

OFFICE/FLEX BUILDING  
**FOR LEASE**

# MINERVA MILLS

401 E. LOUTHER ST. CARLISLE, PA 17013



**Amber Corbo**  
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1015 Mumma Road  
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[circommercial.com](http://circommercial.com)

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# MINERVA MILLS

## PROPERTY DETAILS

**FOR LEASE**  
\$200 - \$1,300/MONTH

### OFFERING SUMMARY

|                      |                       |
|----------------------|-----------------------|
| <b>Lease Rate</b>    | \$200 - \$1,300/month |
| <b>Available SF</b>  | 80 - 700 SF           |
| <b>Lot Size</b>      | 2.56 AC               |
| <b>Building Size</b> | 50,000 SF             |

### PROPERTY SUMMARY

|                            |                                     |
|----------------------------|-------------------------------------|
| <b>Address</b>             | Minerva Mills<br>Carlisle, PA 17013 |
| <b>Municipality</b>        | Carlisle Boro - Ward 1              |
| <b>County</b>              | Cumberland County                   |
| <b>Tax Parcel #</b>        | 02-21-0318-089                      |
| <b>Year Built</b>          | 1920                                |
| <b>Year Last Renovated</b> | 2024                                |



### PROPERTY HIGHLIGHTS

- Three (3) office suites along with storage/flex spaces available in Minerva Mills
- Gross lease; tenant only responsible for internet and phone
- Storage spaces leased at competitive rate compared to local storage facilities
- Common areas include kitchen, conference rooms, bathrooms and copy stations
- Loading dock access
- Walking distance to Downtown Carlisle

### PROPERTY DESCRIPTION

Join various tenants in Minerva Mills as three (3) office suites and various flex/storage units are available for lease. Well-maintained with professional management on site, the property offers a unique mixed environment with individual office suites, tenant shared work areas, and storage options. Located minutes from Downtown Carlisle, the property is easily accessible to Route 15 and I-81.

### BUILDING INFORMATION

|                         |                                       |
|-------------------------|---------------------------------------|
| <b># of Floors</b>      | Three (3)                             |
| <b>HVAC</b>             | Split systems                         |
| <b>Roof</b>             | Shingles/flat rubber                  |
| <b>Construction</b>     | Masonry                               |
| <b>Ceilings</b>         | Acoustic tile                         |
| <b>Ceiling Height</b>   | Office: 9'<br>Warehouse: 15'          |
| <b>Walls</b>            | Drywall                               |
| <b>Floor Type</b>       | Office: carpet<br>Warehouse: concrete |
| <b>Elevators</b>        | Varies per building                   |
| <b>Lighting</b>         | Fluorescent                           |
| <b>Parking</b>          | Lot & street                          |
| <b>Sprinkler System</b> | Yes                                   |
| <b>Business ID Sign</b> | Available                             |

### UTILITIES & ZONING

|                          |                       |
|--------------------------|-----------------------|
| <b>Gas</b>               | Available on property |
| <b>Water &amp; Sewer</b> | Public                |
| <b>Zoning</b>            | Entranceway Business  |

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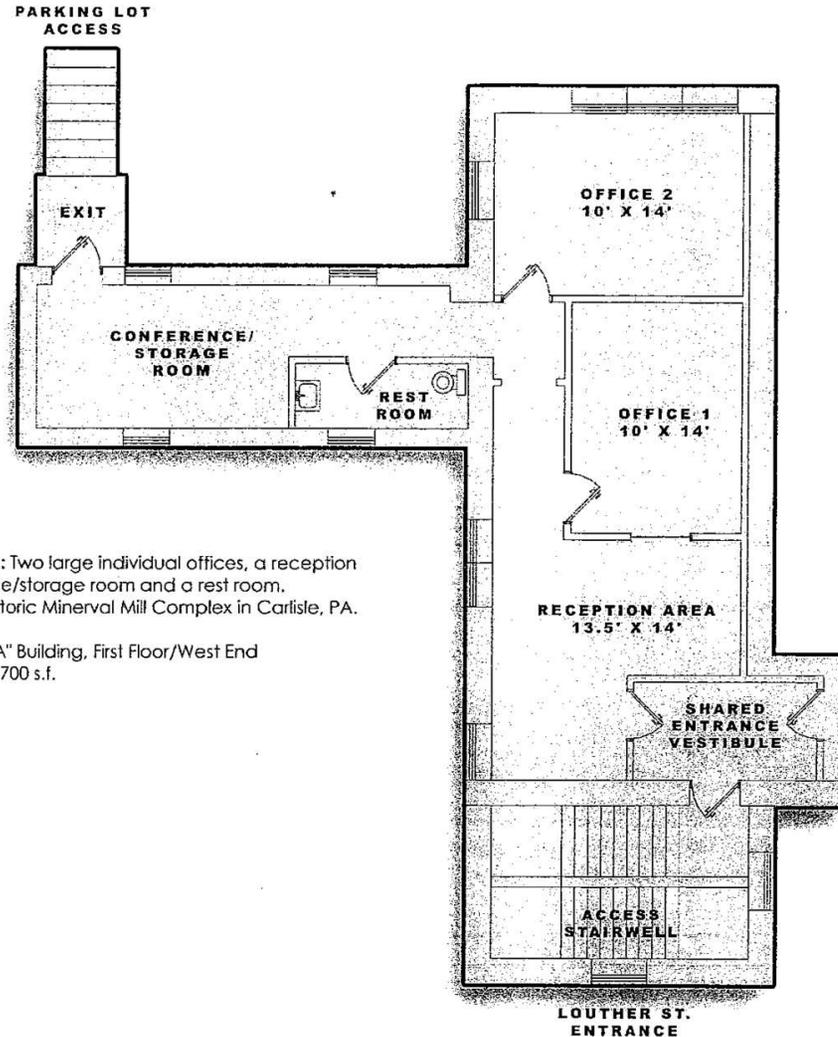
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# MINERVA MILLS

## FLOOR PLAN

FOR LEASE  
\$200 - \$1,300/MONTH



**Office Description:** Two large individual offices, a reception area a conference/storage room and a rest room. Located in the historic Minerval Mill Complex in Carlisle, PA.

