

Office Building For Lease

1200 WALNUT BOTTOM RD | CARLISLE, PA 17015

Presented By:

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PROPERTY DETAILS

1200 Walnut Bottom Rd | Carlisle, PA 17015



PROPERTY DESCRIPTION

Multiple office suites are available for lease, ranging from +/- 600 SF to +/- 3,780 SF. The third floor has one 2,300 SF suite available. The second floor has multiple suites of up to 4,480 SF total contiguous space. Any suite is able to be divided as low as +/- 600 SF.

Additionally, a 0.75 acre pad site is available for land lease. The concept plan shows a 2-story, 10,500 SF building with 35 parking spaces. Contact the advisor for more information on the land lease opportunity.

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (Gross)
Number of Units:	27
Available SF:	600 - 3,780 SF
Lot Size:	2 Acres
Building Size:	26,200 SF
Year Built:	1987
APN:	40-23-0604-008
Zoning:	C2 Commercial
Municipality:	South Middleton Twp
County:	Cumberland



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Lease Rate

\$13.00 SF/YR

LOCATION INFORMATION

Street Address	1200 Walnut Bottom Rd
City, State, Zip	Carlisle, PA 17015
County	Cumberland
Township	South Middleton Township

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	L-2 Commercial
Lot Size	2 Acres
APN #	40-23-0604-008
Power	Yes

SUITE DETAILS

Second Floor Suite	4,480 SF
Third Floor Suite	2,300 SF
Pad Site	0.75 acre pad site with concept plan for 2-story, 10,500 SF building with 35 parking spaces

BUILDING INFORMATION

Building Size	26,200 SF
Tenancy	Multiple
Number of Floors	3
Roof	Asphalt shingles & rubber
Construction Type	Wood frame
Walls	Drywall
Ceilings	Drop ceiling
Lighting	Flourescent
Floor Coverings	Carpet

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.6 per 1,000 SF
Number of Parking Spaces	94

UTILITIES & AMENITIES

Elevators	Yes (lower level is accessed by stairs)
HVAC	Electric heat and A/C
Restrooms	Common restrooms on each floor except lower level
Business Sign	Available, on monument



