

4141 LINGLESTOWN RD, HARRISBURG

**RETAIL SUITES
& SPORTS SPACE**



CAMPBELL
Commercial Partners

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OFFERING SUMMARY

Join Ever Grain Brewing Company at their new 30,000 SF brewery and restaurant. Conveniently located on Linglestown Road, within proximity to I-83, I-81 and Route 322. Recent renovations on the main entrance and facade. Three unique spaces for lease with heavy foot traffic from Ever Grain.

AVAILABLE SPACES

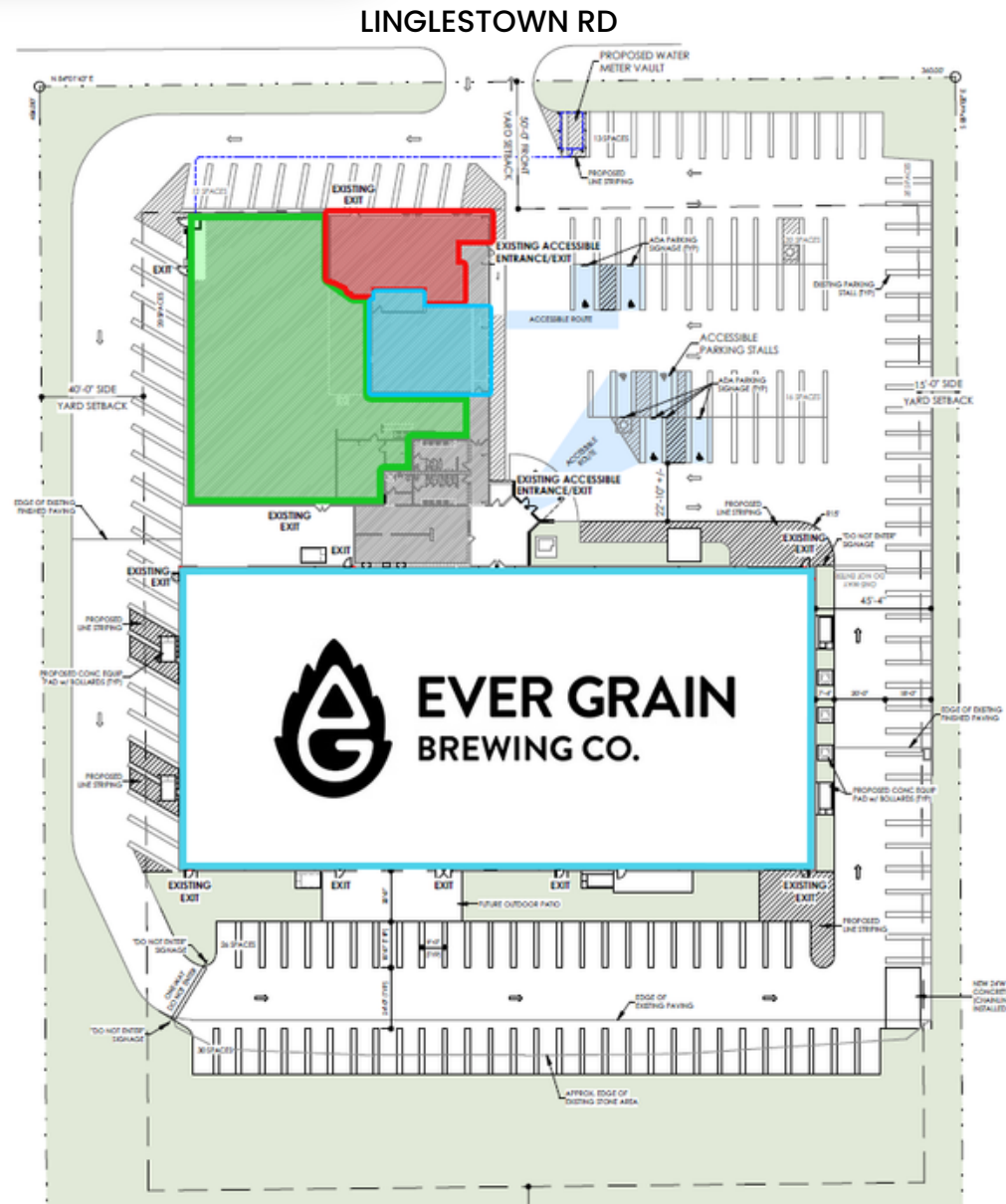
SUITE	SIZE (SF)	LEASE RATE	TENANT PAYS	
SUITE B	9,350 +/-	\$10.00/SF	Utilities & Janitorial	Turf training area with locker room, seating area, and storage mezzanine that has access from shared entrance.
SUITE C	1,950 +/-	\$20-\$22/SF	Utilities & Janitorial	Retail with in-suite restroom
SUITE D	2,000 +/-	\$20-\$22/SF	Utilities & Janitorial	Retail with in-suite restroom



Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

SITE PLAN

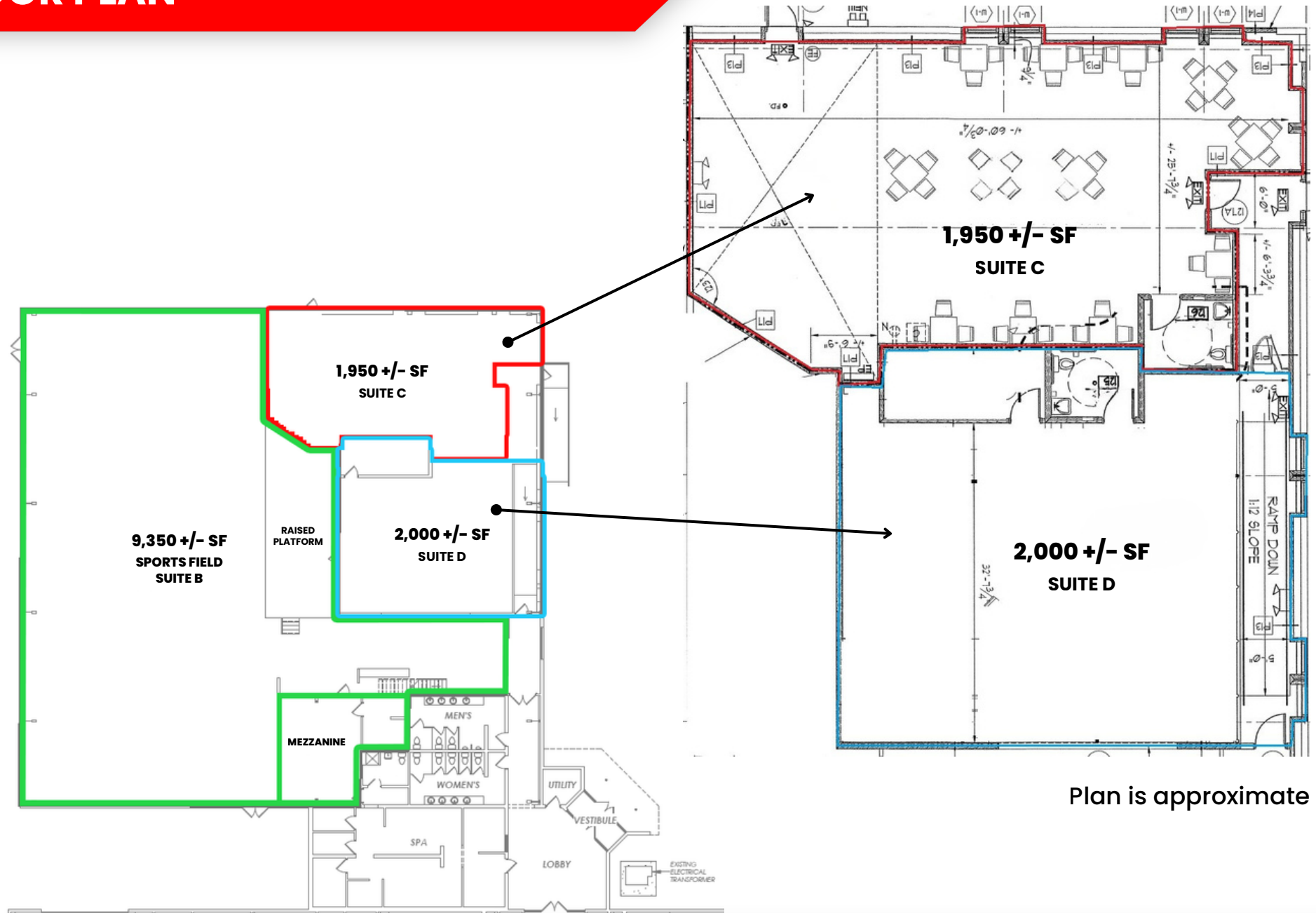
- 9,350+/- SF
- 1,950+/- SF
- 2,000+/- SF



