

LEASE

OFFERING SUMMARY

Available SF: 4,200 +/-
Lease Rate: \$11.95/SF
Lessee Pays: Electric & Janitorial
Municipality: Lower Paxton Township
Zoning: CG - Commercial General

PROPERTY OVERVIEW

Opportunity to lease 4,200 +/- square foot flex/warehouse space. Current build-out includes private offices, conference room and large lab space. Potential to convert back to full warehouse space. Includes mezzanine storage area.



PROPERTY HIGHLIGHTS

- Flex/Warehouse space for lease
- One drive-in door (12' x 12')
- Ample parking
- Conveniently located
- Mezzanine storage area

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PROPERTY DETAILS

Available SF: 4,200 +/-
Space Type: Flex/Warehouse
Foundation: Concrete slab
Structural Framing: Steel & metal panels
Exterior Walls: Metal panels
Roof: Metal
Ceilings: Drop ceiling throughout
Drive-in Doors: One 12' x 12'
Lighting: Fluorescent & LED
Flooring: Concrete
Restrooms: One, single-use with shower
Parking: In common, on-site
Kitchenette: Yes
Other: Exterior lighting, mezzanine storage

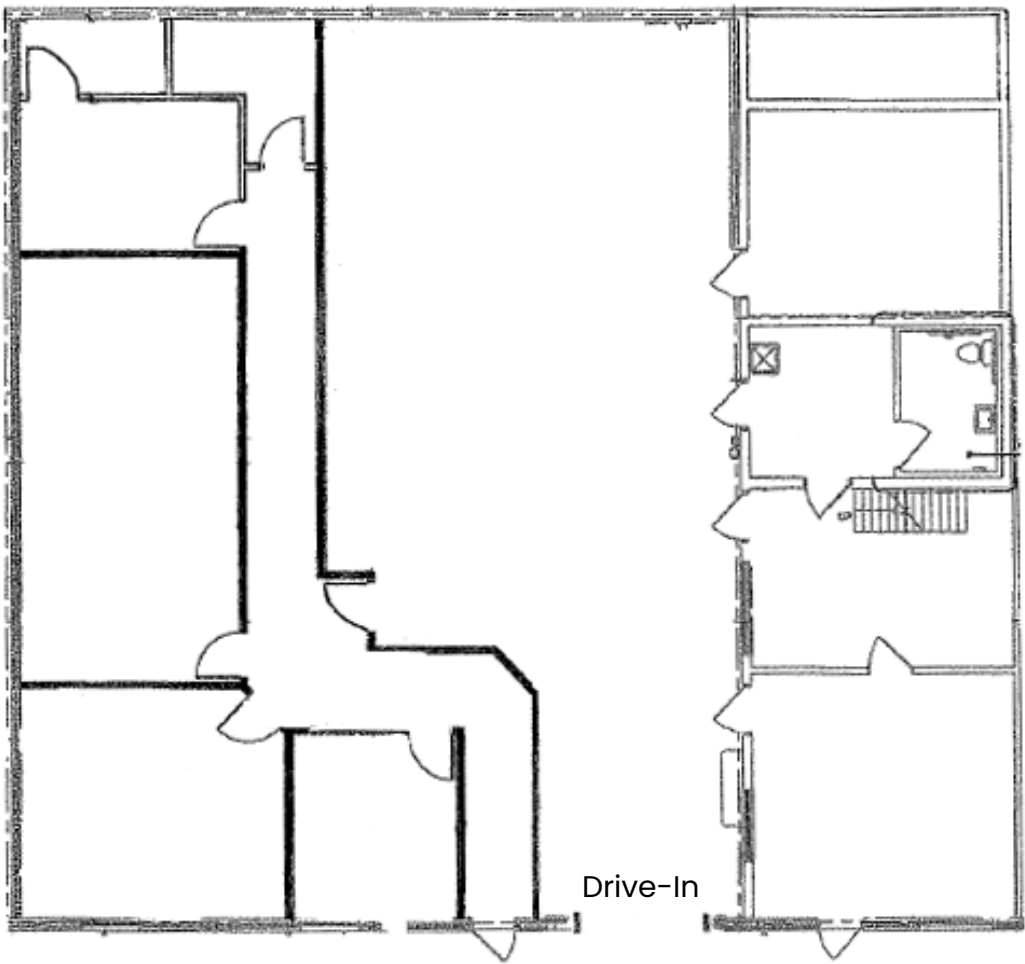
Street Address: 4949 Queen Ave
City, State, Zip: Harrisburg, PA 17109
Municipality: Lower Paxton Township
County: Dauphin
Zoning: CG - Commercial General

