



West Shore Flex Space

AVAILABLE FOR LEASE

701 W SIMPSON ST, MECHANICSBURG

701 W SIMPSON STREET · MECHANICSBURG, PA 17055



WEST SHORE FLEX SPACE

FOR LEASE



OFFERING SUMMARY

| | |
|------------------------|-----------------------|
| Building Size | 20,000 SF |
| Available SF for Lease | 4,275-6,700 SF |
| Lease Rate | \$10.50 per SF/Yr |
| Lease Type | Modified Gross |
| CAM | None |
| Zoning | Commercial General |
| Municipality | Mechanicsburg Borough |
| County | Cumberland County |

PROPERTY OVERVIEW

Rare opportunity to lease versatile commercial flex suites on the highly sought-after West Shore. This adaptable spaces feature a functional mix of showroom and warehouse areas—ideal for contractors, service providers, and retail-oriented industrial users looking to impress clients while maximizing operational efficiency. Currently two (2) suites are available. Suite A includes an 8' x 8' low dock for easy loading and unloading, with ample room for customization to meet your business needs. Suite D has a standard dock door with leveler, 12' drive-in door, & 2 office spaces. Tenants are responsible for electric, gas, and trash.

PROPERTY HIGHLIGHTS

- Central Mechanicsburg Borough location
- Warehouse space has 13' ceiling height
- Located near major routes including:



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C: 717.578.0195

ROY BRENNER

VICE PRESIDENT, CORPORATE SERVICES

RBRENNER@LandmarkCR.com

C: 717.512.3966

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM

1

701 W SIMPSON STREET · MECHANICSBURG, PA 17055



WEST SHORE FLEX SPACE

FOR LEASE



PROPERTY DETAILS

| | |
|---------------------|-----------|
| Number of Buildings | 1 |
| Building Size | 20,000 SF |
| Lot Size | 2 Ac |
| Building Class | B |
| Tenancy | Multi |
| Number of Floors | 1 |
| Restrooms | 1 |
| Parking | In-common |
| Year Built | 1992 |

BUILDING SPECIFICATIONS

| | |
|----------------|-------------------|
| Construction | Metal |
| Roof Type | Metal |
| Ceiling Height | 13' |
| Dock Door | Varies |
| Power | Varies |
| HVAC | Gas Heat |
| Sprinklers | No |
| Security | Per Unit Tenant |
| Signage | On Building |

MARKET DETAILS

| | |
|-------------------------------|--------------------------|
| Cross Streets | W Main St & W Simpson St |
| Traffic Count at Intersection | 8,809 ADT |
| Municipality | Mechanicsburg Borough |
| County | Cumberland County |
| Zoning | Commercial General |

