



CLIMATE CONTROLLED INDUSTRIAL WAREHOUSE

3900 PAXTON ST | HARRISBURG, PA 17111



WWW.LANDMARKCR.COM

(717) 731.1990





**3900 PAXTON ST
HARRISBURG, PA 17111**

**INDUSTRIAL WAREHOUSE
AVAILABLE**



OFFERING SUMMARY

Available SF	23,000 SF
Lease Rate	\$7.95 /SF
Lease Type	Modified Net
Sale Price	Subject to Offer
Building Size	41,000 SF
Lot Size	2.01 Acres
Building Type	Industrial Flex
Submarket	Harrisburg East
Zoning	Light Manufacturing (M-L)
Corridor	I-83 / I-283 / US-322

PROPERTY HIGHLIGHTS

- Climate controlled industrial warehouse space available in industrial park setting in Harrisburg, PA
- The 23,000 SF space features:
 - Turn-key warehouse ideal for distributor, industrial manufacturer, assembly & machine shop, etc.
 - 18' - 20' ceiling height, access to (4) dock doors & (1) drive-in
 - Ample on-site parking, possible trailer staging and/or outside storage area
- Limited Manufacturing (M-L) allows for a variety of uses permitted by right
- Excellent location just off with quick access to & intermodal
- Close to area's largest employers and popular amenities such as Bass Pro Shops, Sheetz, Faulkner Automotive dealership campus, Walmart, Sam's Club, Target, J.C. Penney, as well as numerous restaurant and hotel options

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

Property Size	41,000 SF
Lot Size	2.01 Acres
Property Type	Industrial Flex
Tenancy	Multi
Dock Doors	4
Drive-in Doors	2
Ceiling Height	18' - 20'
Column Spacing	29'w x 25'd
Year Built/Renovated	1955/2009
Parking	40 car spaces
Construction	Brick & Block
Sprinkler	Yes (wet)
Climate Controlled	Yes
Lighting	Fluorescent
Power	Heavy
HVAC	Gas
Water/Sewer	Public
Submarket	Harrisburg East
County	Dauphin
Municipality	Swatara Twp
Zoning	Light Manufacturing (M-L)
Access	I-83 via Paxton St
APN	63-001-021
Taxes	\$31,313.72 (2026)

PROPERTY HIGHLIGHTS

Rare opportunity to lease 23,000 SF of climate controlled warehouse space in a 41,000 SF stand alone industrial flex property located directly off of I-83 on approximately 2.01 acres. The space features 18' - 20' clear ceiling heights with drive-in and dock door access. Signage potential with visibility to over 115,000 VPD on I-83 Capitol Beltway. Situated within (1) mile of Norfolk Southern Rutherford Yard Intermodal Terminal.

The well maintained property offers heavy power, gas HVAC, public utilities, and is in flexible Light Manufacturing zoning district which allows for a variety of uses by right. The climate controlled warehouse space is an ideal facility for industrial manufacturer, distributor, assembly & machine shop, etc. The site offers abundant onsite parking and possible trailer staging and/or outdoor storage area. The location offers access to high quality dense labor pool within (3) miles of the property. Corporate neighbors include Schaedler Yesco, APR Supply Co, Bimbo Bakeries USA, Service Oil Company, RF Fager, WC Eshenaur & Son, Inc, and Stewart-Amos Steel.

AVAILABLE SPACE

LEASE INFORMATION			
Suite	Available SF	Lease Rate	Lease Type
2	23,000 SF	\$7.95 PSF	Modified Net

