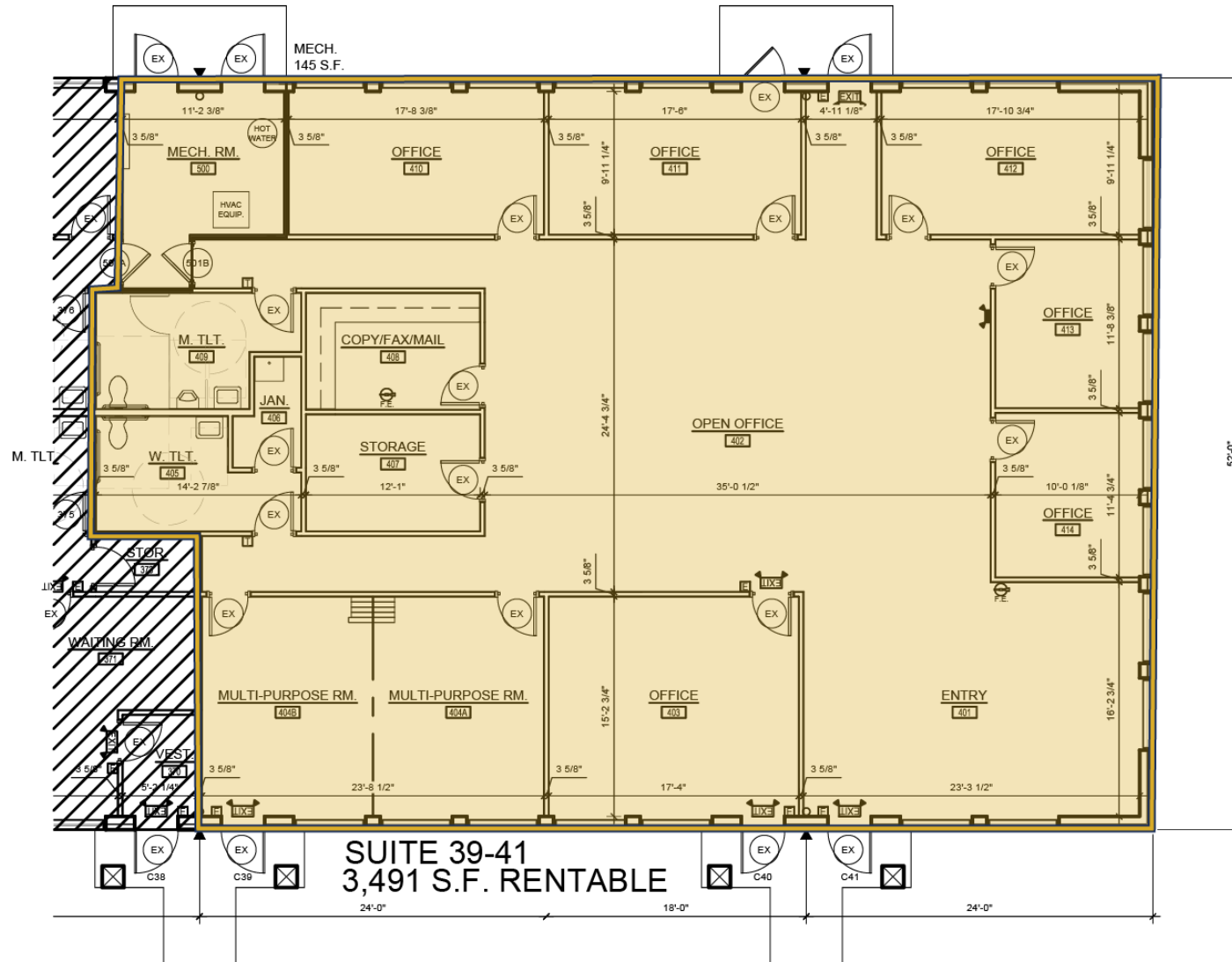
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SUITE 37-38
2,292 S.F. RENTABLE

