

FOR LEASE

5041 Louise Drive



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS:

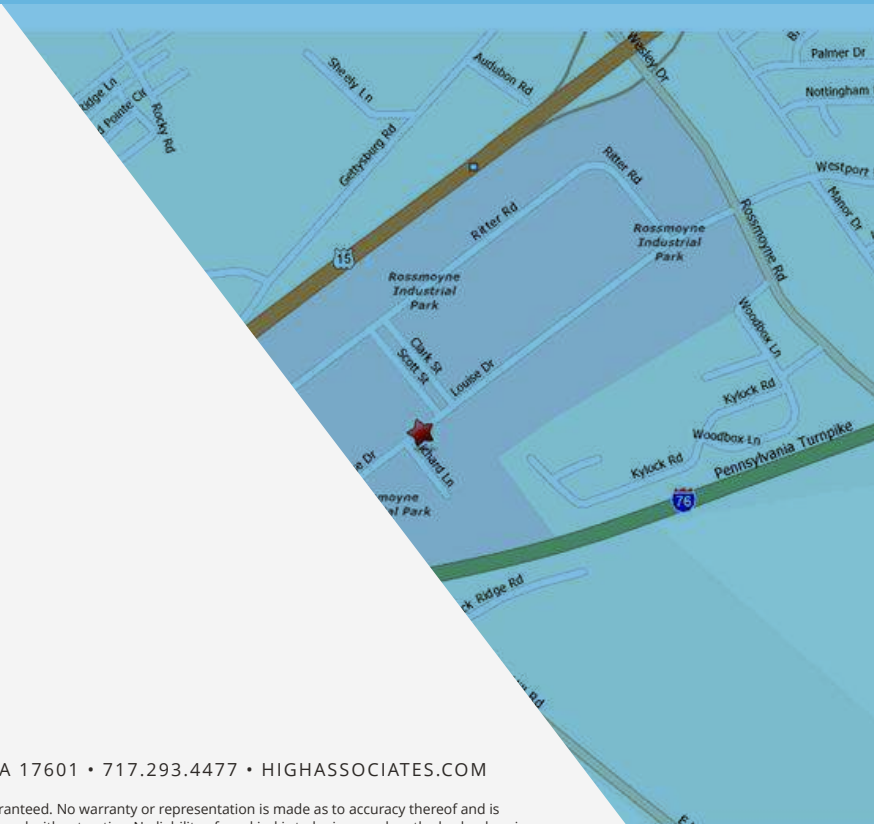
- 3+/- Acres of build-to-suit Land
- Suitable for up to 18,000 SF single story flex building
- Building can be 50 feet deep with rear drive-in loading, 10' overhead doors and 22' high ceilings



AARON SKELLY
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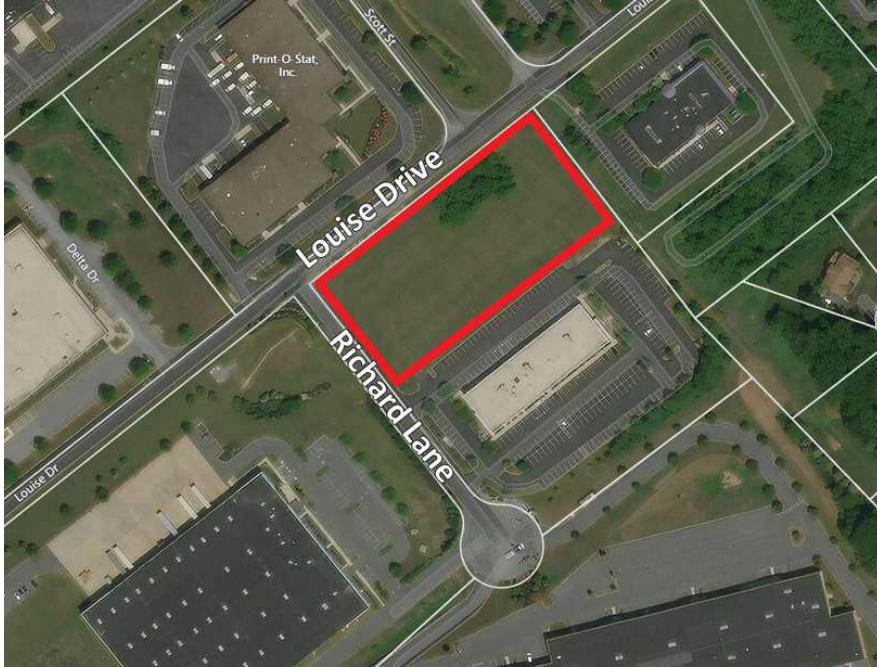
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LEASE INFORMATION

