

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,195,000
Lease Rate:	\$7,800.00 per month (NNN)
Building Size:	5,968 SF Office 5,696 SF Warehouse/Shop
Available SF:	11,664 SF
Lot Size:	1.2 Acres
Municipality:	Lower Allen Twp
County:	Cumberland
Zoning:	General Industrial
Year Built:	1950

PROPERTY OVERVIEW

Great opportunity to lease or purchase industrial flex space in Camp Hill, PA. Small stand alone office building with shop/warehouse building. Industrial zoning with outside fenced storage yard make this an attractive option with abundant parking. Quick connection via Rt. 581 Capitol Beltway to I-83, & I-81 transportation corridors. Hard to find infill location. Great industrial contractor corridor with corporate neighbors including York International, Sherwin Williams, Myers & Son's Inc, Fager's, Scott Electric Inc., Lafferty Lumber, Thomas Somerville, Deacon Supply, and Sid Harvey.

PROPERTY HIGHLIGHTS

- (5) grade level drive-in doors.
- Excellent location for contractor pickup, service and repair uses, transportation, warehousing & supply distributors.
- Numerous amenities exist within one (1) mile radius.
- Abundant parking and material staging area.
- Flexible zoning permits commercial and industrial uses.



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PROPERTY PHOTOS



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1600 Hummel Avenue

INDUSTRIAL PROPERTY FOR SALE / LEASE
1600 Hummel Avenue Camp Hill, PA 17011

AERIAL



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ADDITIONAL PHOTOS



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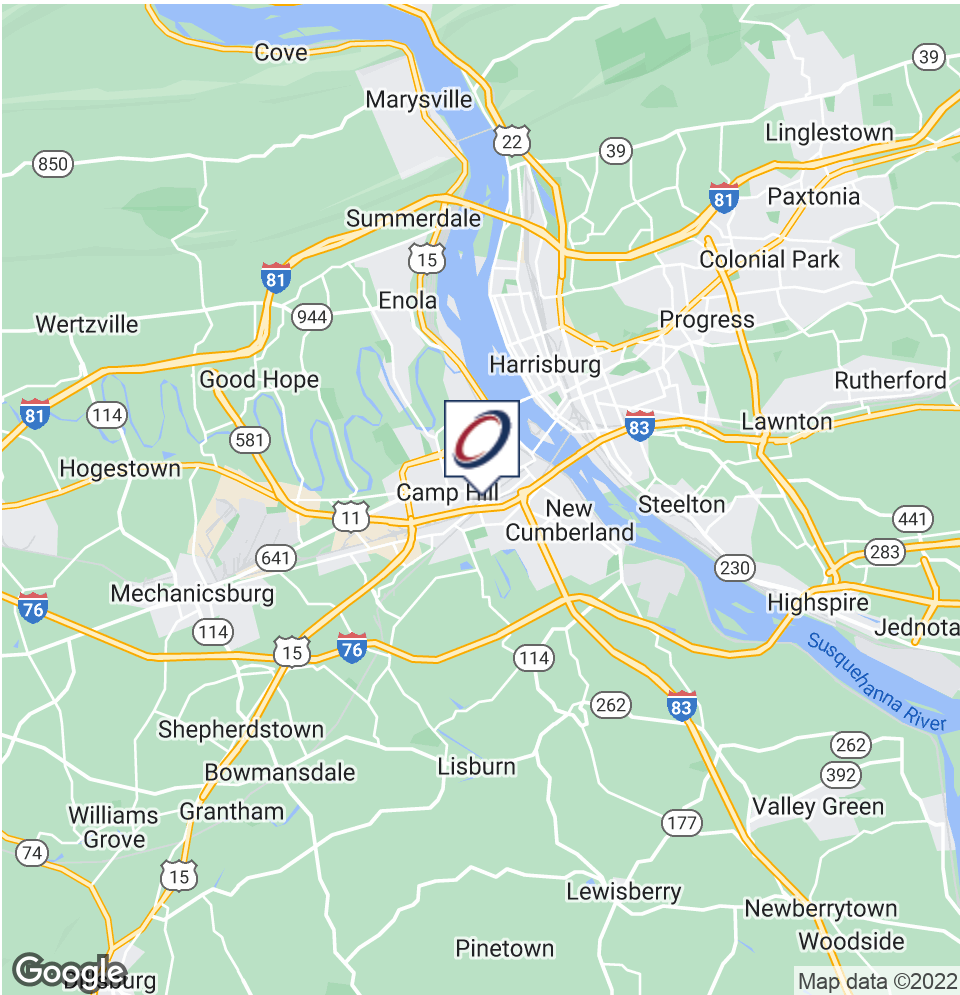
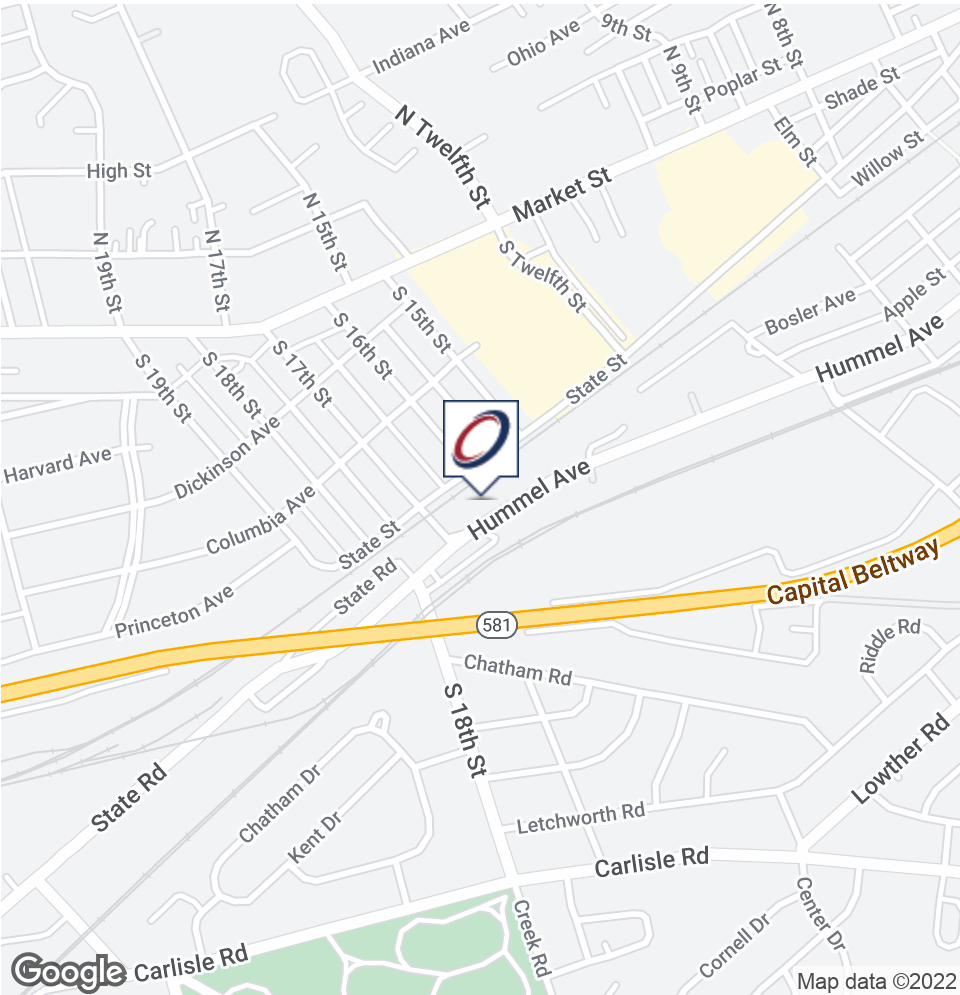
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1600 Hummel Avenue