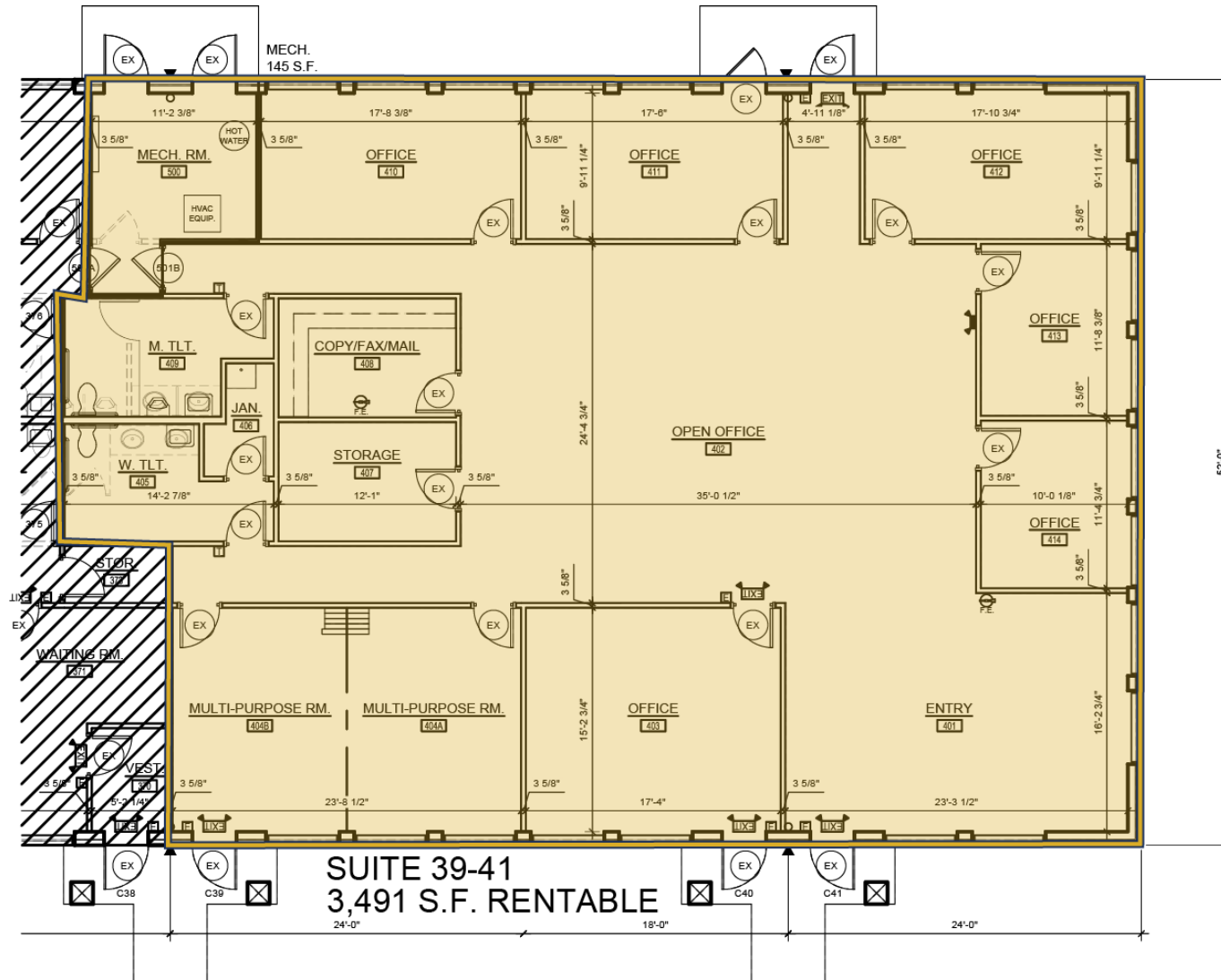
CONCEPTUAL FLOOR PLAN FOR 3,491 SF BREAKDOWN

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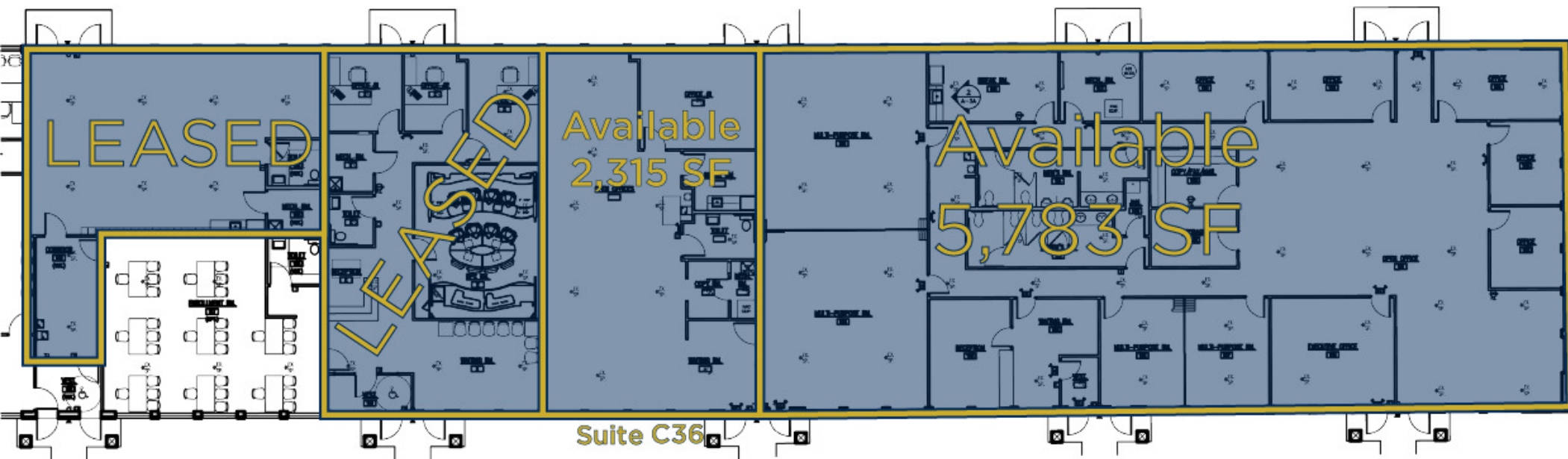
CONCEPTUAL FLOOR PLAN FOR 3,491 SF BREAKDOWN

