



INDUSTRIAL SPACE AVAILABLE

205 LYNNDALE COURT | MECHANICSBURG, PA 17050



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205 LYNNDALE COURT MECHANICSBURG, PA 17050

INDUSTRIAL SPACE
AVAILABLE



OFFERING SUMMARY

Lease Rate	\$12.00 PSF (NNN)
Available SF	14,500 SF
Building Size	30,000 SF
Lot Size	3.32 Acres
Submarket	Harrisburg West
County	Cumberland
Municipality	Hampden Twp
Zoning	Industrial General (I-G)

PROPERTY OVERVIEW

205 Lynndale Court offers 14,500 SF of industrial warehouse space within an established industrial park setting in Hampden Township’s highly accessible Harrisburg West submarket. The available space features 24' clear height, two dock doors, one drive-in door, heavy power, and available racking, providing a functional layout for warehouse, distribution, trade supply, service, and light industrial users. The property benefits from Industrial General (I-G) zoning and convenient access to Central Pennsylvania’s major highway network, including I-81, I-83, the PA Turnpike (I-76), and US-11/15. Its Cumberland County location also provides access to a growing population and labor base, regional rail and air cargo infrastructure, and the broader Central Pennsylvania logistics corridor.

LANDMARK COMMERCIAL REALTY
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CAMP HILL, PA 17011
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PROPERTY DETAILS

Property Type	Industrial Warehouse
Building Size	30,000 SF
Lot Size	3.32 Acres
Tenancy	Multi
Available Space	14,500 SF
Drive In Doors	1
Dock Doors	2
Ceiling Height	24'
Year Built	1990
Racking	Available
Framing	Steel
Construction	Masonry & Steel
Roof	Standing Seam
Power	Heavy
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	Hampden Twp
Zoning	Industrial General (I-G)
APN	10-20-1838-028B

PROPERTY HIGHLIGHTS

- **Turn-key 14,500 SF Available** - Flexible warehouse space within a 30,000 SF multi-tenant industrial facility.
- **Functional Loading** - Two dock doors, one drive-in door, 24' clear height, and existing racking available.
- **Established Industrial Location** - Positioned within a well-established Hampden Township industrial park and business corridor.
- **Excellent Regional Access** - Convenient connectivity to      , and the greater Harrisburg market.
- **Strong Industrial Fundamentals** - Heavy power, public utilities, I-G zoning, and durable masonry/steel construction support a variety of industrial users.
- **Central PA Workforce & Logistics Base** - Located in growing Cumberland County with access to a deep labor pool, major employers, freight rail, Harrisburg International Airport, and East Coast markets.