INDUSTRIAL PROPERTY FOR SALE / LEASE

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LOCATION MAP



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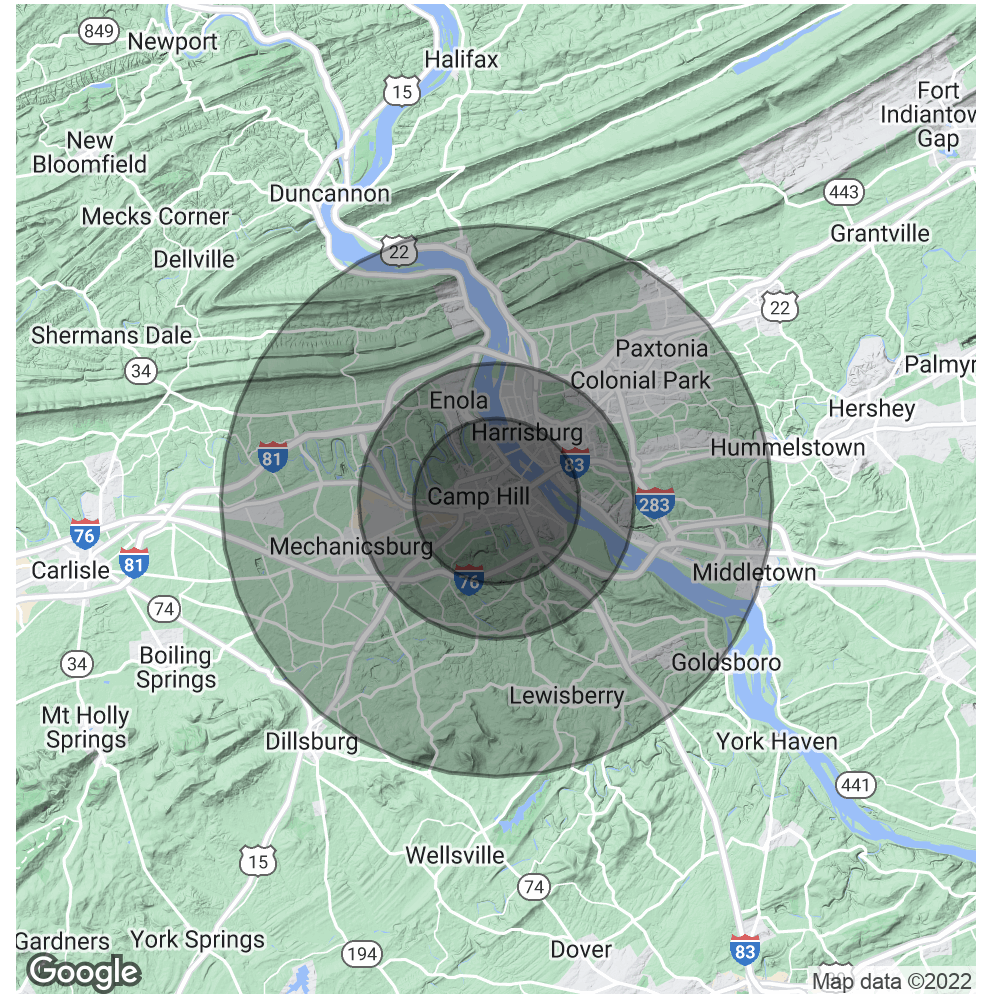
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	73,937	178,189	376,000
Average age	40.1	38.0	39.4
Average age (Male)	37.7	35.7	37.7
Average age (Female)	40.5	39.0	40.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	32,972	74,797	156,523
# of persons per HH	2.2	2.4	2.4
Average HH income	\$62,853	\$61,456	\$68,941
Average house value	\$184,662	\$164,418	\$183,875

* Demographic data derived from 2020 ACS - US Census



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