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BUILDING C FLOOR PLAN

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CAPSTONE
COMMERCIAL

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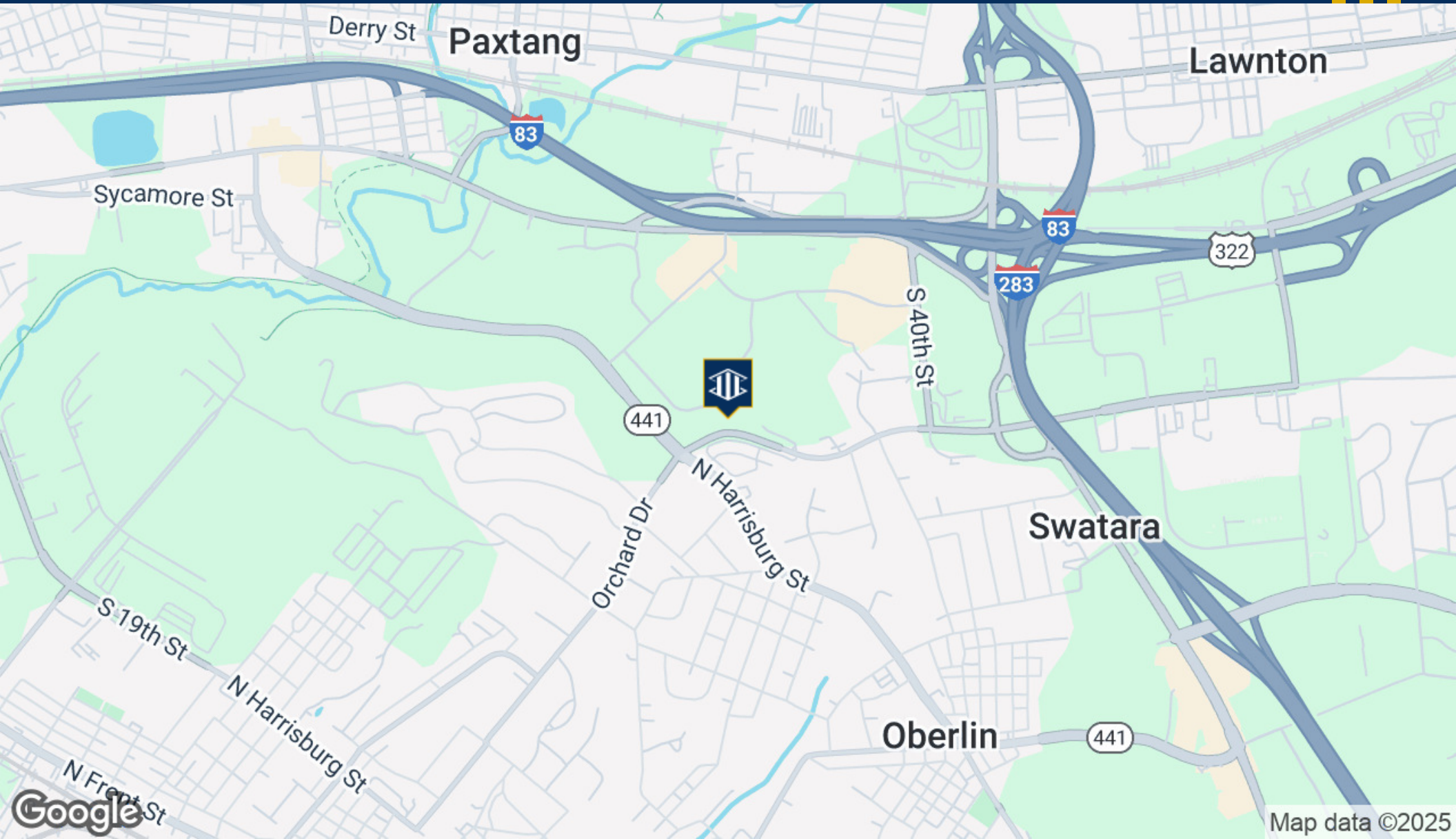
PRINCIPAL & SENIOR ADVISOR