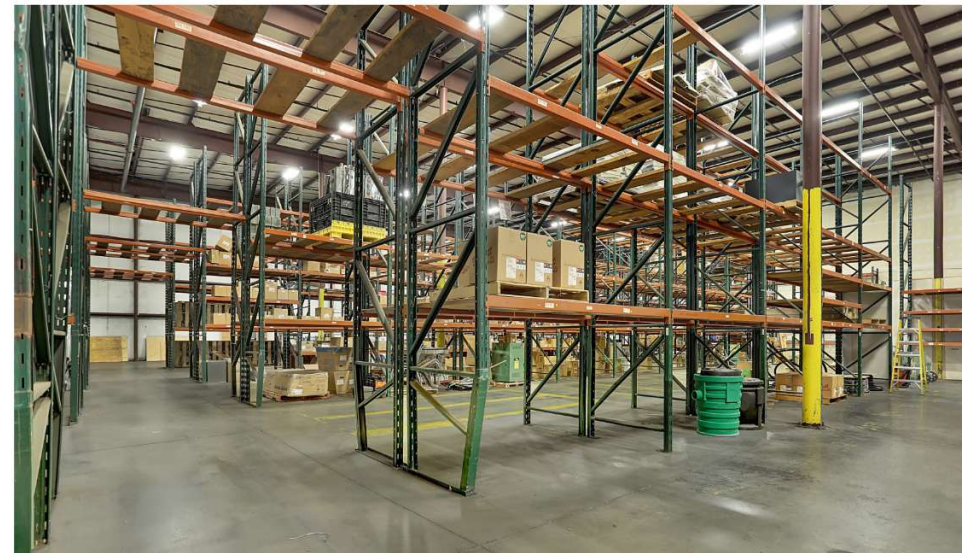
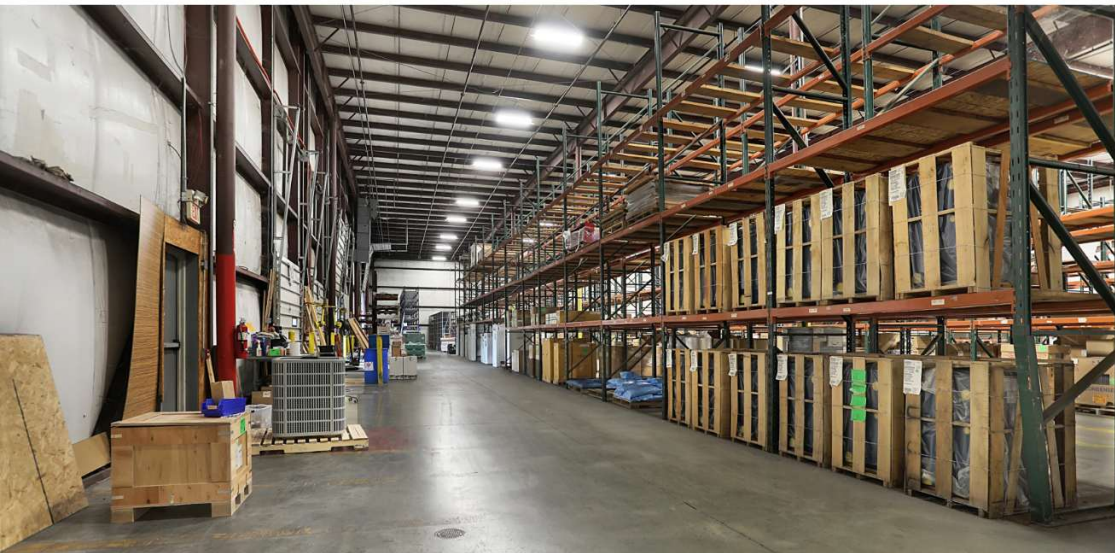
