



5500 PAXTON ST  
HARRISBURG, PA 17111

INDUSTRIAL FLEX PROPERTY AVAILABLE







### OFFERING SUMMARY

AVAILABLE SF	26,665 SF
LEASE RATE	\$7.95/SF (NNN)
LOT SIZE	3.3 Acres
YEAR BUILT	1958
COUNTY	Dauphin
MUNICIPALITY	Swatara Twp
ZONING	General Manufacturing
APN	63-015-024
TAXES	\$30,423 (2023)

### PROPERTY HIGHLIGHTS

- Excellent opportunity to lease 26,665 SF warehouse flex building available along US-322 in Harrisburg, PA
- The highly visible location features office space, two (2) docks (expandable), three (3) drive in doors, and excellent signage to US-322
- The property sits on 3.3 acres which offers opportunity for fenced outdoor storage or additional parking
- Easy access to:
- Join corporate neighbors Feeser's Food Distributors, PITT OHIO, Norfolk Southern Rutherford Intermodal Rail Yard, Amazon, Sam's Club, Walmart Supercenter, Giant Foods, Cleveland Brothers, Fresh Express, Calderon Textiles, Prosource of Harrisburg, Stroehman, and Schaedler Yesco Distribution



## PROPERTY DETAILS

<b>PROPERTY ADDRESS</b>	5500 Paxton St Harrisburg, PA 17111
<b>PROPERTY TYPE</b>	Flex Industrial
<b>BUILDING SIZE</b>	40,905 SF
<b>WAREHOUSE SF</b>	+/- 36,405 SF
<b>OFFICE SF</b>	+/- 4,500 SF
<b>LOT SIZE</b>	3.3 Acres
<b>CEILING HEIGHT</b>	16' - 18'
<b>DOCK DOORS</b>	2 (Two)
<b>DRIVE-IN DOORS</b>	4 (Four)
<b>PARKING</b>	50 Spaces
<b>CONSTRUCTION</b>	Masonry
<b>ROOF</b>	Rubber
<b>ELECTRIC</b>	3-Phase
<b>WATER/SEWER</b>	Public
<b>COUNTY</b>	Dauphin
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## FLOORPLAN





## AERIAL



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

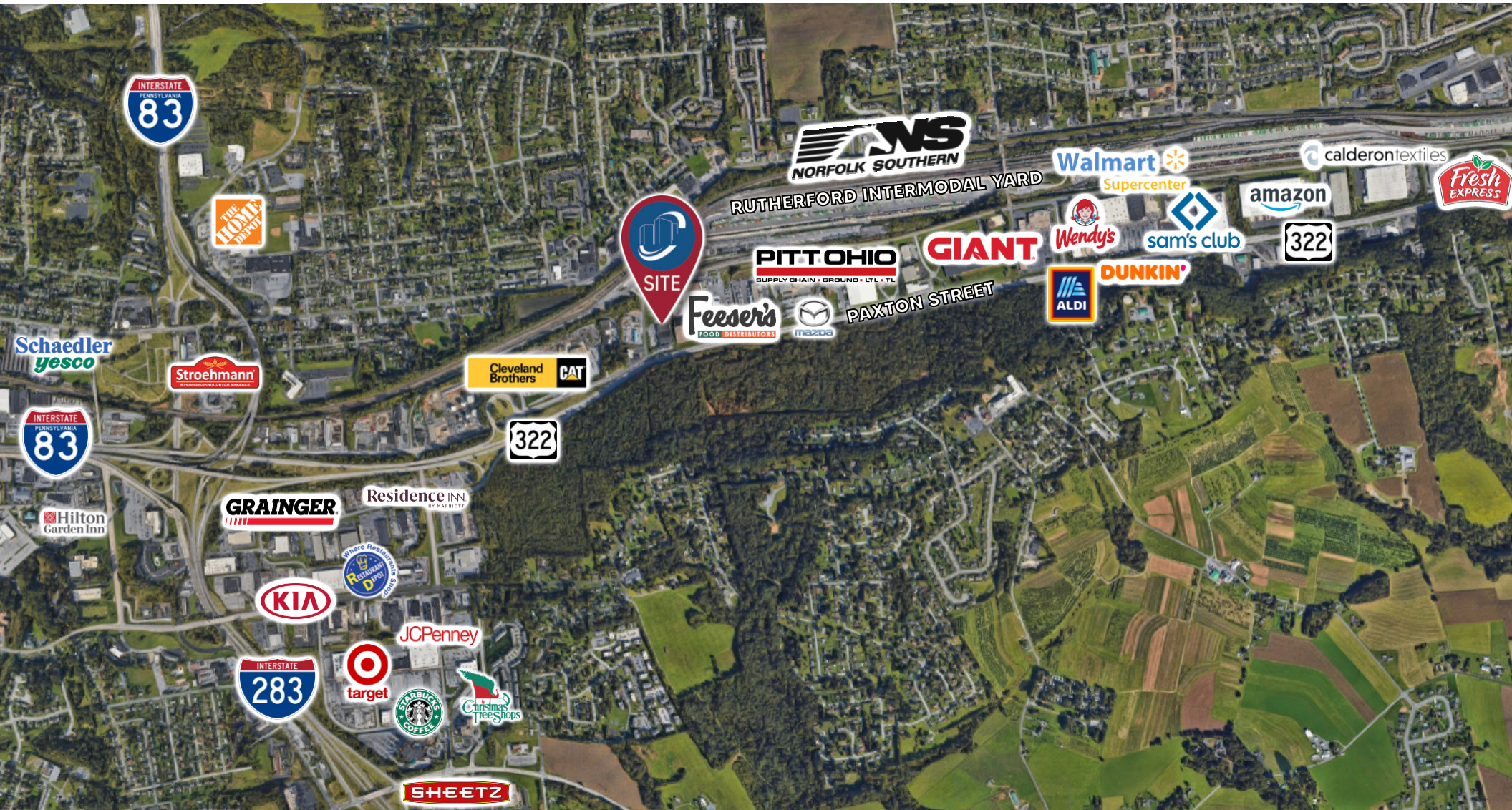
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## TRADE AREA MAP