Plan is approximate

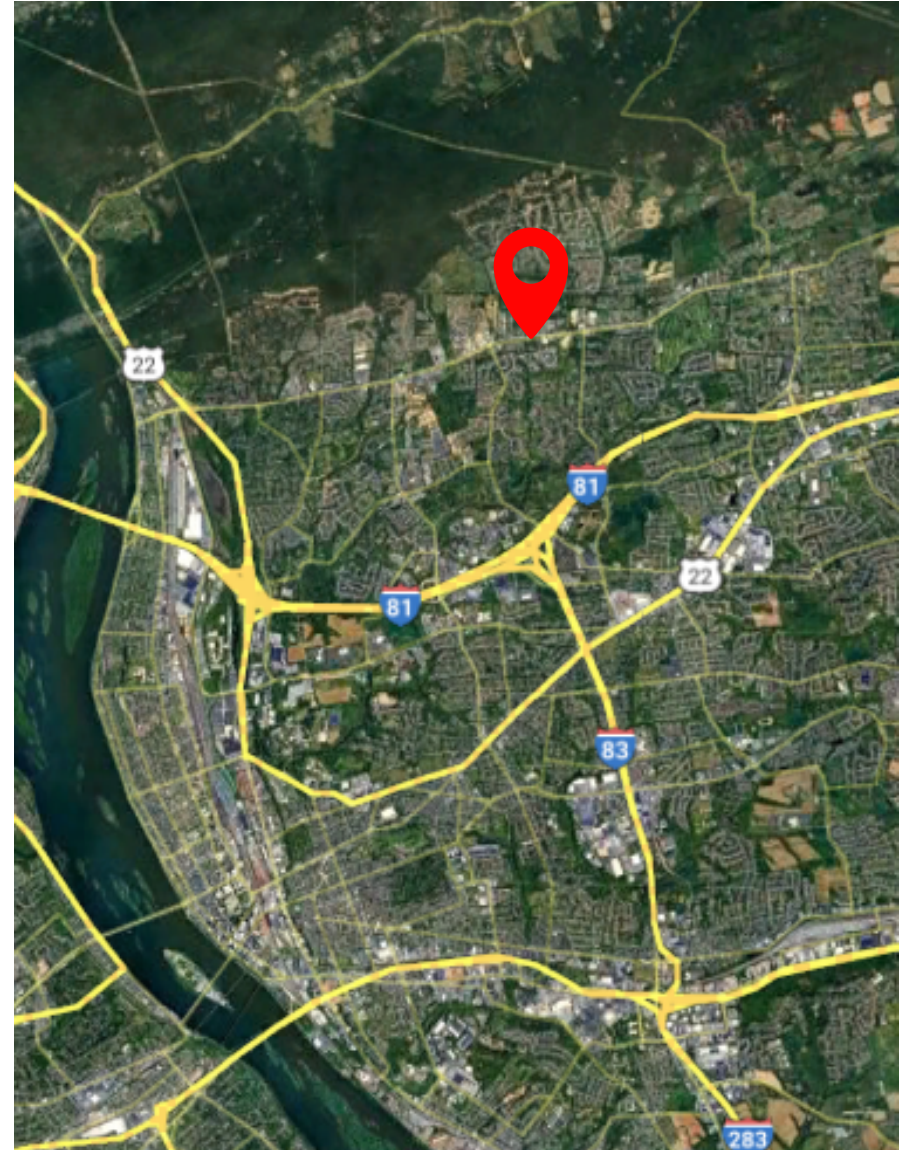
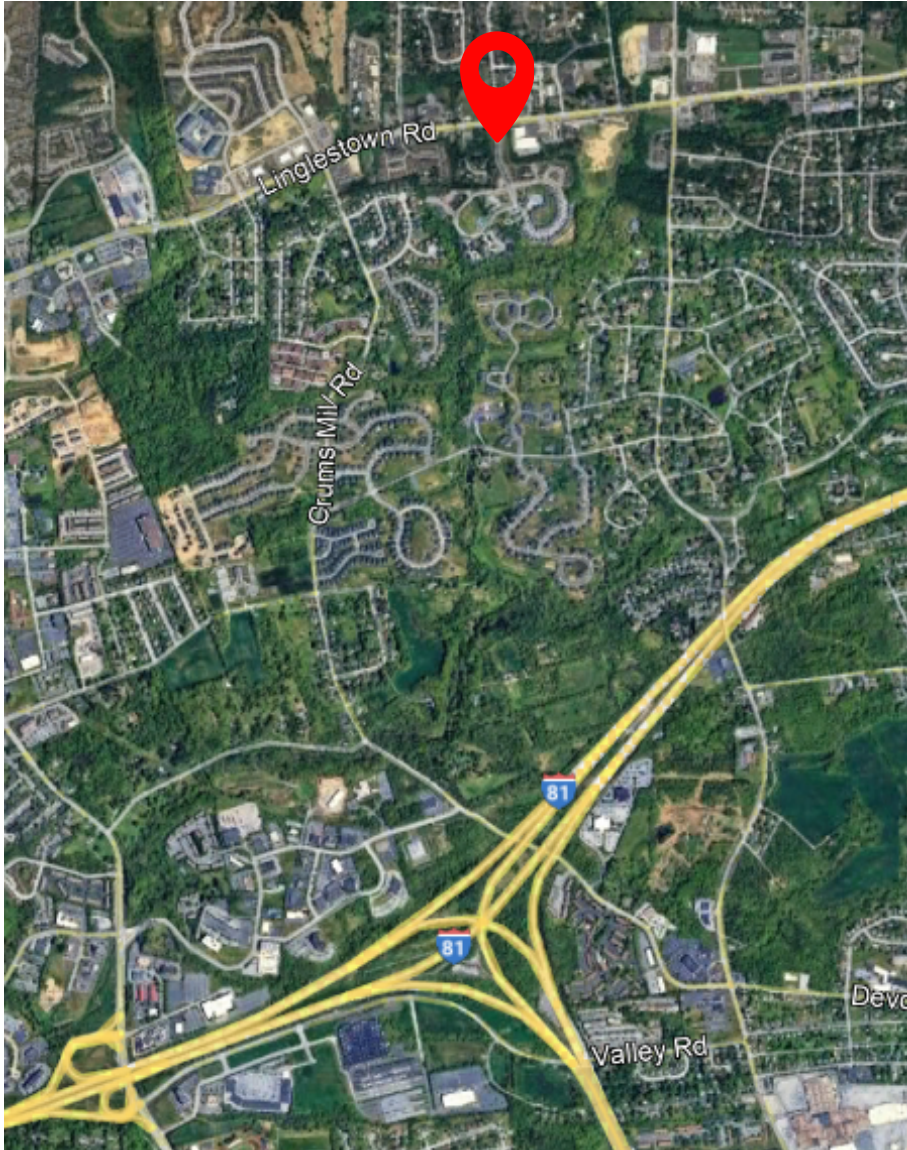
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FLOOR PLAN



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VICINITY MAP



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