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C : 717.578.0195

ROY BRENNER

VICE PRESIDENT, CORPORATE SERVICES

RBRENNER@LandmarkCR.com

C : 717.512.3966



LANDMARKCR.COM

701 W SIMPSON STREET · MECHANICSBURG, PA 17055



WEST SHORE FLEX SPACE

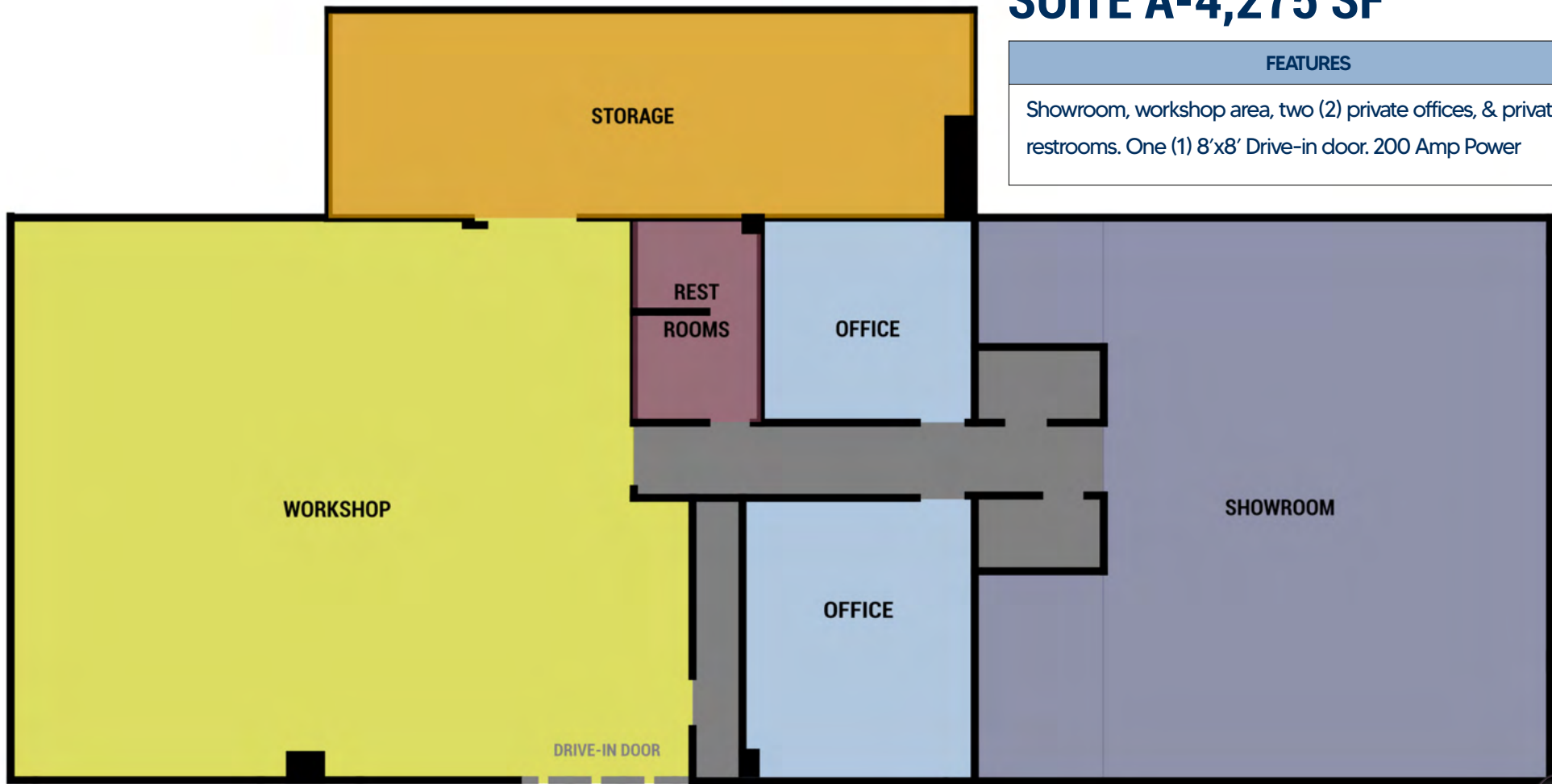
FOR LEASE

SUITE A FLOORPLAN

SUITE A-4,275 SF

FEATURES

Showroom, workshop area, two (2) private offices, & private restrooms. One (1) 8'x8' Drive-in door. 200 Amp Power



