

FOR LEASE

1250 CAMP HILL BYPASS

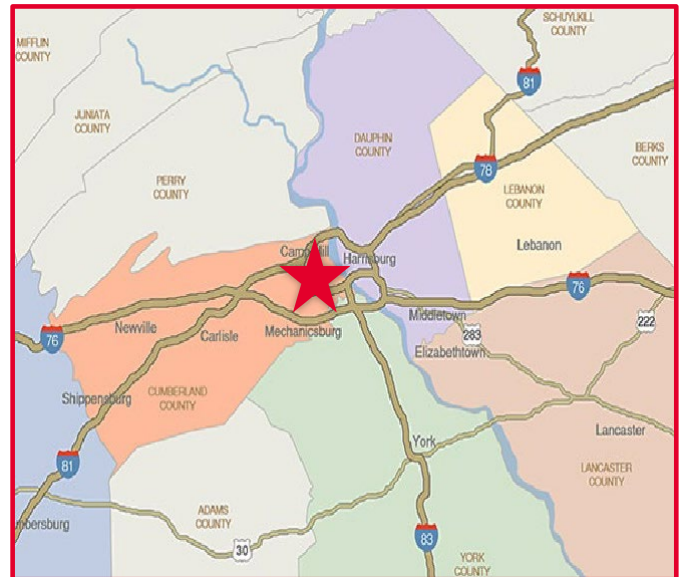
Lemoyne, PA 17011

2,837 SF AVAILABLE



PROPERTY HIGHLIGHTS

- 2,837 SF available in this recently built Class A office building
- Abundance of high-end standard building finishes
- Current parking ratio of over 6.0/1,000 SF
- Proximity and easy access to US Routes 11/15, PA 581, I-83, I-81, and the PA Turnpike



For more information, please contact:

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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

1250 CAMP HILL BYPASS

LEMOYNE, PA 17011

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PROPERTY HIGHLIGHTS

| | | | |
|---------------------------|--|-----------------------------|---|
| ADDRESS: | 1250 CAMP HILL BYPASS LEMOYNE, PA 17011 | NUMBER OF FLOORS: | TWO |
| COUNTY: | CUMBERLAND COUNTY | ELEVATORS: | TWO - PASSENGER |
| MUNICIPALITY: | EAST PENNSBORO TOWNSHIP | CEILING HEIGHT/TYPE: | 10' - 27' EXPOSED/2' X 4' ACOUSTICAL TILE |
| TAX PARCEL NUMBER: | 09-20-1854-008 | FLOOR TYPE: | MARBLE/CARPET |
| PARCEL SIZE: | 8.0 AC | SPRINKLERS: | YES |
| ZONING: | C-G COMMERCIAL GENERAL | LIGHTING: | LED |
| ROAD FRONTAGE: | ON ROUTES 11/15 | HVAC: | GAS FORCED HOT AIR/CENTRAL AIR |
| TOTAL BUILDING SF: | 84,000 SF | SECURITY: | BUILDING SECURITY SYSTEM/KEY FOB ACCESS |
| AVAILABLE SF: | Suite 110 - 2,837 SF | PARKING: | OVER 6.00/1,000 SF |
| | | RESTROOMS: | TWO PER FLOOR |
| | | SIGNAGE: | MONUMENT/LOBBY/SUITE |
| CLASS: | CLASS A OFFICE | RENTAL RATE: | \$24.00/SF GROSS |
| CONSTRUCTION: | STEEL, SLAB TO SLAB | RENTAL EXCLUDES: | IN-SUITE JANITORIAL |



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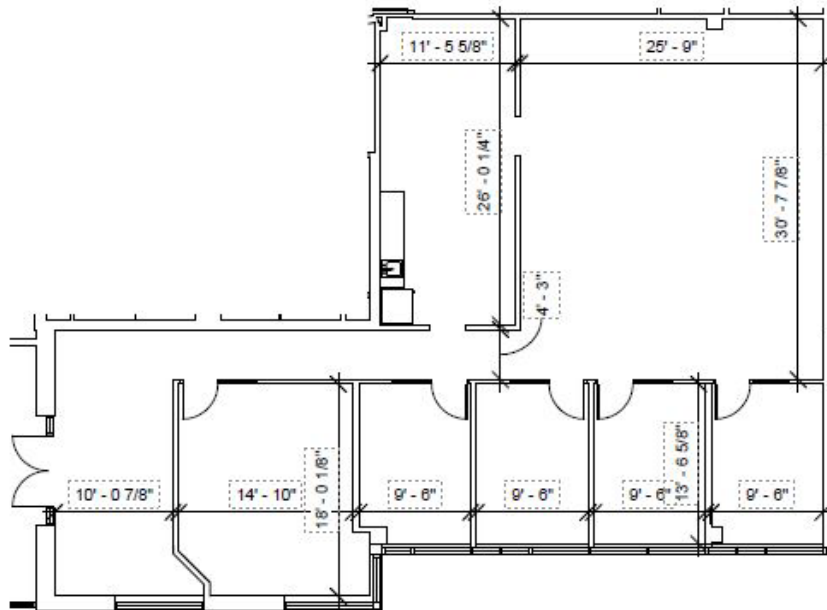
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SUITE 110 - 2,837 SF