Lot Size:	3 Acres
SF potential:	18,000 SF Single-story Flex building
Lease Rate:	Negotiable
County:	Cumberland
Municipality:	Upper Allen Twp

PROPERTY OVERVIEW

Build-to-suit land is suitable for up to 18,000 SF single story, flex building. An 18,000 SF building can be 50 feet deep with rear drive-in loading, 10' overhead doors and 22' high ceilings. Permitted uses include warehousing and storage, manufacturing - see zoning table for full description, professional office, business and office equipment sales and service, business services, emergency medical treatment, cultural facilities, group day-care, medical labs and clinics, mixed uses and municipal uses and buildings.

OFFERING SUMMARY

Water:	CAM/Pennsylvania American Water Company
Sewer:	CAM/Upper Allen Township Authority
Zoning:	PO Professional Office

APN:	42-10-0256-034
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ADDITIONAL COMMENTS

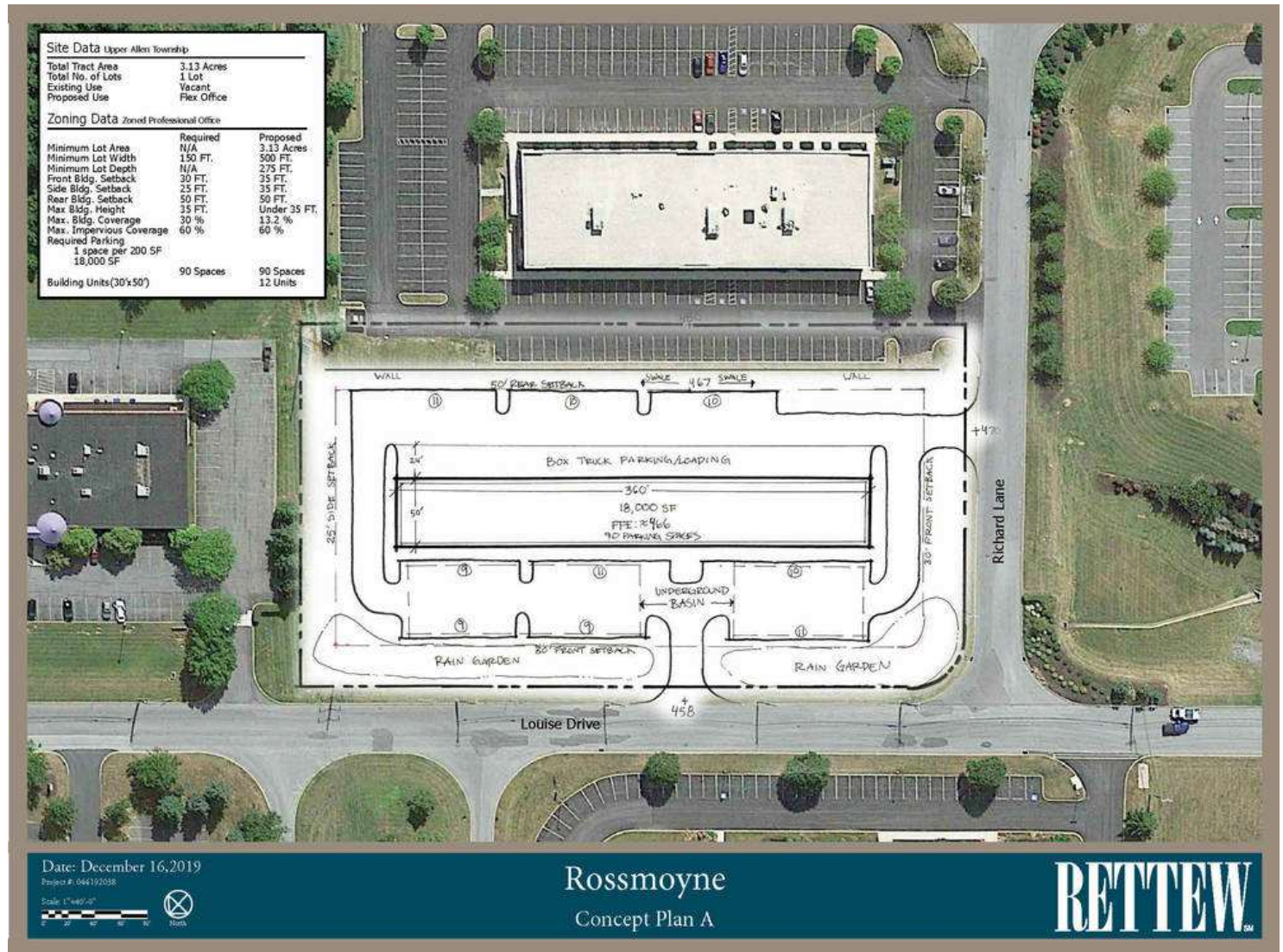
Neighboring companies include Siemens, Comparion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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Date: December 16, 2019