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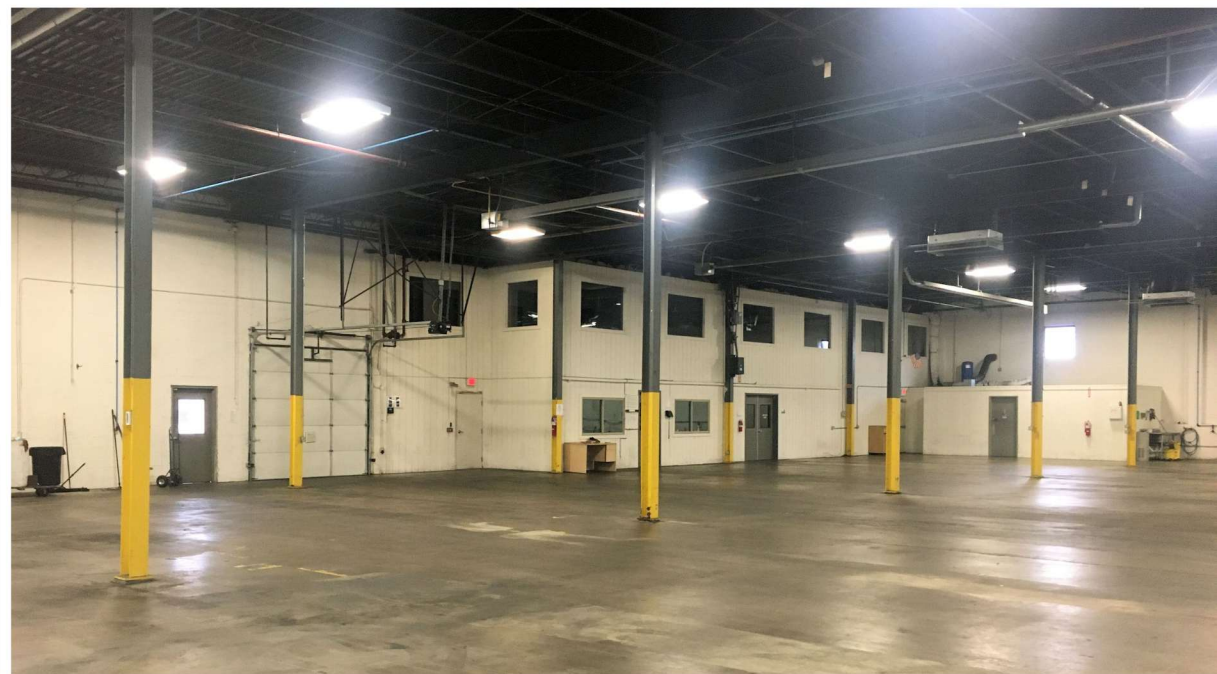
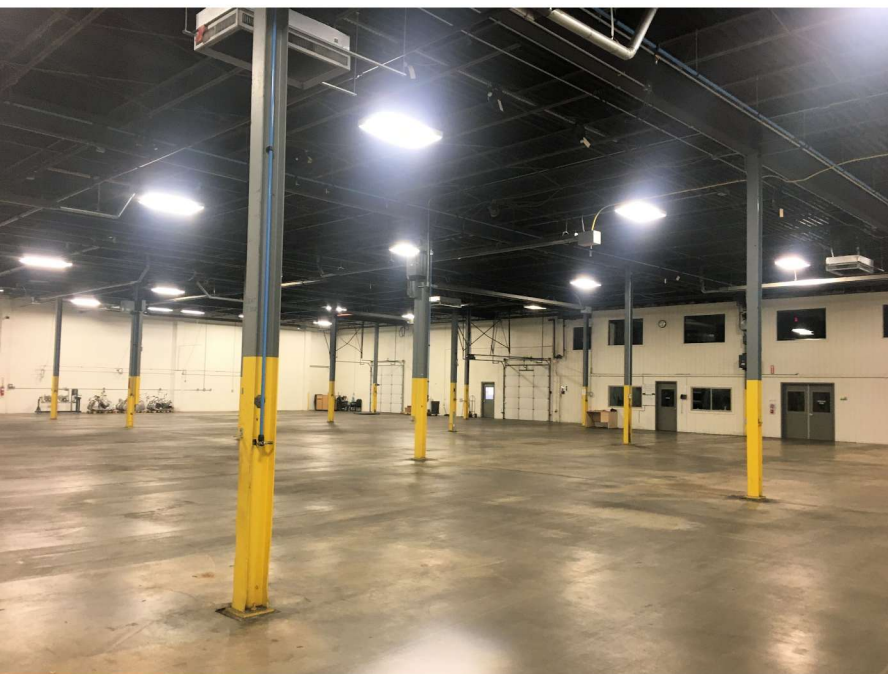