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INTERIOR PHOTOS

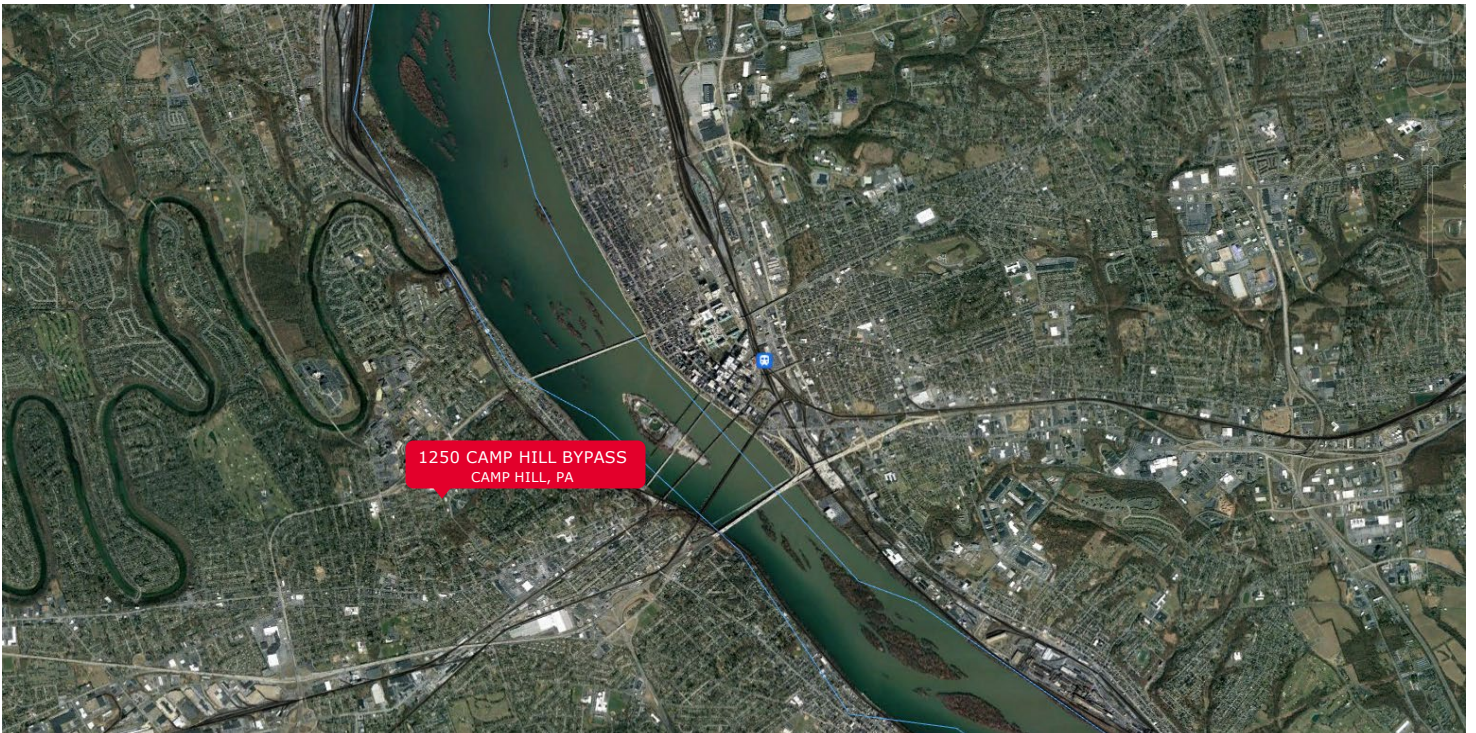


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AERIAL MAP



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