Project #: 044712058

Scale: 1"=400'-0"



Rossmoyne
Concept Plan A

RETTEWSM

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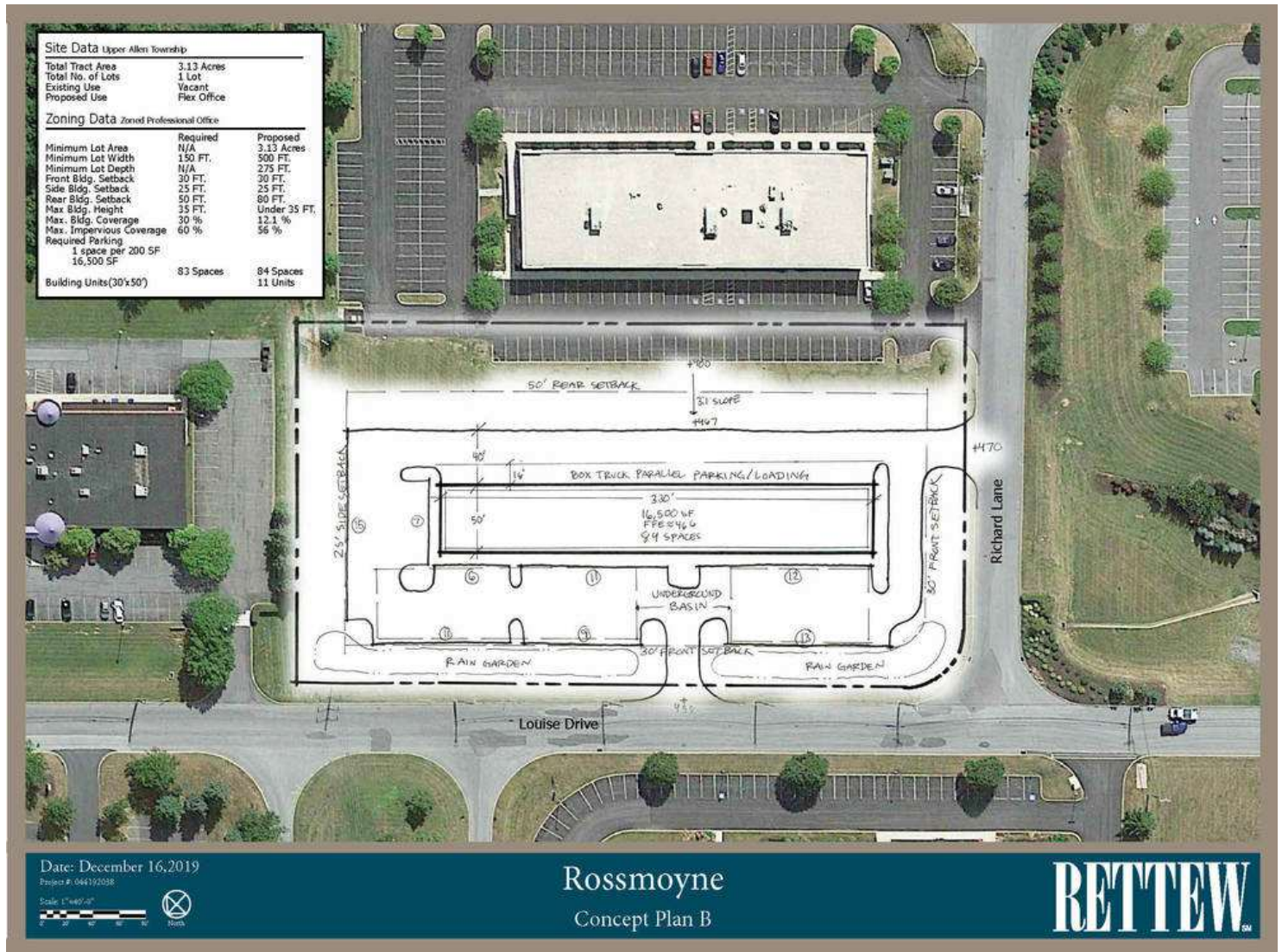
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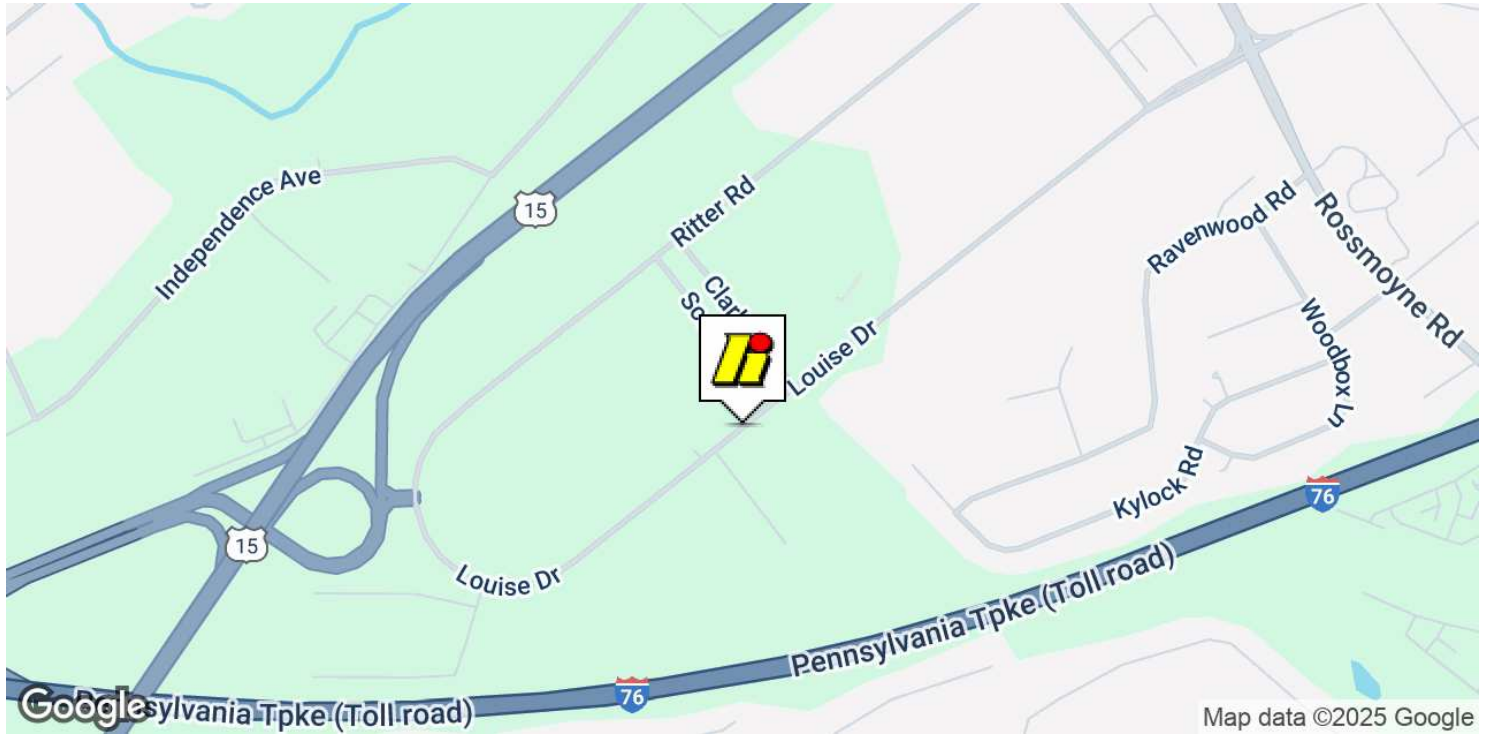