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C: 717.578.0195

ROY BRENNER

VICE PRESIDENT, CORPORATE SERVICES

RBRENNER@LandmarkCR.com

C: 717.512.3966



LANDMARKCR.COM



WEST SHORE FLEX SPACE

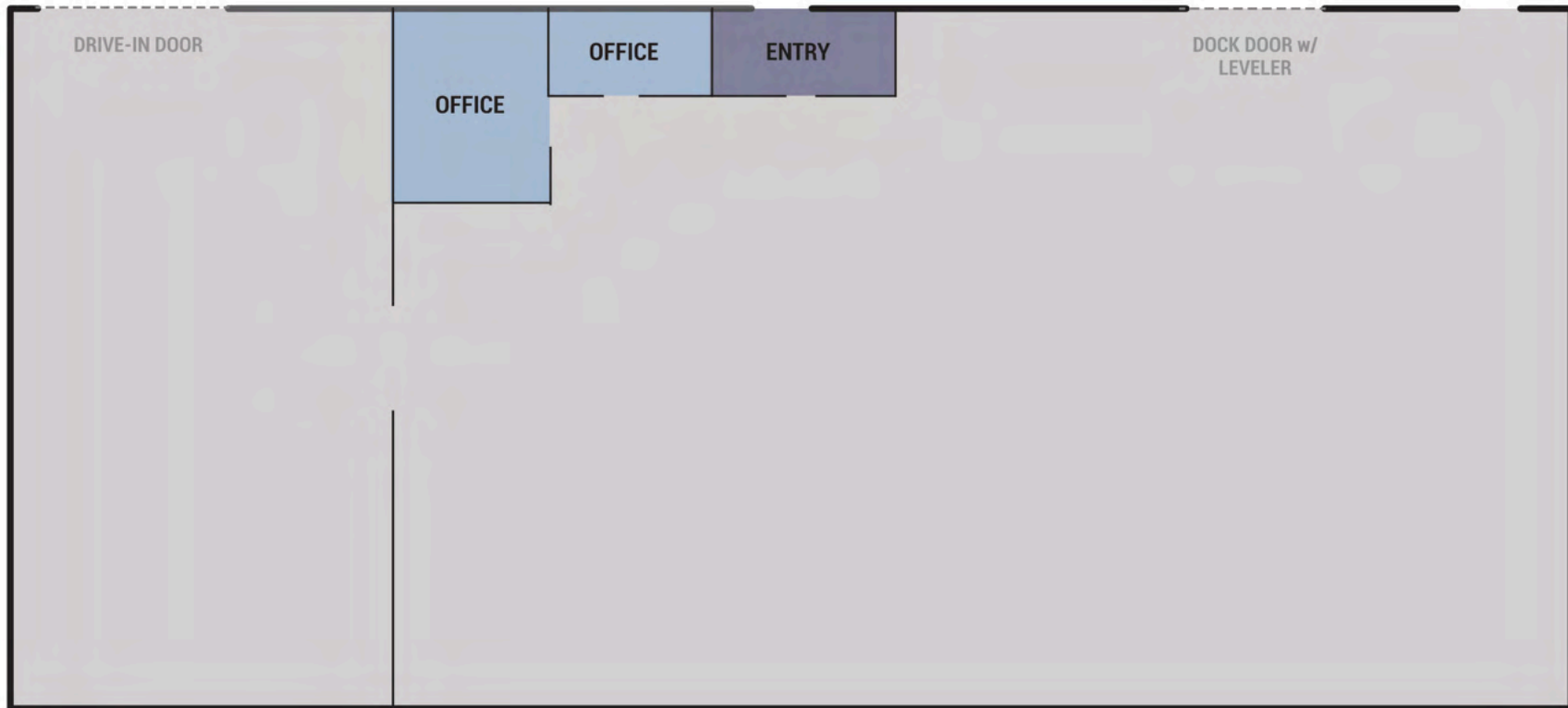
FOR LEASE

SUITE D FLOORPLAN

SUITE D-6,700 SF

FEATURES

Two (2) private offices, one (1) 12' Drive-in door and one (1) standard dock door with leveler.
3-Phase Power



701 W SIMPSON STREET · MECHANICSBURG, PA 17055



WEST SHORE FLEX SPACE

FOR LEASE

ADDITIONAL PHOTOS

SUITE A



SUITE D



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C : 717.578.0195

ROY BRENNER

VICE PRESIDENT, CORPORATE SERVICES

RBRENNER@LandmarkCR.com

C : 717.512.3966



LANDMARKCR.COM

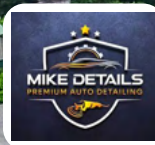
701 W SIMPSON STREET · MECHANICSBURG, PA 17055