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PLAN - SUITE 104

PLAN IS APPROXIMATE



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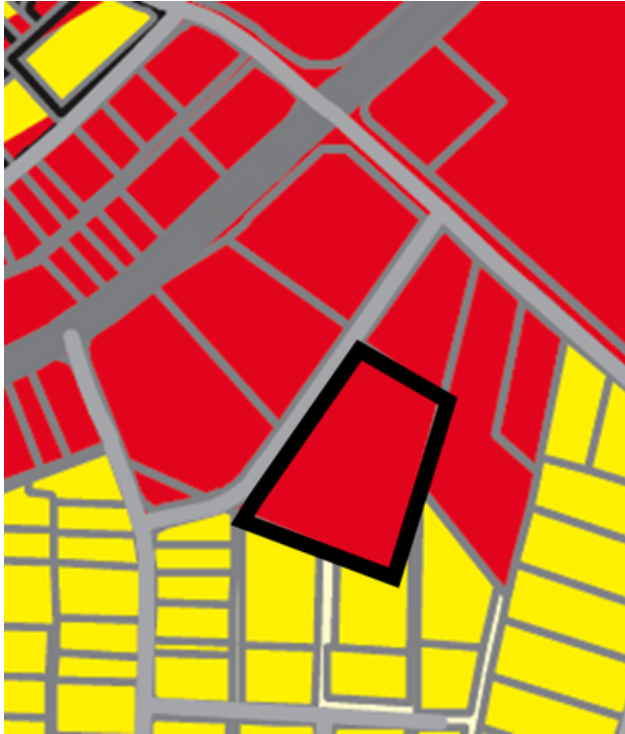


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ZONING

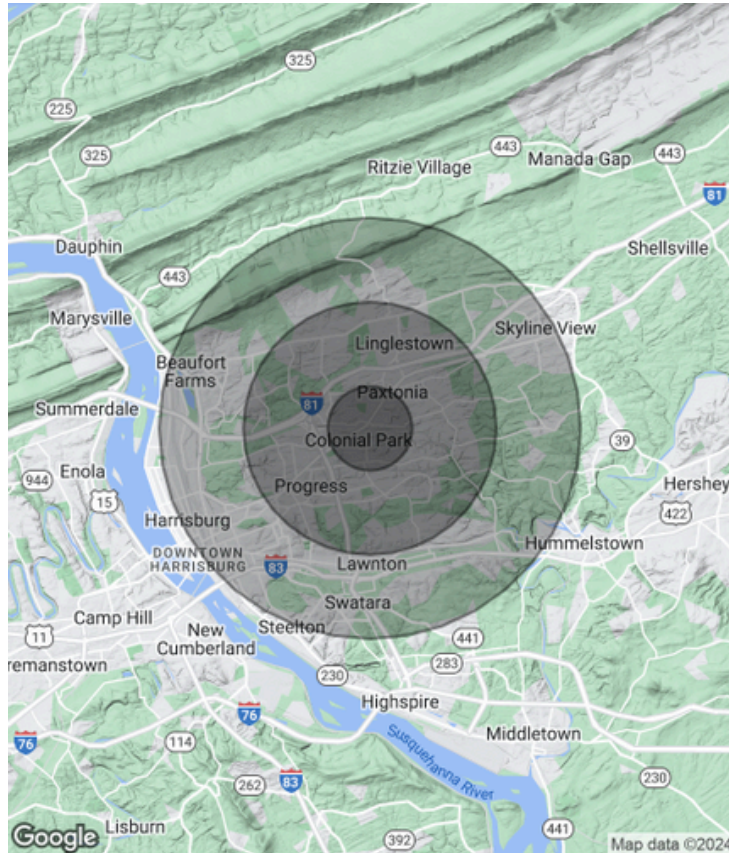


LOWER PAXTON TOWNSHIP

ZONING DISTRICTS		
CO Conservation	TND Traditional Neighborhood	CG General Commercial
AR Agricultural Residential	V Village	IN Institutional
R1 Low Density Residential	OSD Open Space Development Overlay	LI Light Industrial
R2 Medium Density Residential	ON Office Neighborhood	GI General Industrial
R3 High Density Residential	BC Business Campus	FLOODPLAIN
RC Residential Cluster	CN Neighborhood Commercial	Approximate 100 Year Floodplain

