

FOOD PROCESSING FACILITY FOR SALE & LEASE

1201 HUMMEL AVE | LEMOYNE, PA 17043

Presented By:

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PROPERTY OVERVIEW

1201 Hummel Ave | Lemoyne, PA 17043

PROPERTY DESCRIPTION

Capstone Commercial is pleased to announce for sale or lease the property at 1201 Hummel Ave, in Lemoyne, Pennsylvania.

This newly constructed industrial facility offers approximately 52,600 SF of state-of-the-art refrigerated and cold storage space. Designed specifically for food processing and cold chain users, the building features insulated metal panel construction, LED lighting, a dry sprinkler system, and heated concrete floors in the freezer area. Larkin brand refrigeration systems are installed and the building's mechanicals remain under warranty.

The freestanding building totals 52,600 square feet on 2.63 acres, and the current owners will retain or lease back approximately 6,000 square feet. The building is fully powered with 3-phase electric service, including 2,000 amp 480V and 120/208/460V capacity. Public utilities, including water, sewer, and gas, are in place. There are 15 surface parking spaces on site, including one handicap space, and 7 on-street parking spaces. Zoned Commercial General and with one drive-in bay and docks, the site supports a wide range of uses.

Located in Cumberland County with access to key distribution corridors, this facility offers an excellent opportunity for occupiers or investors in need of modern cold storage infrastructure.

PROPERTY HIGHLIGHTS

- State of the art food processing/sub zero freezer space
- Larkin refrigerator brand cooler
- Brand new building - mechanicals are under warranty
- For sale or lease



OFFERING SUMMARY

Sale Price:	\$29,000,000
Lease Rate:	\$27.00 SF/yr (NNN)
Lot Size:	2.63 Acres
Building Size:	52,600 SF
APN:	12-22-0824-004
Zoning:	Industrial Commercial
Municipality:	Lemoyne Boro
County:	Cumberland



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PROPERTY DETAILS

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Sale Price

\$29,000,000

Lease Rate

\$27.00 SF/YR (NNN)

BUILDING INFORMATION

Building Size	52,600 SF
Number of Dock High Doors	4
Number of Drive in Bays	1
Number of Floors	1
Year Built	2025
Free Standing	Yes
Number of Buildings	1
Parking	15 off-street spaces + 7 on-street
Ceilings	Insulated panel
Floors	Concrete - heated in freezer area
Construction	Insulated metal panel
Lighting	LED
Walls	Insulated metal panel
Sprinklers	Dry system
Additional Note	Brand new building - mechanicals under warranty

LOCATION INFORMATION

Street Address	1201 Hummel Ave
City, State, Zip	Lemoyne, PA 17043
County	Cumberland
Township	Lemoyne Boro

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage
Zoning	Industrial Commercial
Lot Size	2.63 Acres
APN #	12-22-0824-004
Lot Dimensions	674 x 193 ft
Power	Yes
Rail Access	No

UTILITIES & AMENITIES

Restrooms	2
Gas / Propane	Yes
Water	4 in main line
Sewer	Public
Electric	3 phase 2,000 amp 480 V + 3 phase 120/208/460 V
Equipment	Larkin refrigerator brand cooler



