



4 KACEY CT, MECHANICSBURG, PA
PROFESSIONAL OFFICE AVAILABLE







OFFERING DETAILS

ADDRESS:	4 Kacey Ct Mechanicsburg, PA 17055
SALE PRICE:	Negotiable
BUILDING SIZE:	7,500 SF
AVAILABLE SPACE:	7,500 SF
LEASE RATE:	Negotiable
PARKING:	35 Spaces
PARKING RATIO:	4.12/1,000 SF
LOT SIZE:	1.5 Acres
YEAR BUILT:	1995
STORIES:	One
ZONING:	Highway Commercial (C-2)
COUNTY:	Cumberland
MUNICIPALITY:	Upper Allen Twp
SUBMARKET:	Harrisburg West
TAXES:	\$17,528 (2023)
APN:	42-29-2456-106

HIGHLIGHTS

- Opportunity to purchase of lease 7,500 SF professional office building with additional garage / flex space in Mechanicsburg, PA
- Excellent opportunity for user - buyer in one of the fastest growing corridors in Harrisburg West submarket
- Property sits on a large 1.5 acre site which offers opportunity for possible building expansion
- Flexible Highway Commercial zoning allows for multitude of office, medical, and retail uses by right
- Ideally located just off PA-114 exit of US-15 with close proximity to high profile mixed use development project Shepardstown Crossing which features flagship 7-11, Chick-fil-A, and Burger King as well as new Penn State Health @ Aspen Dr, Messiah University, and Messiah Lifeways Village
- Located just off  with easy access to 

EXECUTIVE SUMMARY

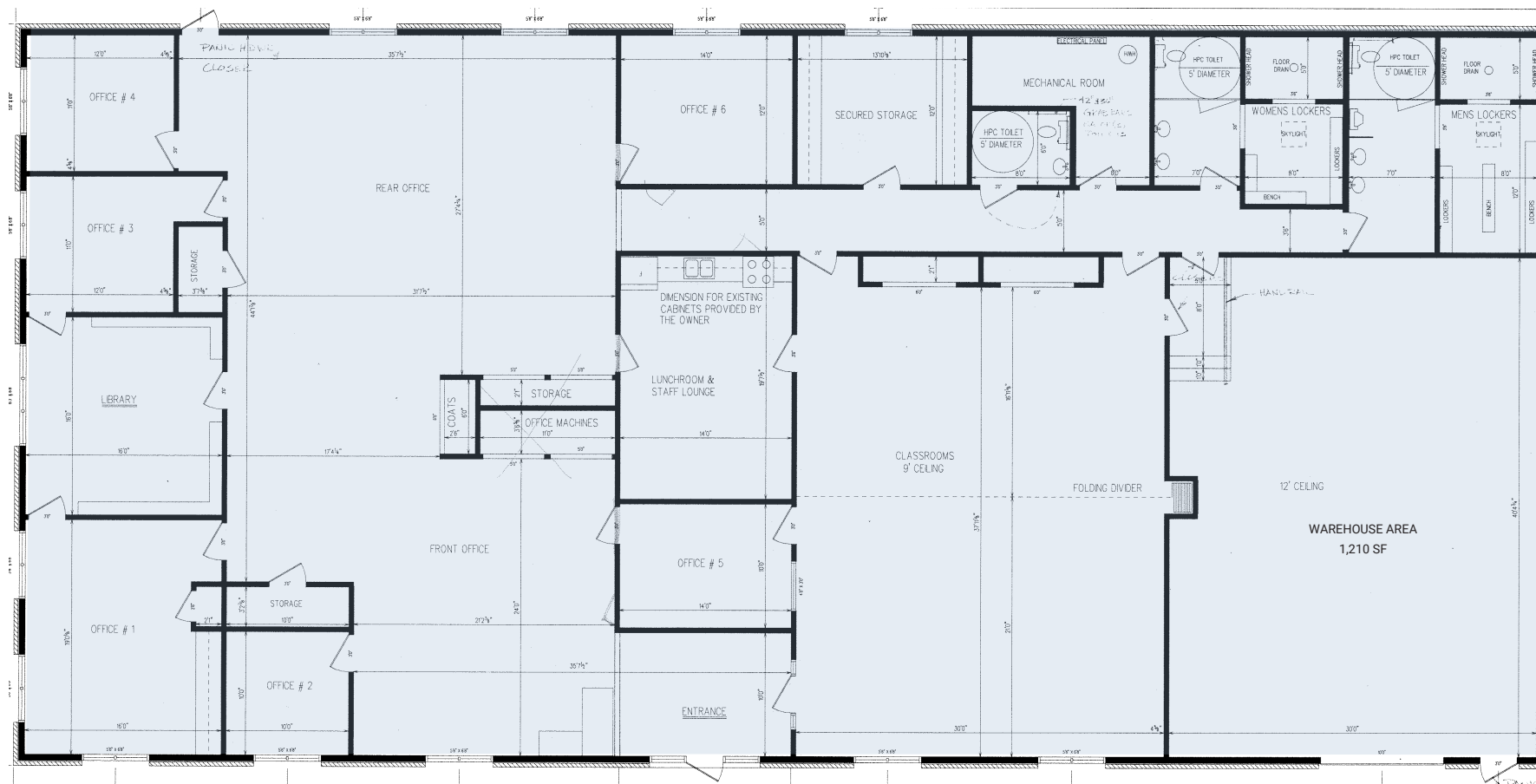
Landmark Commercial Realty is pleased to present for sale or lease 4 Kacey Ct in Mechanicsburg, PA. The subject property is a single story 7,500 SF professional office building with an attached garage / flex warehouse space. The building sits 1.5 acres and is located just off the PA-114 (S Market St) and US-15 via Bumble Bee Hollow Rd. The attractive brick building was built in 1995, has a primary entrance for the main office area, has one (1) drive in door, and has two (2) access doors for the warehouse space. The building also includes a large classroom space, separate locker rooms with showers, full kitchen with staff lounge area, six (6) private offices, secured storage, library, and large open office space. There is ample parking for employees and clients and is located in an established office park. The property features an additional structure that is attached to the building that is currently used for training purposes and is not included in the total square footage of the building.