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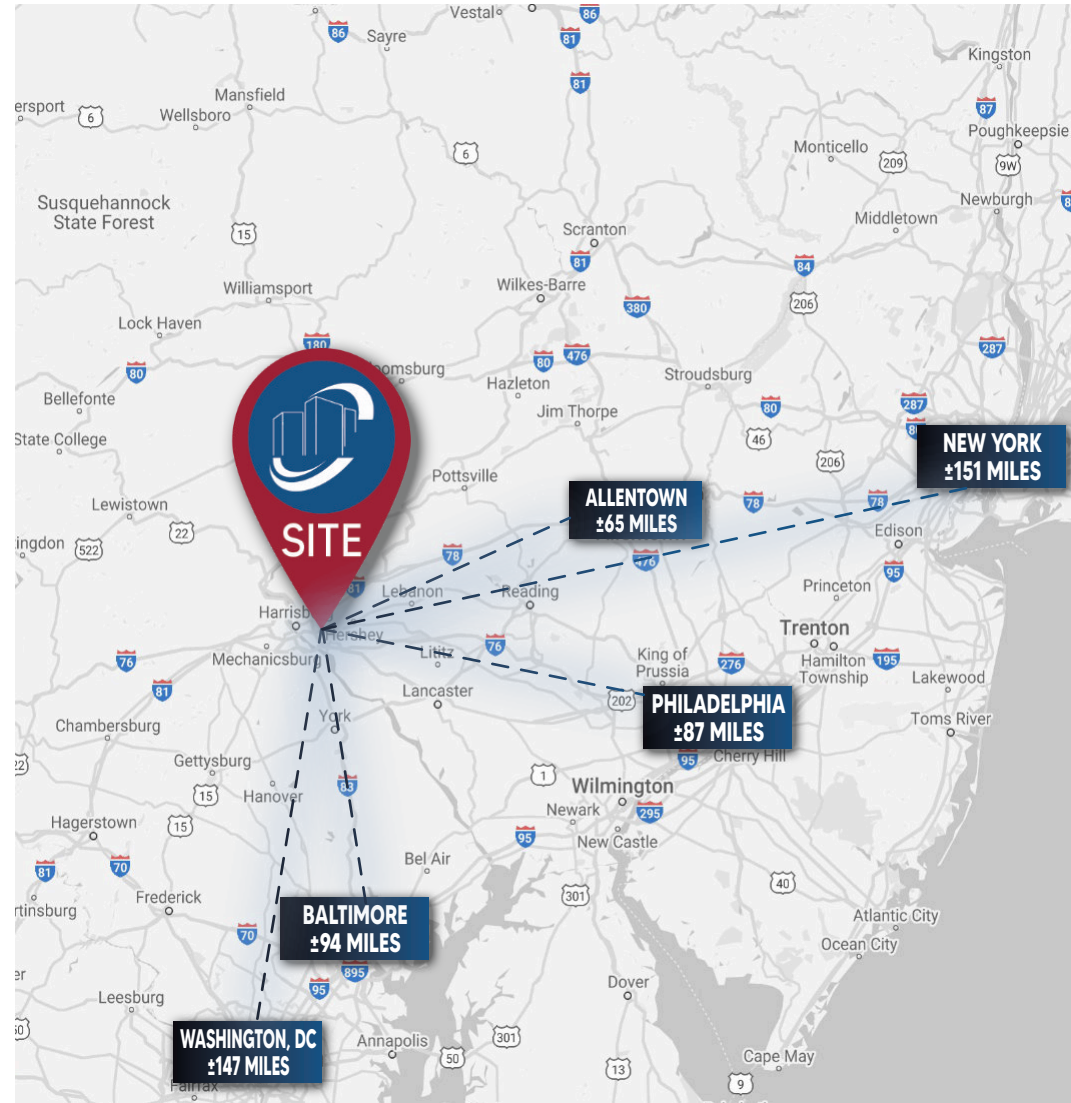
### AREA OVERVIEW

**DAUPHIN COUNTY** is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



**POPULATION**  
288,176



**AVG FAMILY INCOME**  
\$85,105



**TRAVEL TO WORK**  
19.4 MIN



**EMPLOYEES**  
189,953

## CONFIDENTIALITY & DISCLAIMER

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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.