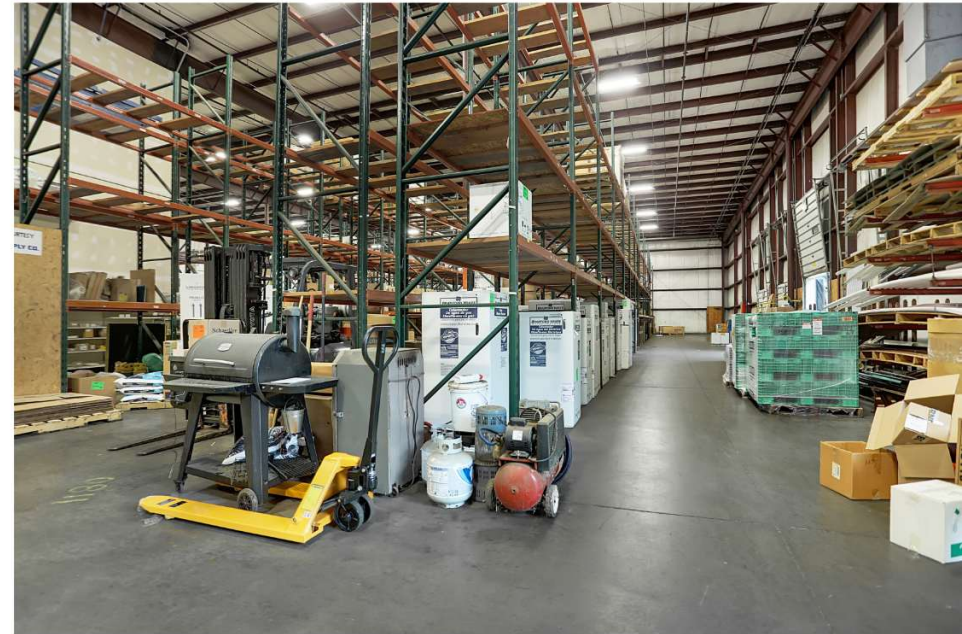
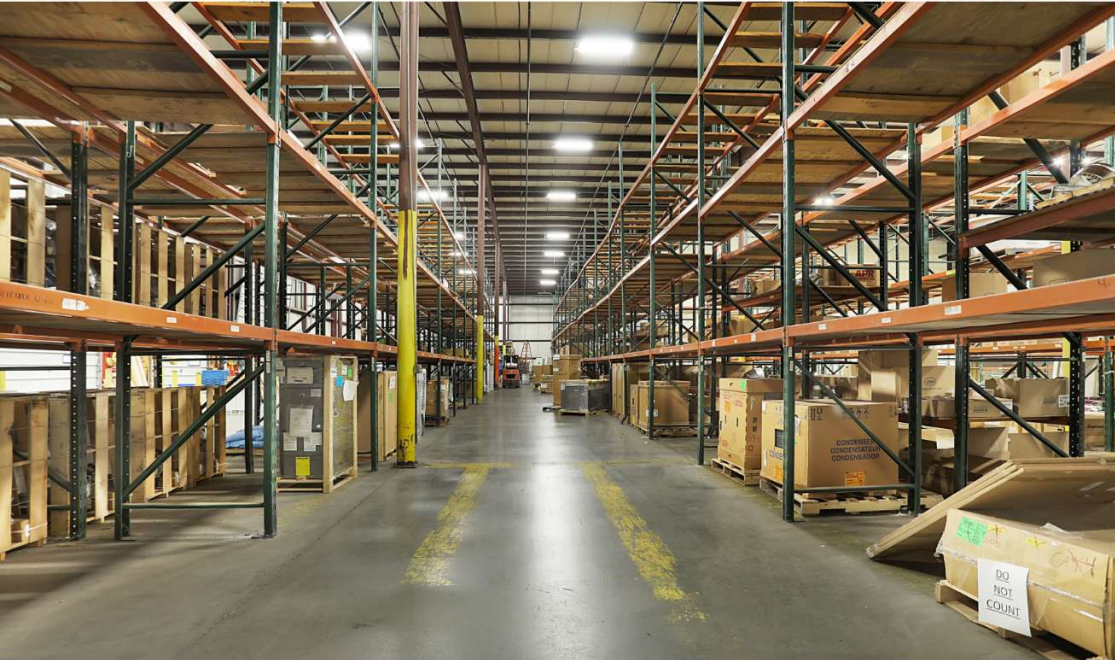
AVAILABLE SPACE

