

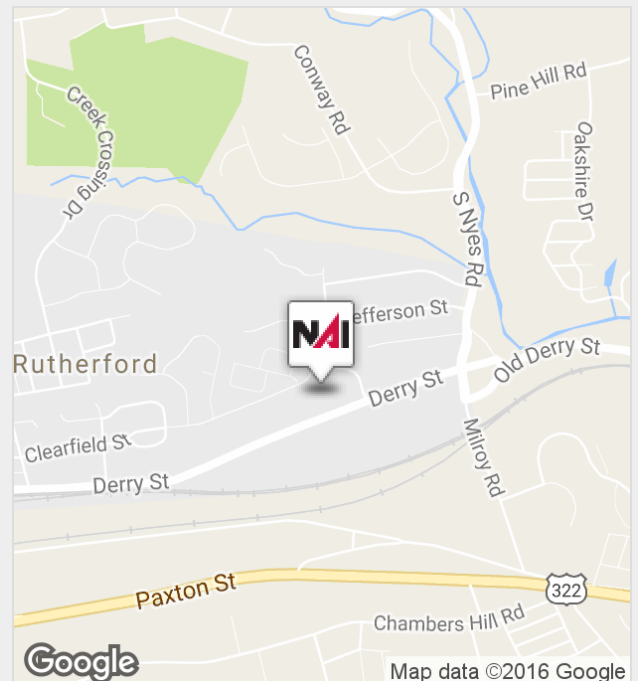


## 7400-8000 Derry Street

Harrisburg, Pennsylvania 17111

### Property Features

- Multiple spaces available
- Join existing retail and manufacturing tenants
- Ideally located for easy access to highways
- Water/sewer are billed outside of CAM



For more information:

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For Lease

# Retail



## Property Summary

Available SF: 2,100 - 8,600 SF

Lease Rate: \$7.00 - 10.00 SF/yr (NNN)

Lot Size: 0.0 Acres

Building Size: 145,151 SF

Zoning: Commercial General

Traffic Count: 19,000

## Property Overview

A mix of retail, warehouse, light manufacturing repair shops and offices conveniently located on Derry Street

## Location Overview

Ideally located for easy access to Route 322, 1-83, PA Turnpike, I-81 and Route 283.

For Lease

Retail

## Site Information

<b>PROPERTY ADDRESS:</b>	7400-8000 Derry Street, Harrisburg, PA 17111
<b>ZONING DESCRIPTION:</b>	Commercial General

## Building Information

<b>LOAD FACTOR:</b>	No
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## Lease Information:

<b>MIN DIVISIBLE:</b>	2,100 SF
<b>MAX DIVISIBLE:</b>	8,600 SF
<b>LEASE RATE:</b>	\$7.00 - 10.00 SF/yr
<b>LEASE TYPE:</b>	NNN
<b>CAM CHARGE/SF:</b>	\$1.36 / SF
<b>LEASE TERMS:</b>	Negotiable
<b>TENANT RESPONSIBILITIES:</b>	Heat, Trash Removal, Insurance, Air Conditioning, HVAC Repairs, Interior Repairs, Water & Sewer, Supplies, Taxes, Electric, Janitorial, Parking Lot Maintenance, Lightbulbs, Plumbing Repairs,
<b>LANDLORD RESPONSIBILITIES:</b>	Structural Repairs, Roof Repairs,

For Lease

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**Lease Rate:** \$7.00 - 10.00 SF/YR (NNN)