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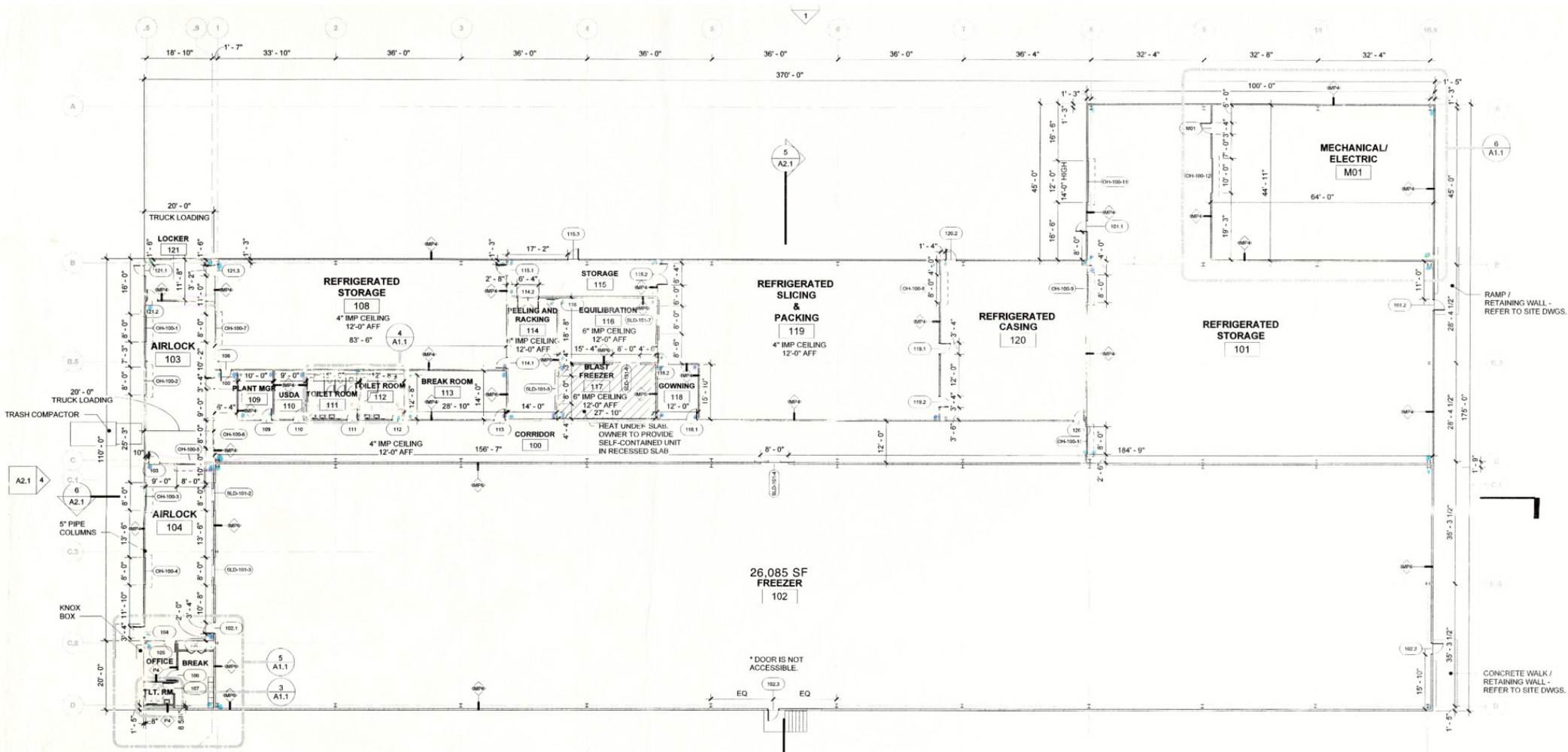
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FLOORPLAN

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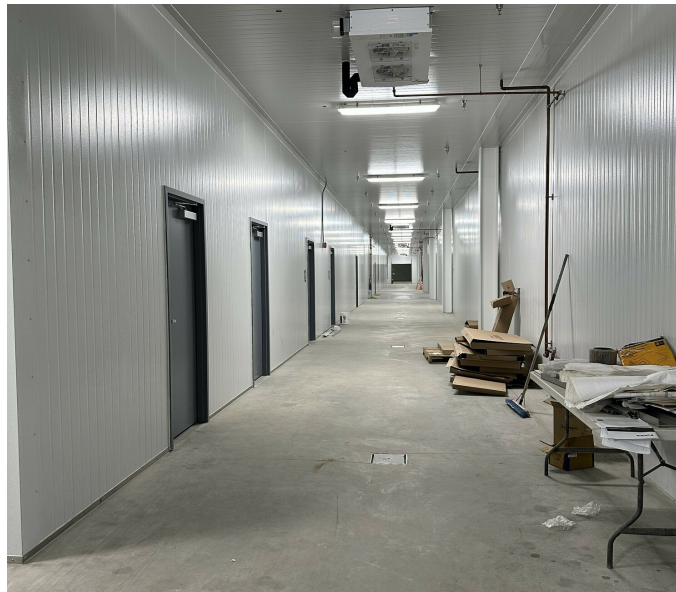
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INTERIOR PHOTOS