LEASE INFORMATION			
Available SF	Lease Rate	Lease Type	Loading
14,500 SF	\$12.00 PSF	NNN	2 Dock doors & 1 drive in door



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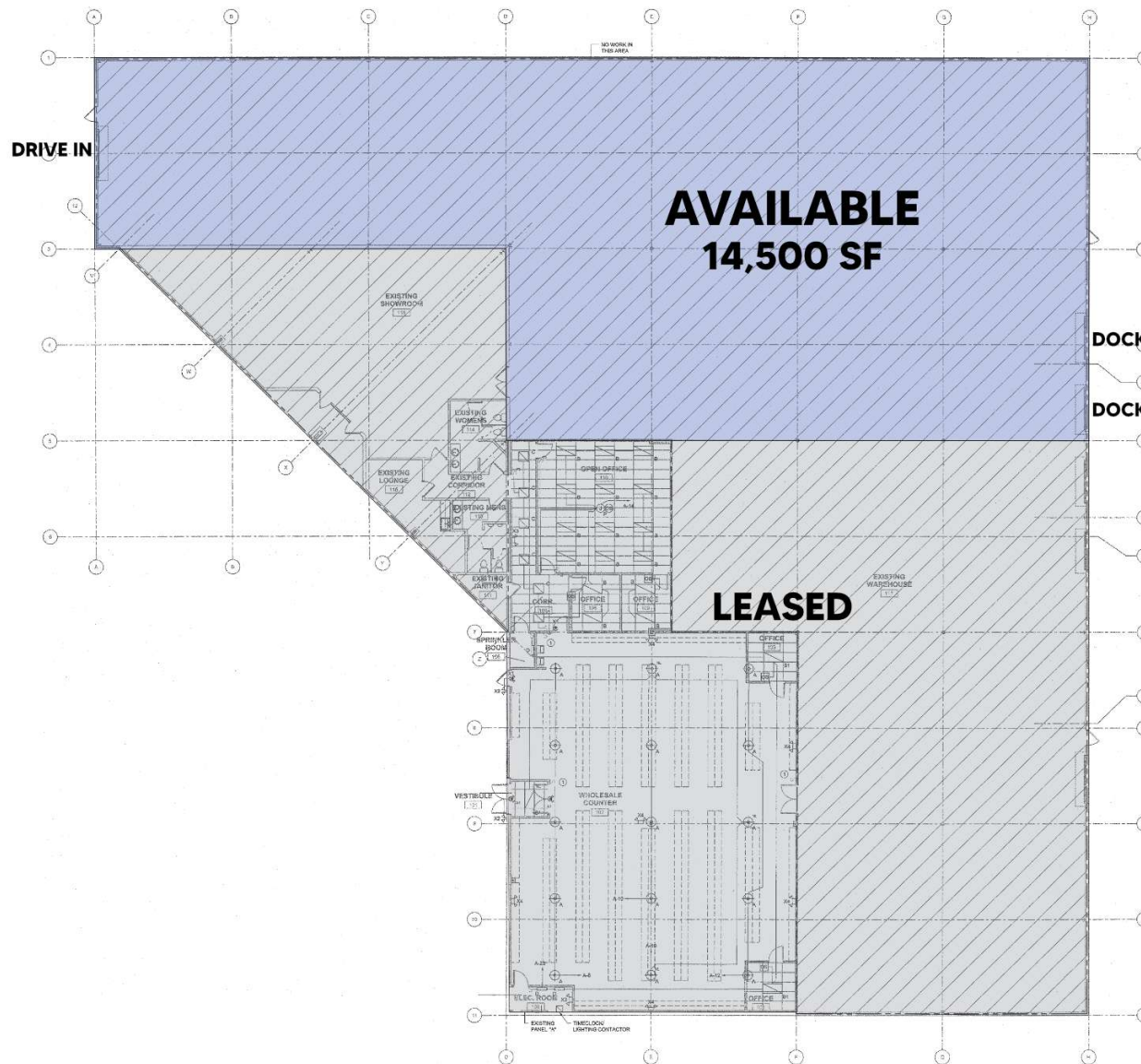
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FLOORPLAN