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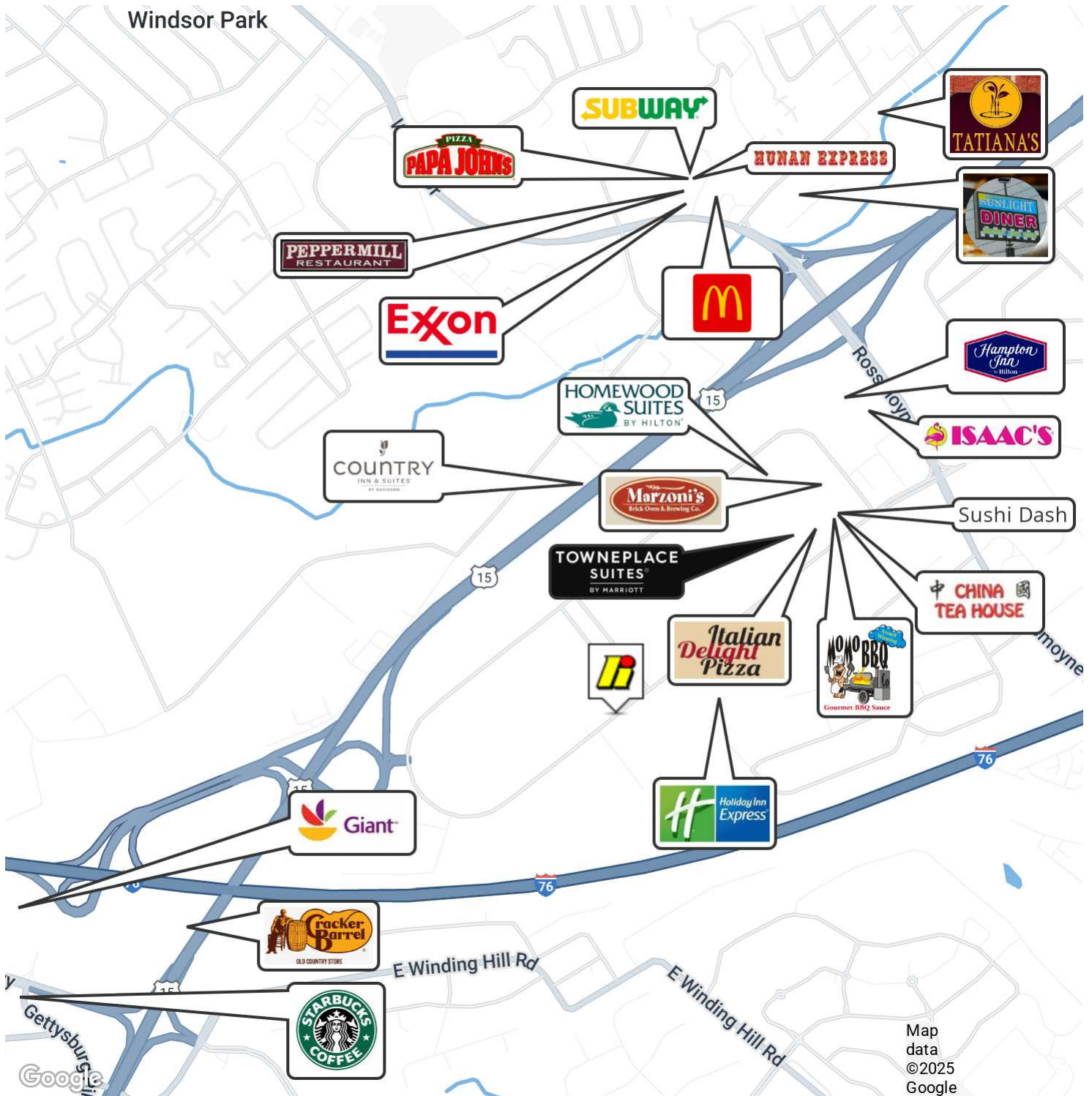
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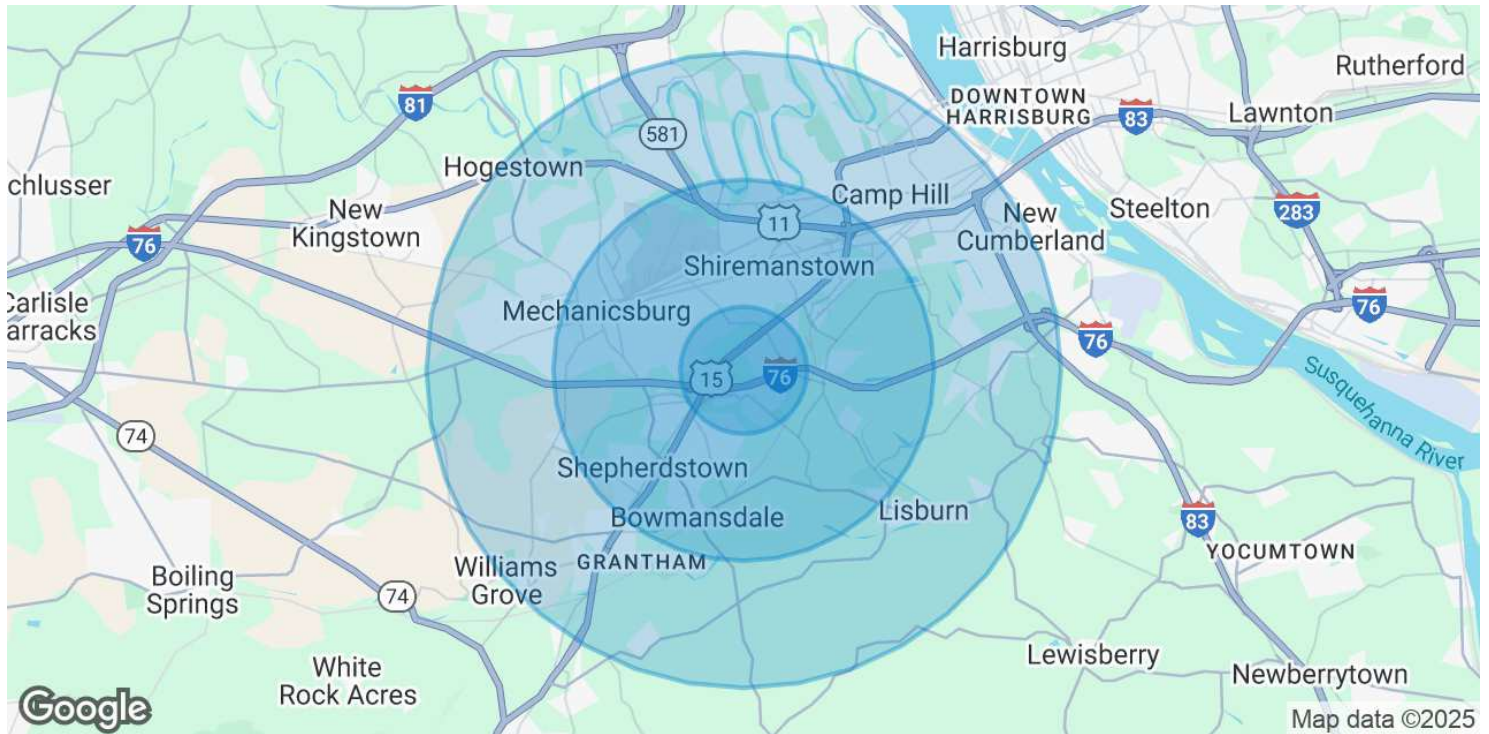
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,072	42,098	101,385
Average Age	45.8	42.7	41.6
Average Age (Male)	43.0	40.5	39.3
Average Age (Female)	49.0	44.9	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,419	18,203	41,350
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$62,024	\$70,496	\$79,305
Average House Value	\$167,249	\$206,519	\$216,387

* Demographic data derived from 2020 ACS - US Census

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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