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DEMOGRAPHIC REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,199	70,144	152,975
Total Households	3,330	28,508	60,762
Average Age	41	42	41
Average Household Income	\$87,689	\$99,780	\$95,836
Average Household Value	\$237,112	\$276,677	\$247,416

Demographics Data Derived From AlphaMap

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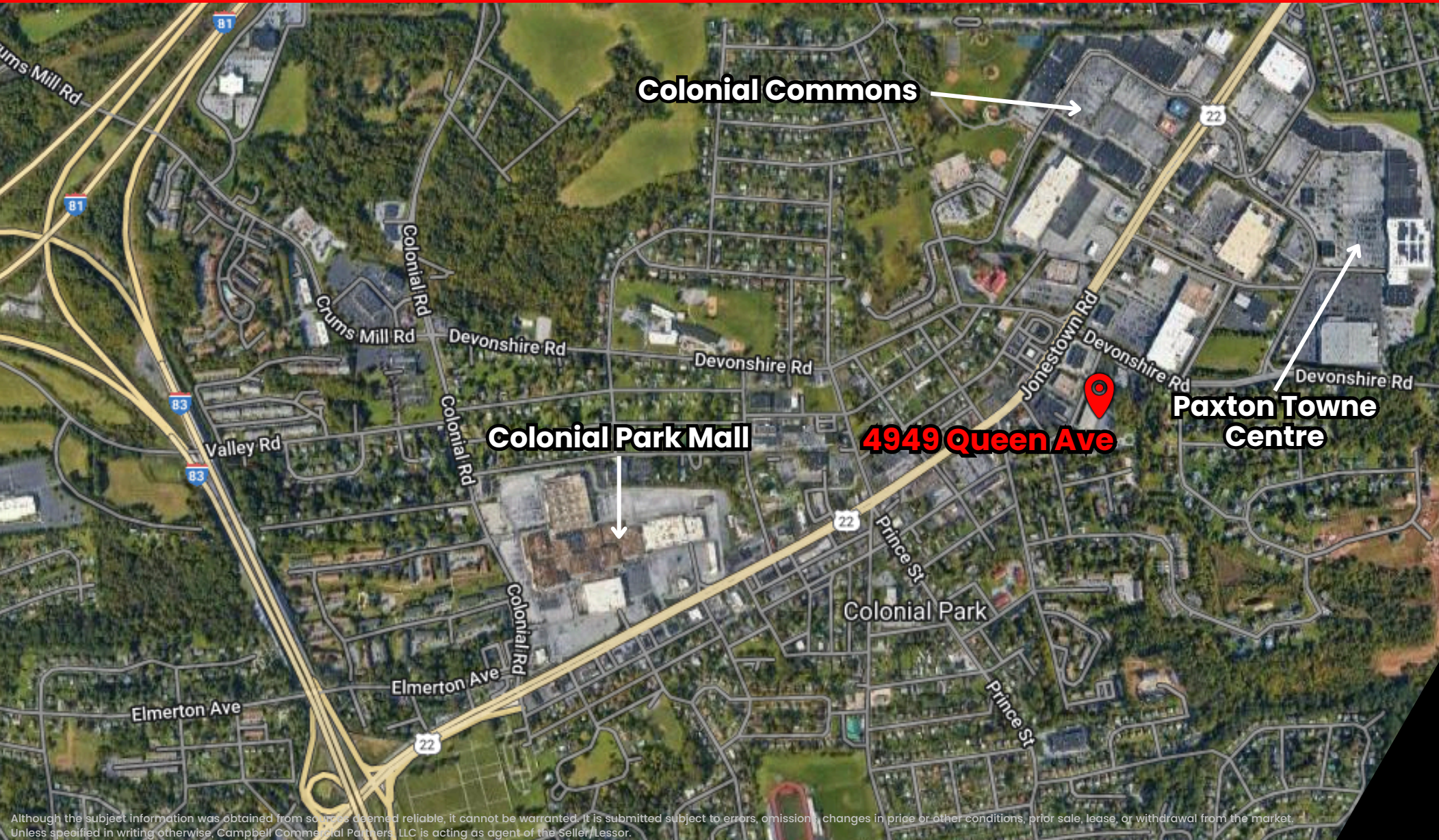


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CAMPBELL
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