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AERIAL

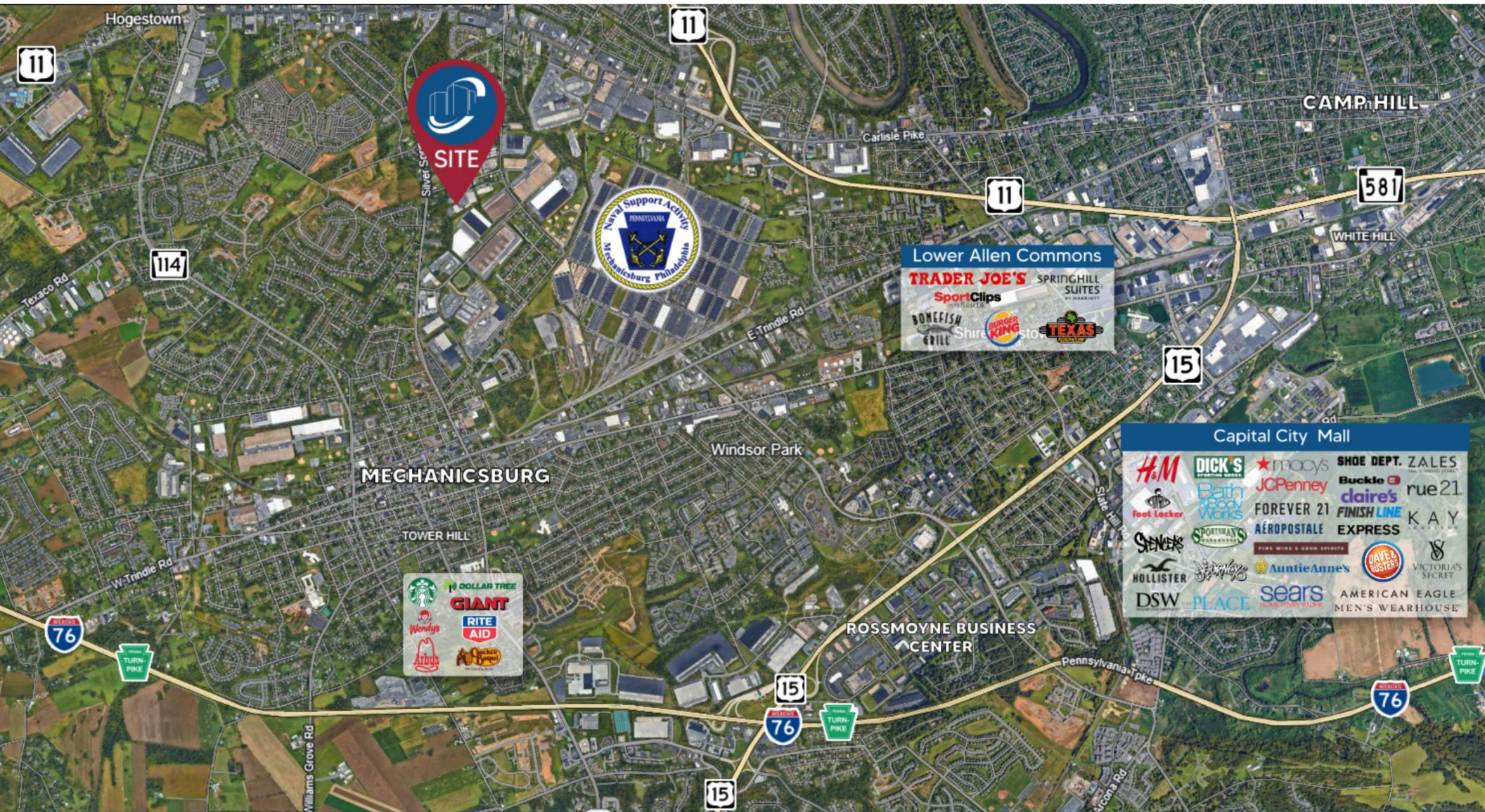




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TRADE AERIAL



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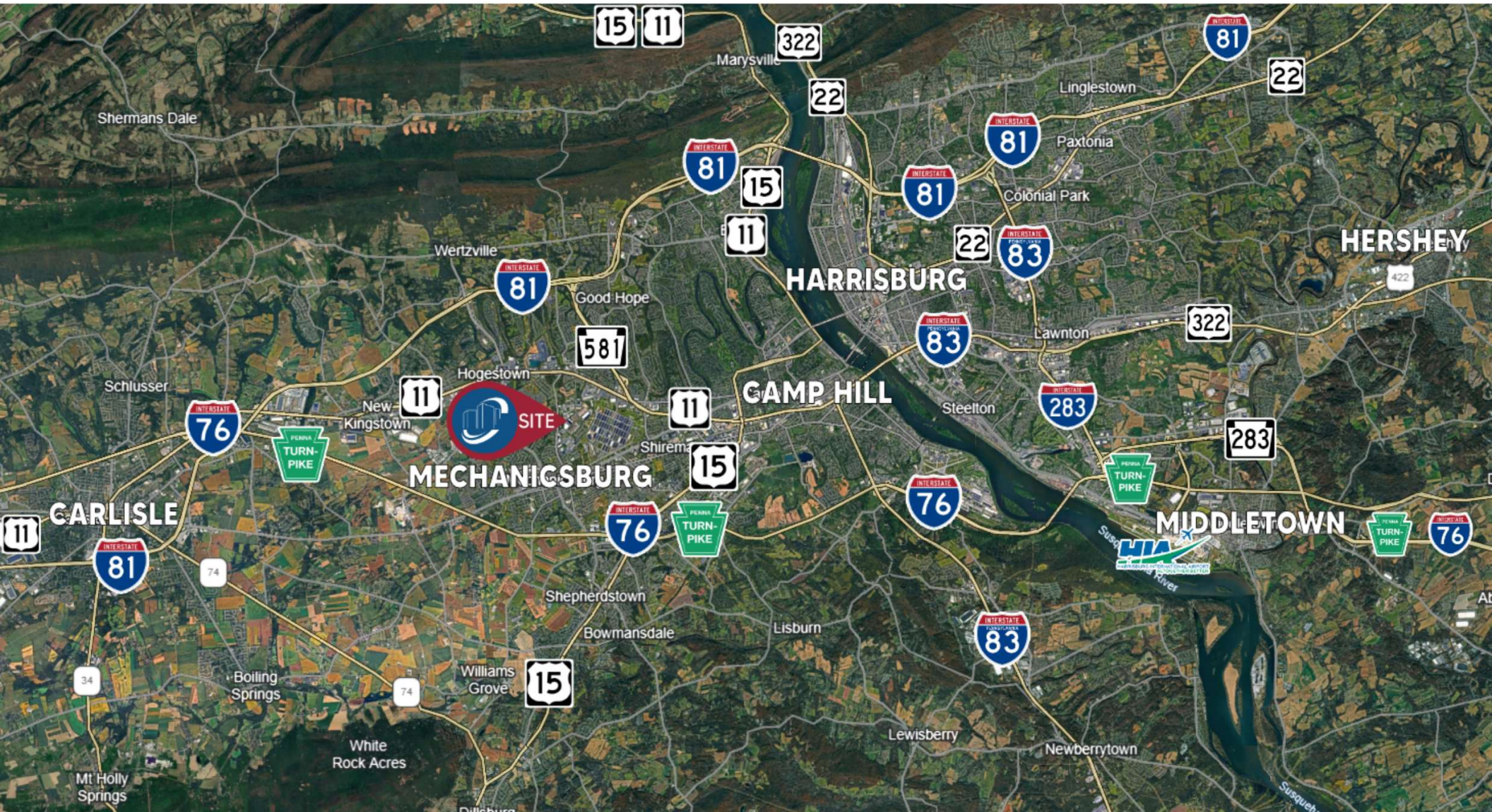
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LOCATION MAP



AREA OVERVIEW

Strategically positioned in the heart of Central Pennsylvania, 205 Lynndale Court provides convenient access to one of the Northeast's most established transportation and distribution corridors. The Camp Hill/West Shore location offers quick connectivity to I-83, US-15, I-76/PA Turnpike and I-81, providing efficient access throughout Central Pennsylvania and the broader Mid-Atlantic. Cumberland County's location places businesses within a day's drive of more than two-thirds of the U.S. population, with convenient connections to major East Coast metropolitan markets and seaports. The region is further supported by Norfolk Southern freight and intermodal infrastructure and Harrisburg International Airport, creating a multimodal transportation network well suited for service, distribution, fleet and outdoor-storage users.