**Total Space** 2,100 - 8,600 SF

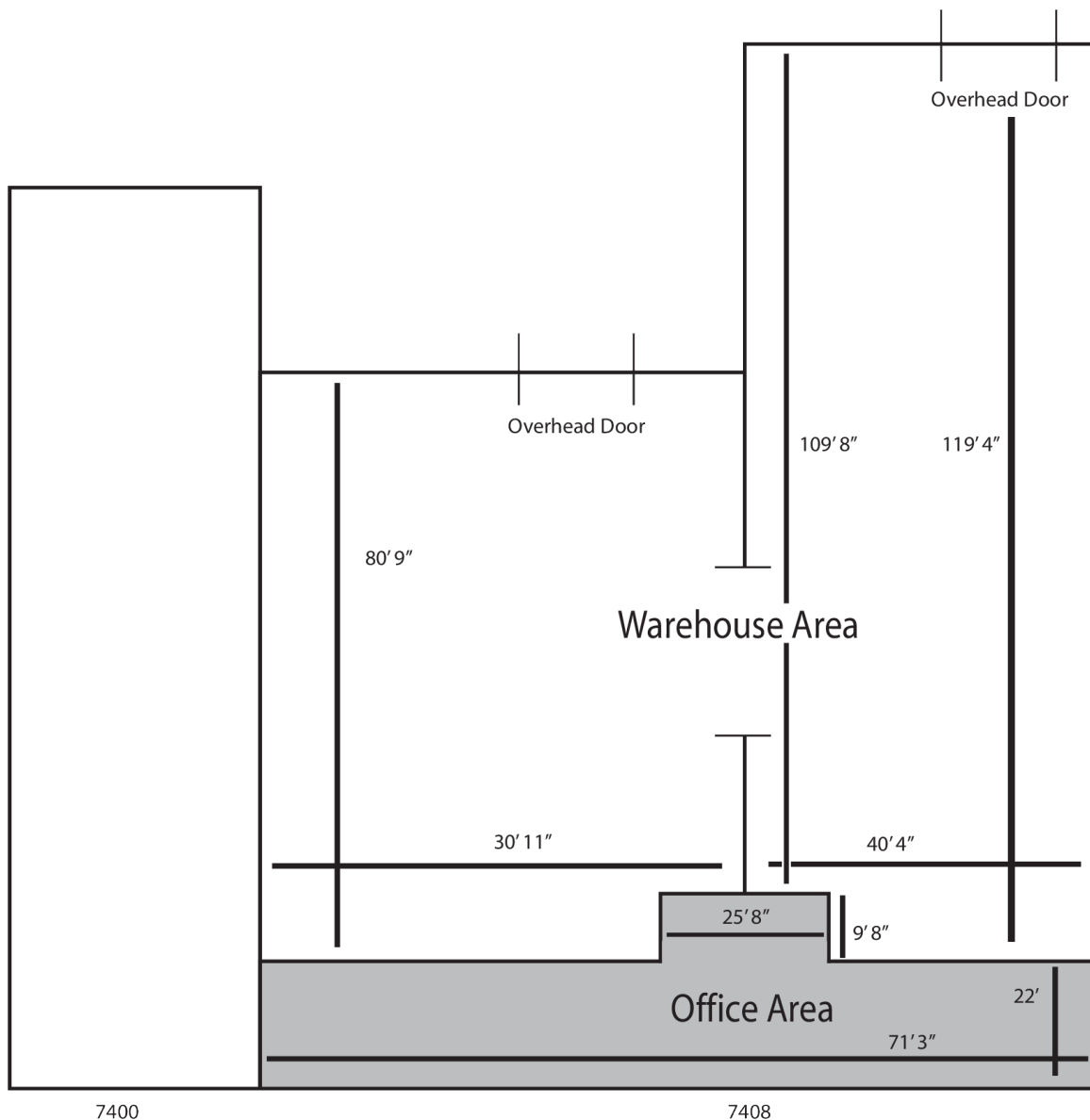
**Lease Type:** NNN

**Lease Term:** Negotiable

Space	Suite #	Space Use	Lease Rate	Lease Type	Size (Sf)	Term
7400 Derry Street		Street Retail	\$7.00 - 10.00 SF/Yr	NNN	3600	Negotiable
7408 Derry Street		Street Retail	\$7.00 - 10.00 SF/Yr	NNN	8600	Negotiable
7434 Derry Street		Street Retail	\$7.00 - 10.00 SF/Yr	NNN	2250	Negotiable
7442R Derry Street		Street Retail	\$7.00 - 10.00 SF/Yr	NNN	2100	Negotiable

For Lease

# Retail



\*Exterior walls included in dimensions

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