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AREA MAP

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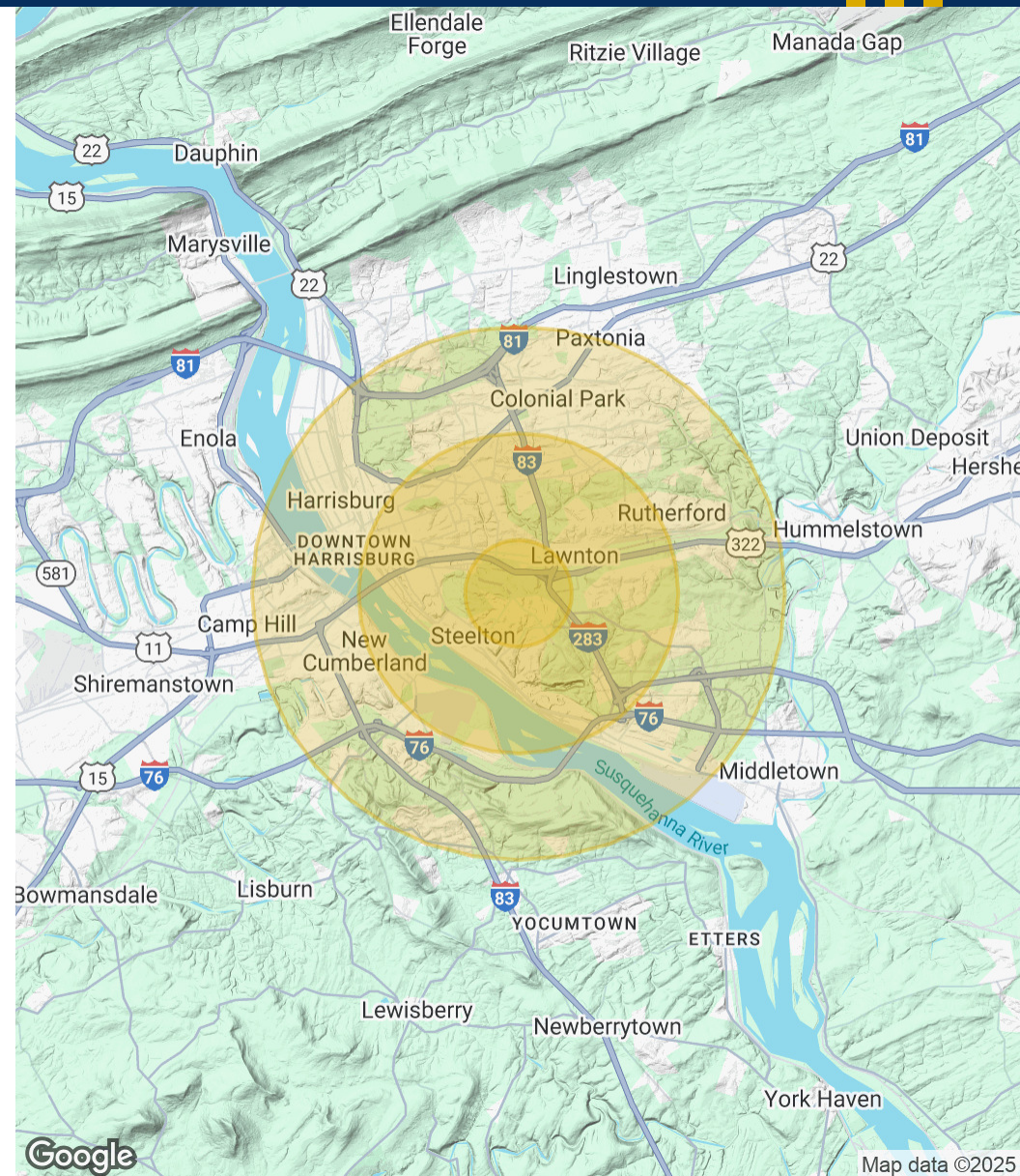
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,511	76,132	166,163
Average Age	40.7	35.3	37.3
Average Age (Male)	39.4	33.3	35.9
Average Age (Female)	40.7	37.8	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,371	33,790	76,674
# of Persons per HH	2.7	2.3	2.2
Average HH Income	\$62,070	\$56,746	\$67,161
Average House Value	\$124,239	\$117,862	\$148,727

2020 American Community Survey (ACS)



ADVISOR BIO

479 Port View Drive | Harrisburg, PA 17111



Ida McMurray **CCIM, SIOR**

Principal & Senior Advisor

imcmurray@capstonecre.com

(O) 717.820.1127 x701

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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LEGAL

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