HIGHWAY

I-81 • I-83 • I-76 • US-11/15

Central Pennsylvania sits at the convergence of several major north-south and east-west freight corridors, providing connections throughout the Northeast and Mid-Atlantic. CAEDC specifically markets Cumberland County as being within a day's drive of more than two-thirds of the U.S. population.

RAIL

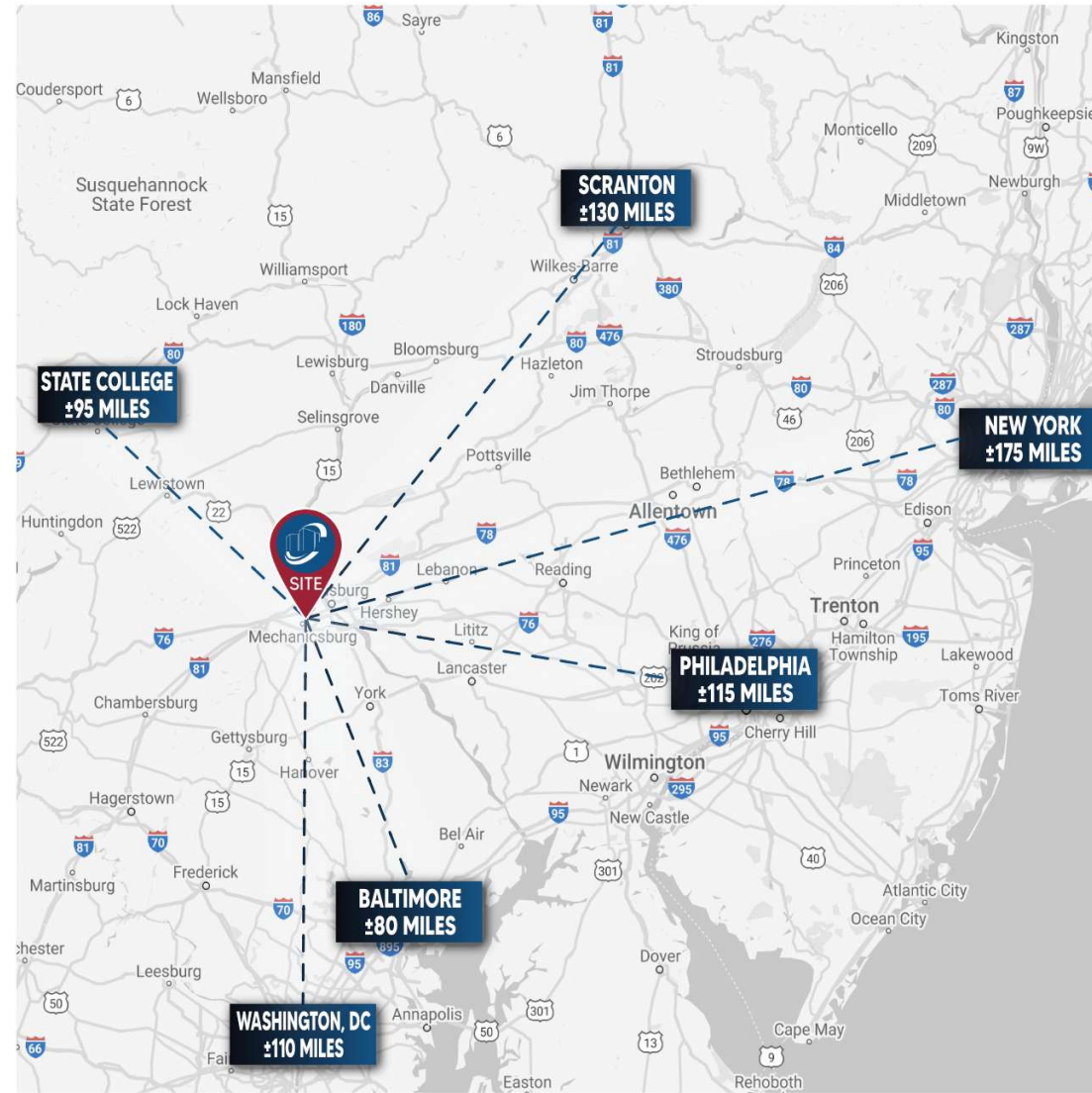
Norfolk Southern Freight Network

Cumberland County is served by Norfolk Southern freight infrastructure, including the Enola Yard and multiple freight corridors, with additional access to Norfolk Southern's Harrisburg/Rutherford intermodal network.

AIR

Harrisburg International Airport