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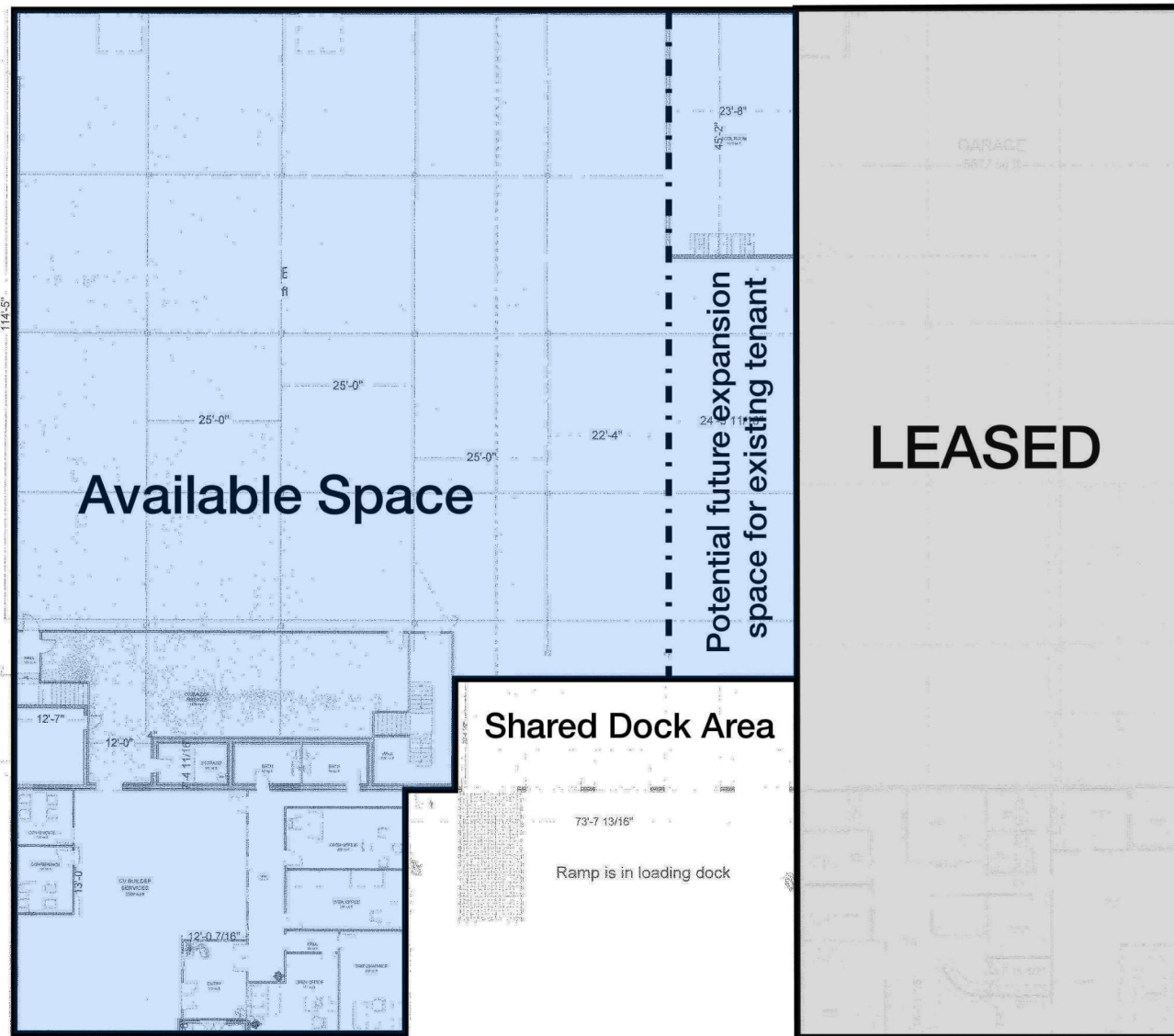
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FLOORPLAN