WEST SHORE FLEX SPACE

FOR LEASE

LOCATION



SUITE D

SUITE A



W SIMPSON ST

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C : 717.578.0195

ROY BRENNER
VICE PRESIDENT, CORPORATE SERVICES
RBRENNER@LandmarkCR.com
C : 717.512.3966

LANDMARKCR.COM

TCN WORLDWIDE REAL ESTATE SERVICES

6

701 W SIMPSON STREET · MECHANICSBURG, PA 17055



WEST SHORE FLEX SPACE

FOR LEASE

AREA



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

ROY BRENNER
VICE PRESIDENT, CORPORATE SERVICES
RBRENNER@LandmarkCR.com
C: 717.512.3966

LANDMARKCR.COM

TCN
WORLDWIDE
REAL ESTATE SERVICES

7



WEST SHORE FLEX SPACE

FOR LEASE

DEMOGRAPHICS

POPULATION

| | |
|--------|---------|
| 1 MILE | 9,629 |
| 3 MILE | 40,728 |
| 5 MILE | 103,341 |

HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 4,139* |
| 3 MILE | 17,328 |
| 5 MILE | 39,887 |

AVERAGE HOUSEHOLD INCOME

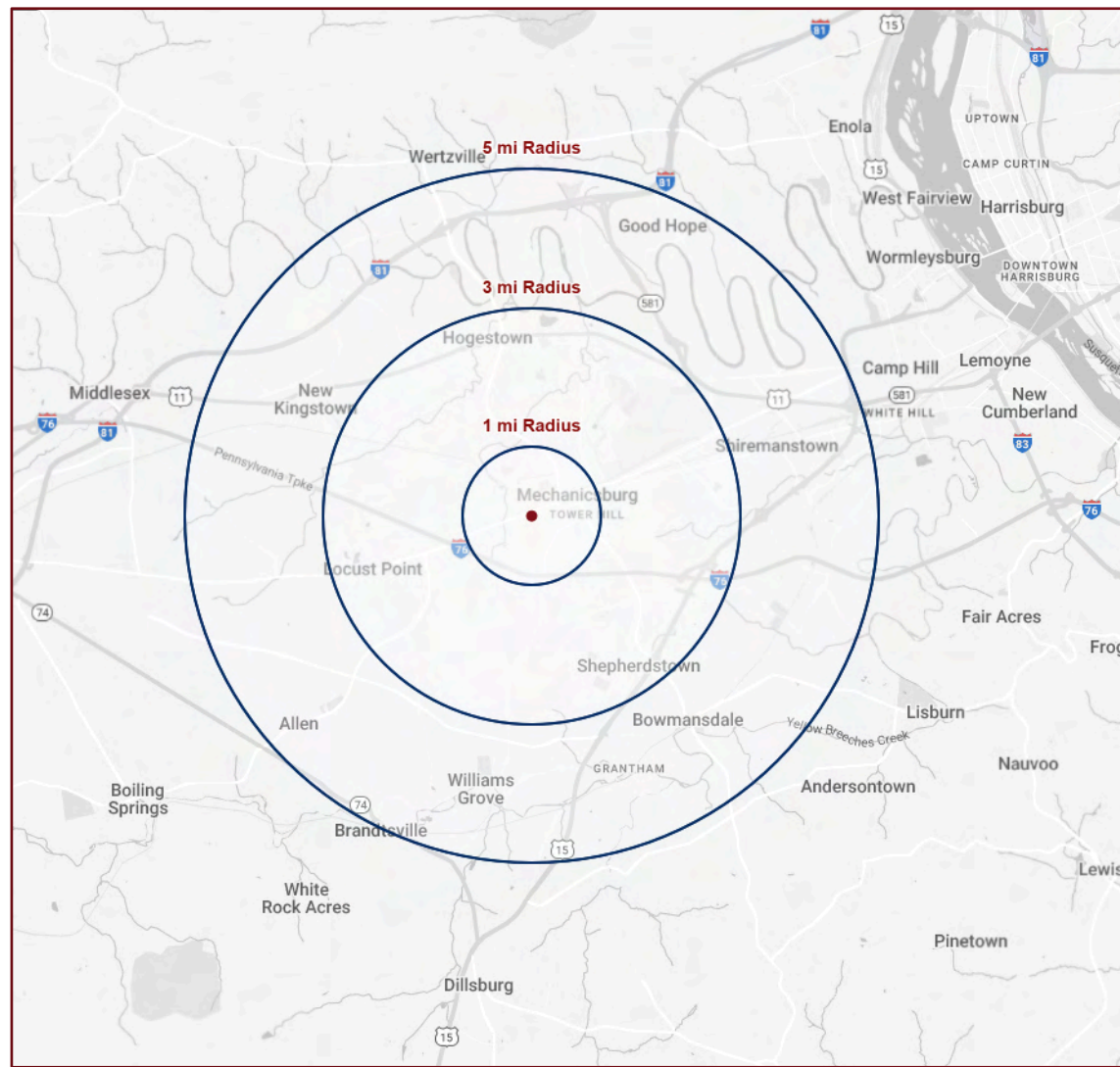
| | |
|--------|-----------|
| 1 MILE | \$106,273 |
| 3 MILE | \$122,296 |
| 5 MILE | \$131,666 |