HIA serves as Central Pennsylvania's primary commercial airport and an active air-cargo hub. The airport has also undertaken a multi-year cargo apron expansion providing additional aircraft parking and infrastructure for continued cargo growth.



AREA OVERVIEW

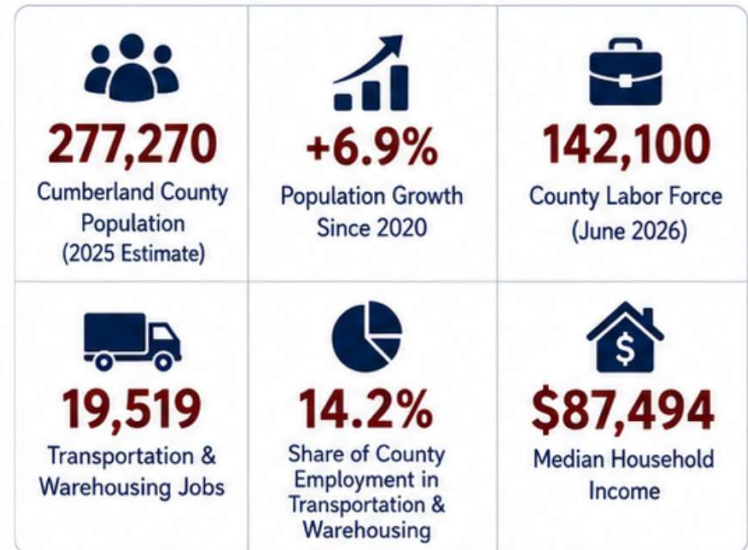
1 REGIONAL CONNECTIVITY



3 MAJOR EMPLOYERS & INDUSTRIAL PRESENCE

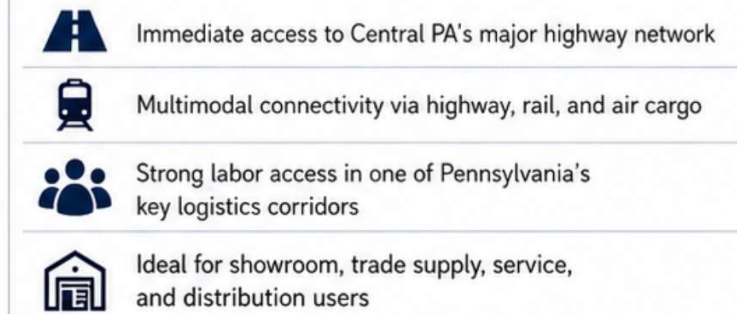


2 CUMBERLAND COUNTY DEMOGRAPHICS & GROWTH



Cumberland County benefits from continued population growth, a deep labor pool, and a strong concentration of logistics, trade, and distribution employment.

Why This Location Works





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INDUSTRIAL WAREHOUSE SPACE AVAILABLE

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POWERBROKER AWARD