The highly desired corridor is home to many new development projects and rapidly growing concentration of amenities including a new flagship 7-11 concept, Weis Markets, McDonald's, Chick-fil-A, Burger King, and Planet Fitness. The property also is in close proximity to the new Penn State Health Medical Group at Aspen Drive, Messiah University, and Messiah Lifeways Senior Community. Located in Upper Allen Township, the zoning for this site is Highway Commercial (C-2) and allows for a multitude of office, medical, and retail uses permitted by right.

The property is ideally located just off US-15 (PA-114 Mechanicsburg/Bowmansdale exit) with easy access to I-76 PA Turnpike, PA-581, US-11, I-81, and I-83. Corporate neighbors include Weidner Construction, Mechanicsburg Flooring-Tile, Monarch Development Group, M3T Corporation, Everance Financial, and Americhoice Federal Credit Union.



AVAILABILITY



LEASE INFORMATION

Suite	Available SF	Building Size	Lease Rate
100	7,500 SF	7,500 SF	Negotiable



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**4 KACEY CT
MECHANICSBURG PA**

PARCEL MAP



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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AERIAL



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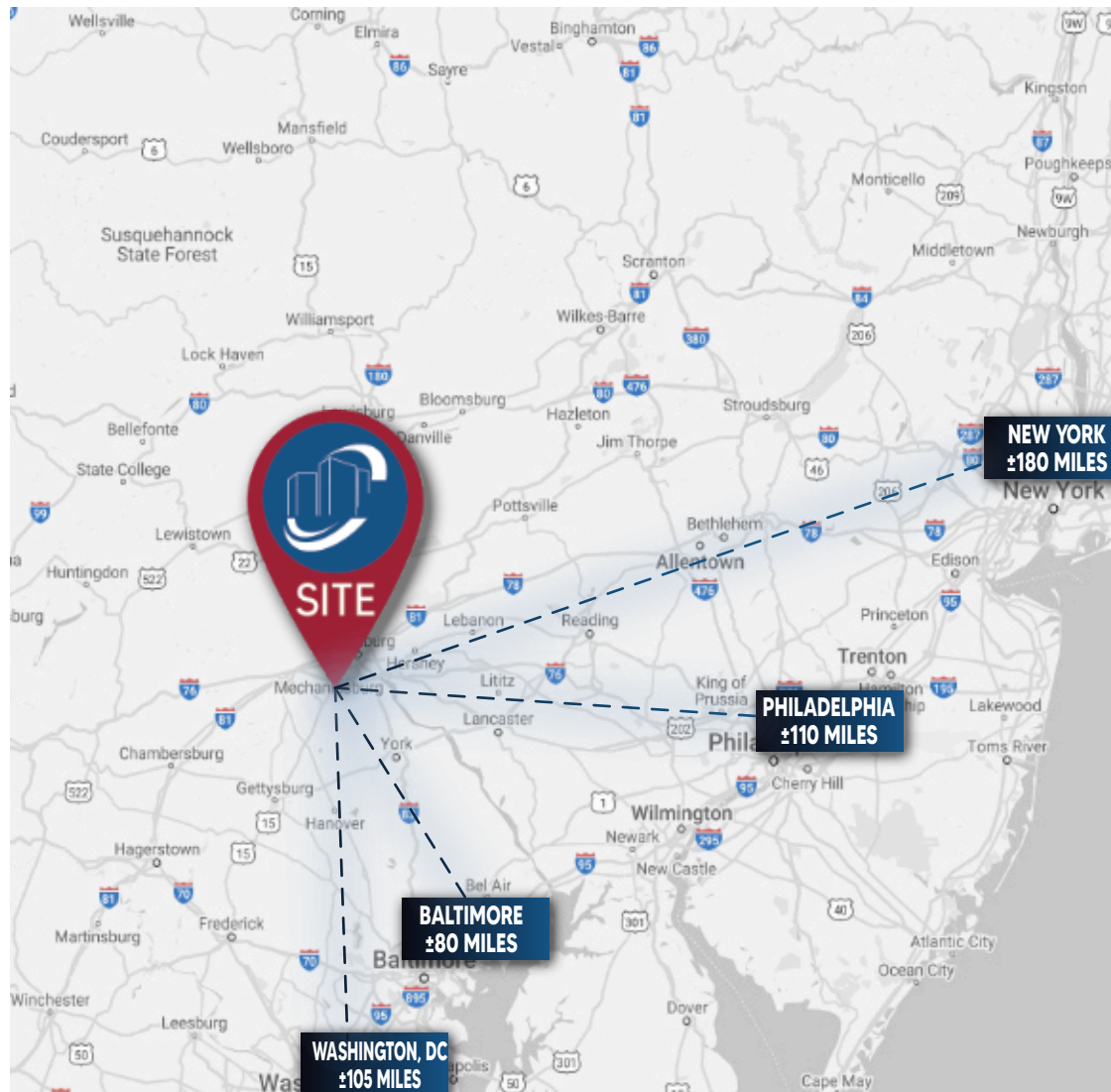
AREA OVERVIEW

HARRISBURG WEST SHORE: The town of Camp Hill is located in the lively West Shore area of Cumberland Valley and is just two miles from the state capital of Harrisburg. The town is as lovely as it is historical and includes a great local shopping scene. More than 55% of the small businesses in town are women-owned.

The Downtown Camp Hill Association supports the Downtown Business District by collaborating with local government and building a strong enterprise ecosystem. The walkable and shopable neighborhood concept is the catalyst for economic prosperity and community connection.

HARRISBURG EAST SHORE: Downtown Harrisburg is the central core neighborhood, business and government center which surrounds the focal point of Market Square, and serves as the regional center for the greater metropolitan area of Harrisburg, Pennsylvania, United States.

Harrisburg's Central Business District includes the Pennsylvania State Capitol Complex and other state government offices, the Dauphin County Courthouse and other county government offices, City of Harrisburg offices, Pennsylvania State Museum, federal government offices, and other, non-government related commercial retail and office development.



POPULATION
263,782



AVG FAMILY INCOME
\$92,318



TRAVEL TO WORK
19.2 Minutes



EMPLOYEES
122,215



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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.



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For More Information Contact:

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