TOTAL BUSINESSES

| | |
|--------|-------|
| 1 MILE | 342 |
| 3 MILE | 1,488 |
| 5 MILE | 3,876 |

TOTAL EMPLOYEES (DAYTIME POPULATION)

| | |
|--------|--------|
| 1 MILE | 3,293 |
| 3 MILE | 20,381 |
| 5 MILE | 50,643 |



701 W SIMPSON STREET · MECHANICSBURG, PA 17055

WEST SHORE FLEX SPACE

FOR LEASE









AREA OVERVIEW

MECHANICSBURG, Pennsylvania, is a dynamic area that encompasses multiple municipalities within the 17050 and 17055 zip codes, deriving its name from the central Borough of Mechanicsburg. It offers diverse business and residential opportunities, from historic neighborhoods to modern developments, creating a unique blend of the old and the new. Mechanicsburg's name dates to the 19th century when skilled mechanics who repaired and crafted wagons settled here. As a transportation hub, Mechanicsburg has a rich history, connecting through rail and major roadways, including Interstates 76, 81, 83, and US Routes 11 & 15. This strategic location ensures easy access to major East Coast metropolitan areas within a two hour drive. The area is well-served by several school districts, including the Cumberland Valley, Mechanicsburg, and West Shore School Districts, along with various educational options. In sum, Mechanicsburg provides a unique blend of historical charm, modern development, and exceptional connectivity, making it an attractive place to live and work.



MECHANICSBURG DEMOGRAPHICS

|  |  |  |  |  |  |
|--|---|---|---|---|---|
| POPULATION | HOUSEHOLDS | AVG HH INCOME | MEDIAN AGE | BUSINESSES | EMPLOYEES |
| 9,953 | 4,394 | \$89,113 | 38.6 | 3,554 | 3,167 |