AERIAL

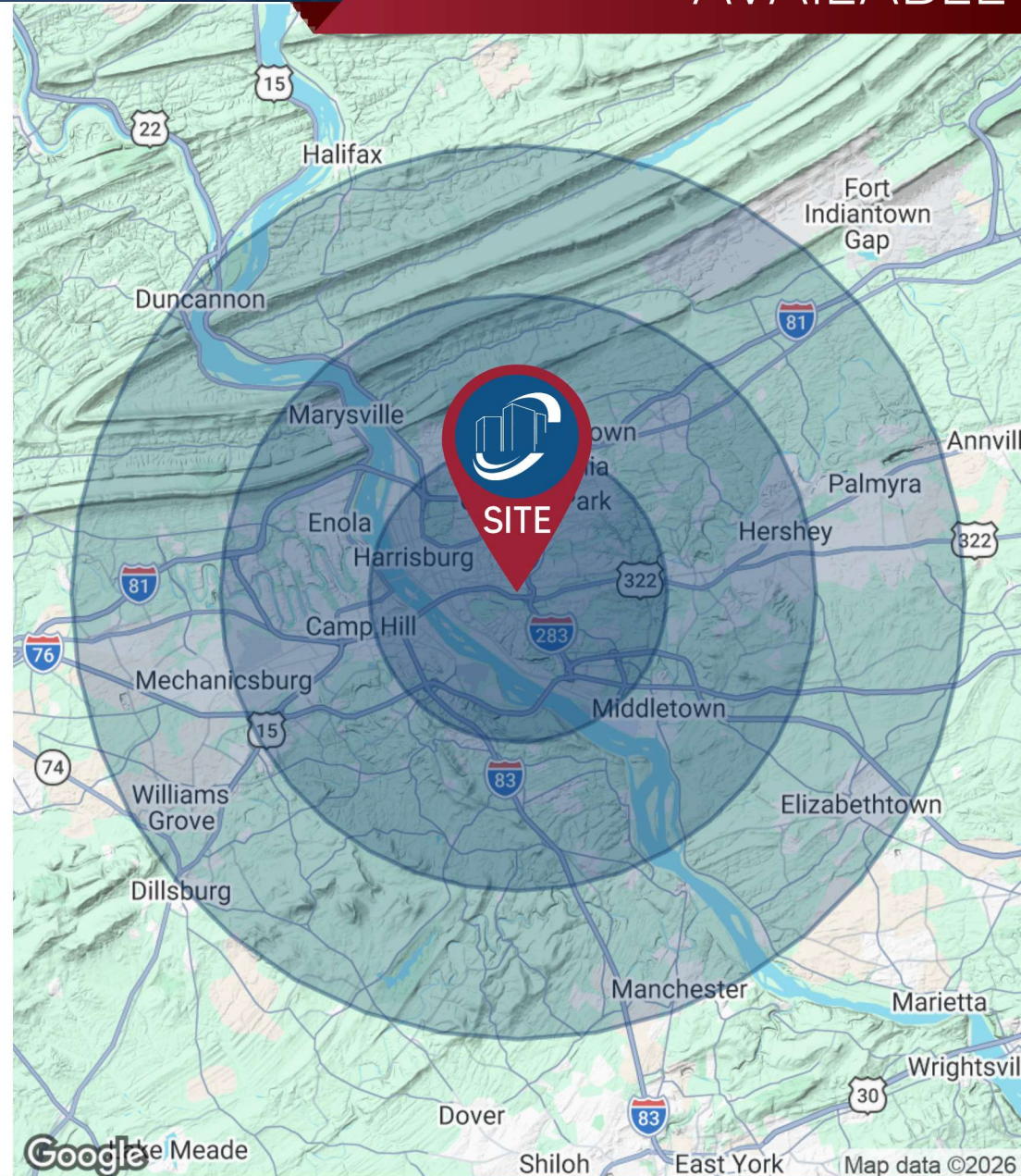


TRADE AERIAL



DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
Total Population	177,933	390,868	539,336
Population Density	2,266	1,244	763
Median Age	37.9	40.0	41.1
Median Age (Male)	36.3	38.4	39.7
Median Age (Female)	39.3	41.0	42.0
Total Households	74,749	162,134	220,674
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$87,323	\$105,218	\$107,120
Average House Value	\$218,365	\$268,118	\$276,012





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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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