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PARCEL

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AREA OVERVIEW

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DEMOGRAPHICS

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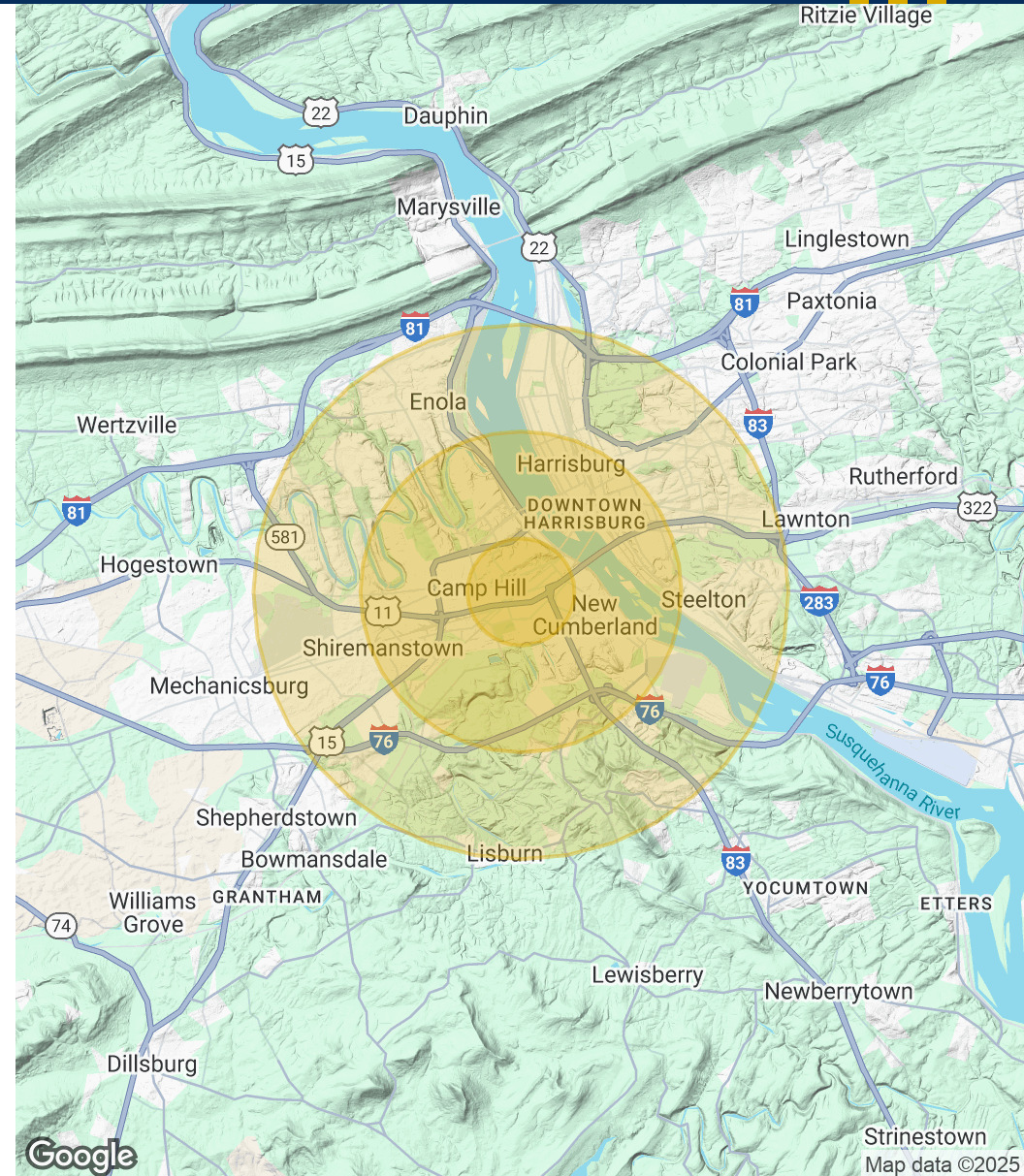
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,330	81,641	198,249
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,993	34,672	81,999
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$104,346	\$98,631	\$98,533
Average House Value	\$272,829	\$255,410	\$247,503

Demographics data derived from AlphaMap



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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle. Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client. Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

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LEGAL

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