**Office Location:** "A" Building, First Floor/West End  
**Space Available:** 700 s.f.

SCALE: 1/8"=1'



**MINERVA MILLS**  
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401 East Louther Street  
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# MINERVA MILLS

AVAILABILITY

FOR LEASE

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| Location  | Type      | Square Feet | Rent          |
|-----------|-----------|-------------|---------------|
| Complex A | Office    | 700 SF      | \$1,300/month |
| Complex A | Office #3 | 252 SF      | \$575/month   |
| Complex A | Office #4 | 80 SF       | \$200/month   |
| Complex H | Office    | 200 SF      | \$450/month   |

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# MINERVA MILLS

ADDITIONAL PHOTOS

# FOR LEASE

\$200.00 - 1,300.00 PER MONTH (GROSS)



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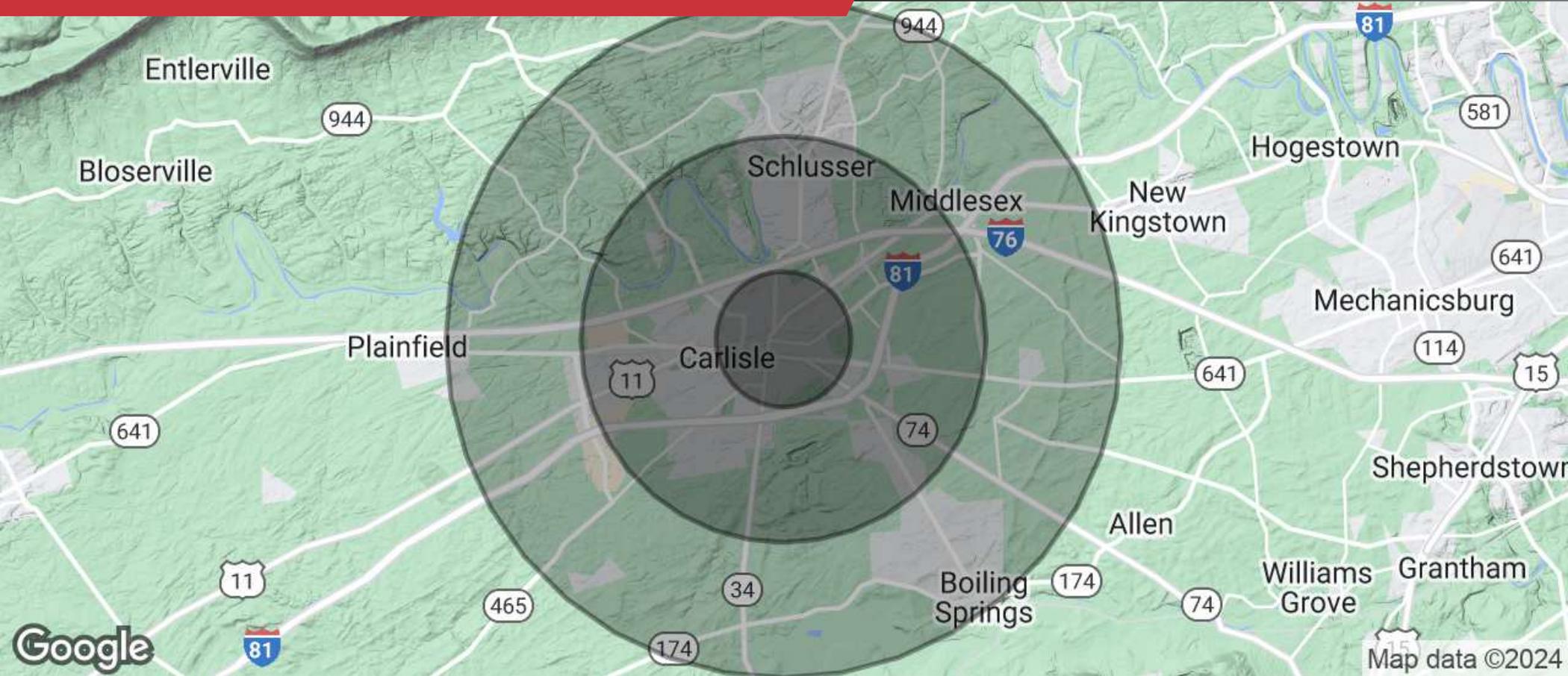
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# MINERVA MILLS

## DEMOGRAPHICS

# FOR LEASE

## \$200 - \$1,300/MONTH



### POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 16,732 | 39,471  | 55,499  |



### HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 6,612  | 15,823  | 22,158  |



### INCOME

| 1 MILE   | 3 MILES  | 5 MILES   |
|----------|----------|-----------|
| \$81,430 | \$94,836 | \$101,065 |

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