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C : 717.578.0195

ROY BRENNER

VICE PRESIDENT, CORPORATE SERVICES

RBRENNER@LandmarkCR.com

C : 717.512.3966

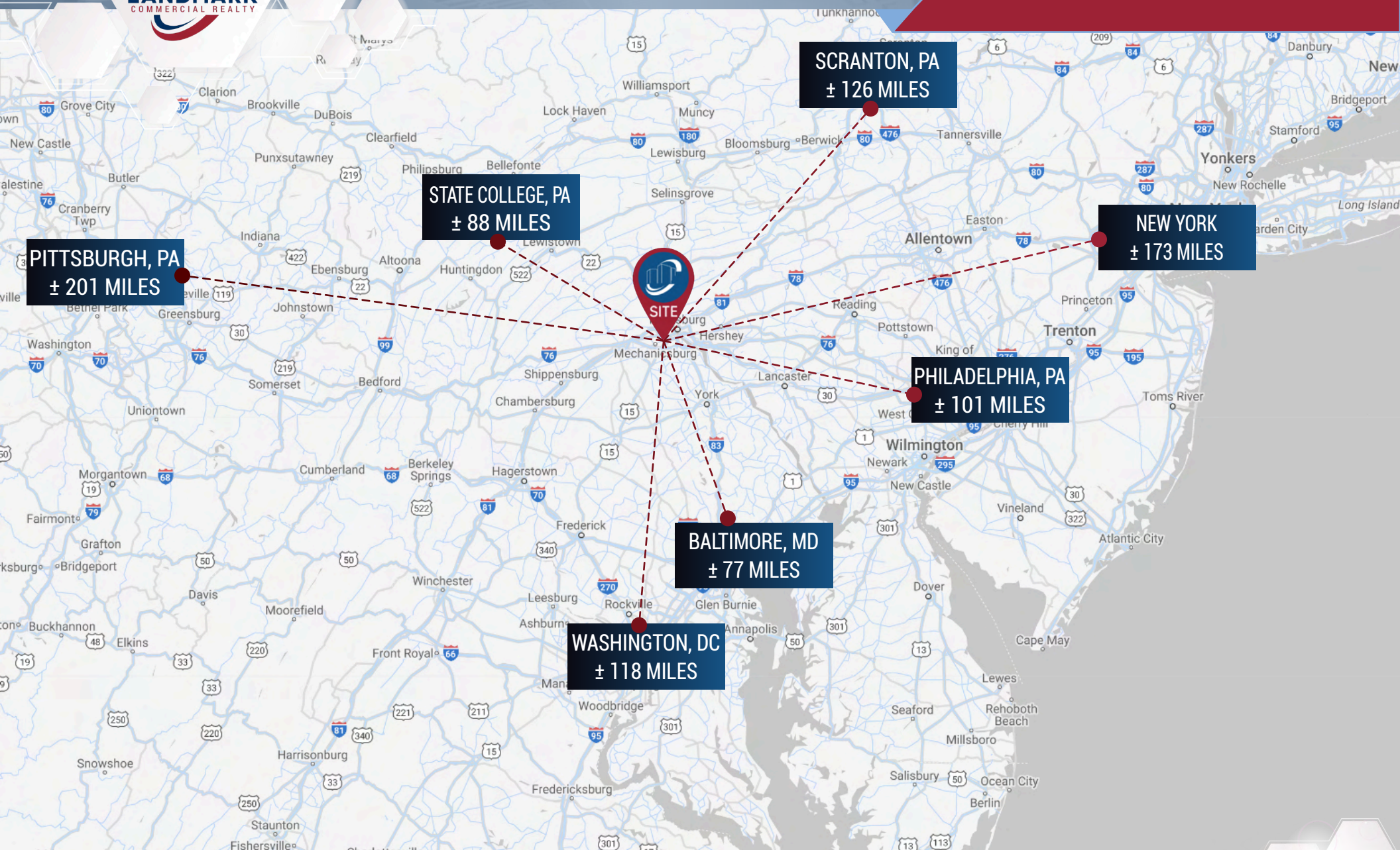


LANDMARKCR.COM

701 W SIMPSON STREET · MECHANICSBURG, PA 17055

WEST SHORE FLEX SPACE

FOR LEASE



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

NICK TALLEY

SENIOR ASSOCIATE

NTALLEY@LandmarkCR.com

C : 717.578.0195

ROY BRENNER

VICE PRESIDENT, CORPORATE SERVICES

RBRENNER@LandmarkCR.com

C : 717.512.3966



LANDMARKCR.COM



WEST SHORE FLEX SPACE

FOR LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.