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EXTERIOR PHOTOS

1200 Walnut Bottom Rd | Carlisle, PA 17015

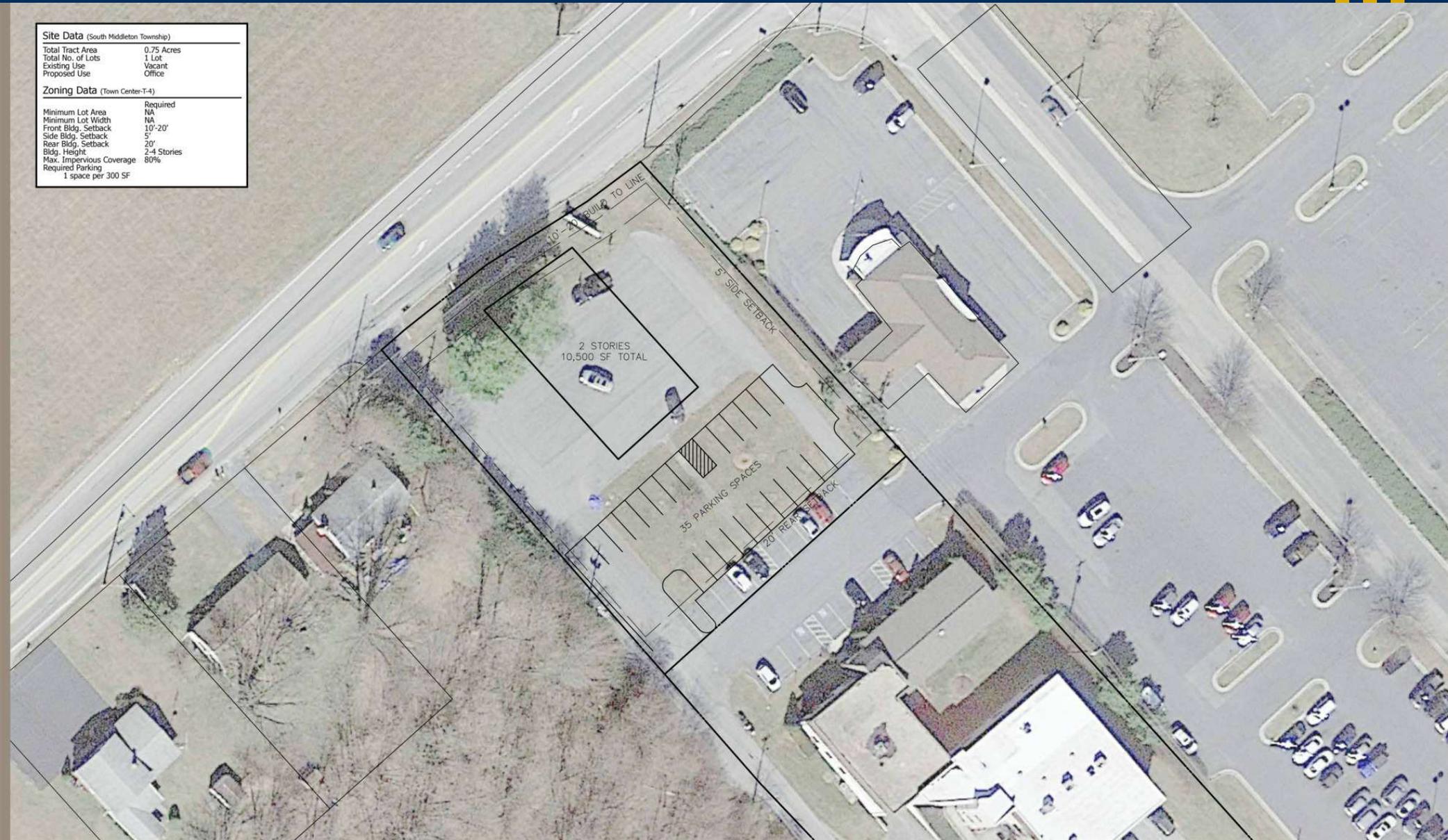


PAD SITE CONCEPT PLAN

1200 Walnut Bottom Rd | Carlisle, PA 17015

Site Data (South Middleton Township)	
Total Tract Area	0.75 Acres
Total No. of Lots	1 Lot
Existing Use	Vacant
Proposed Use	Office

Zoning Data (Town Center-T-4)	
Minimum Lot Area	Required NA
Minimum Lot Width	NA
Front Bldg. Setback	10'-20'
Side Bldg. Setback	5'
Rear Bldg. Setback	20'
Bldg. Height	2-4 Stories
Max. Impervious Coverage	80%
Required Parking	1 space per 300 SF



CAPSTONE
COMMERCIAL

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NEARBY RETAILERS

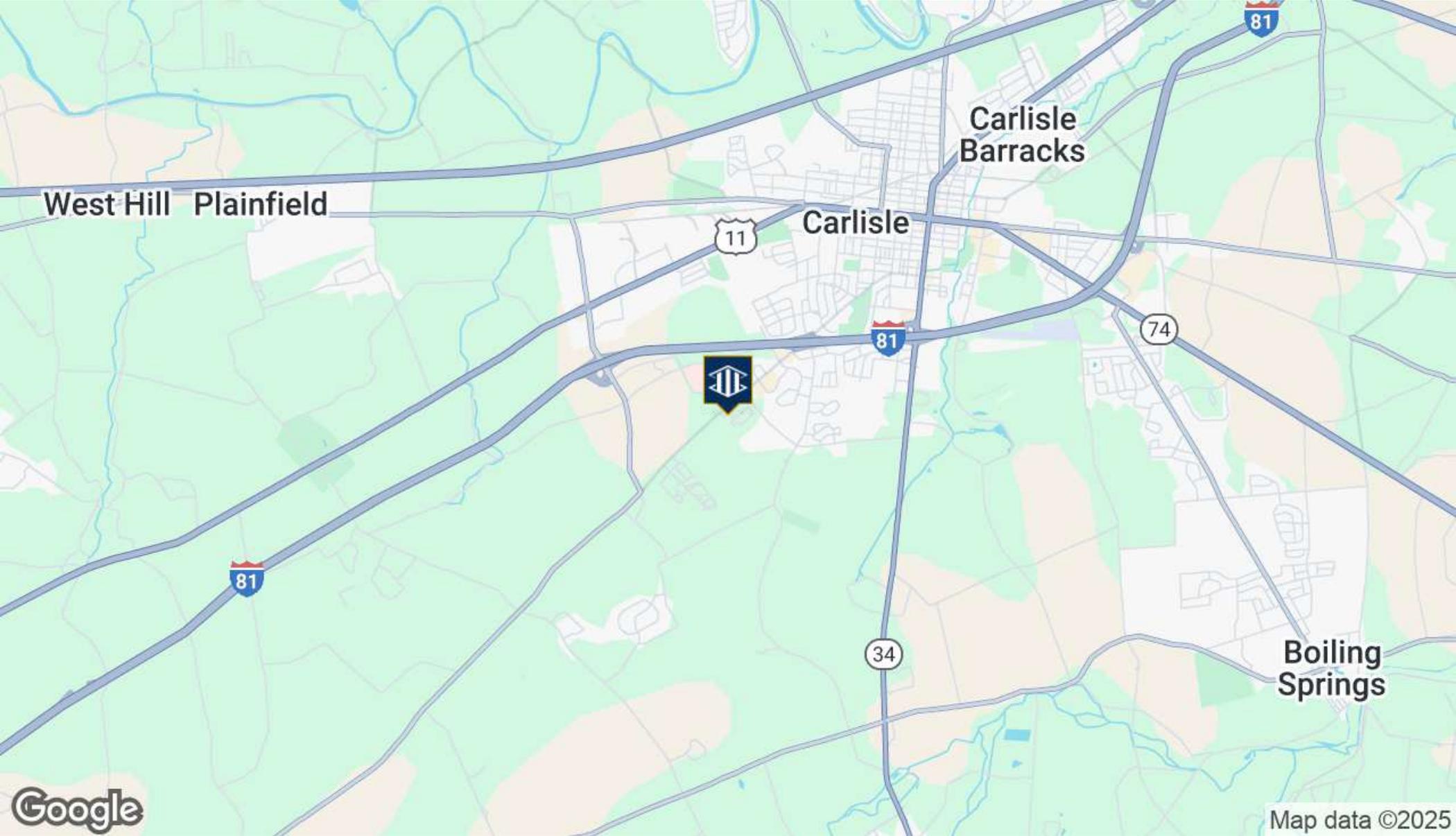
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PROXIMITY TO CARLISLE

1200 Walnut Bottom Rd | Carlisle, PA 17015



Google

Map data ©2025



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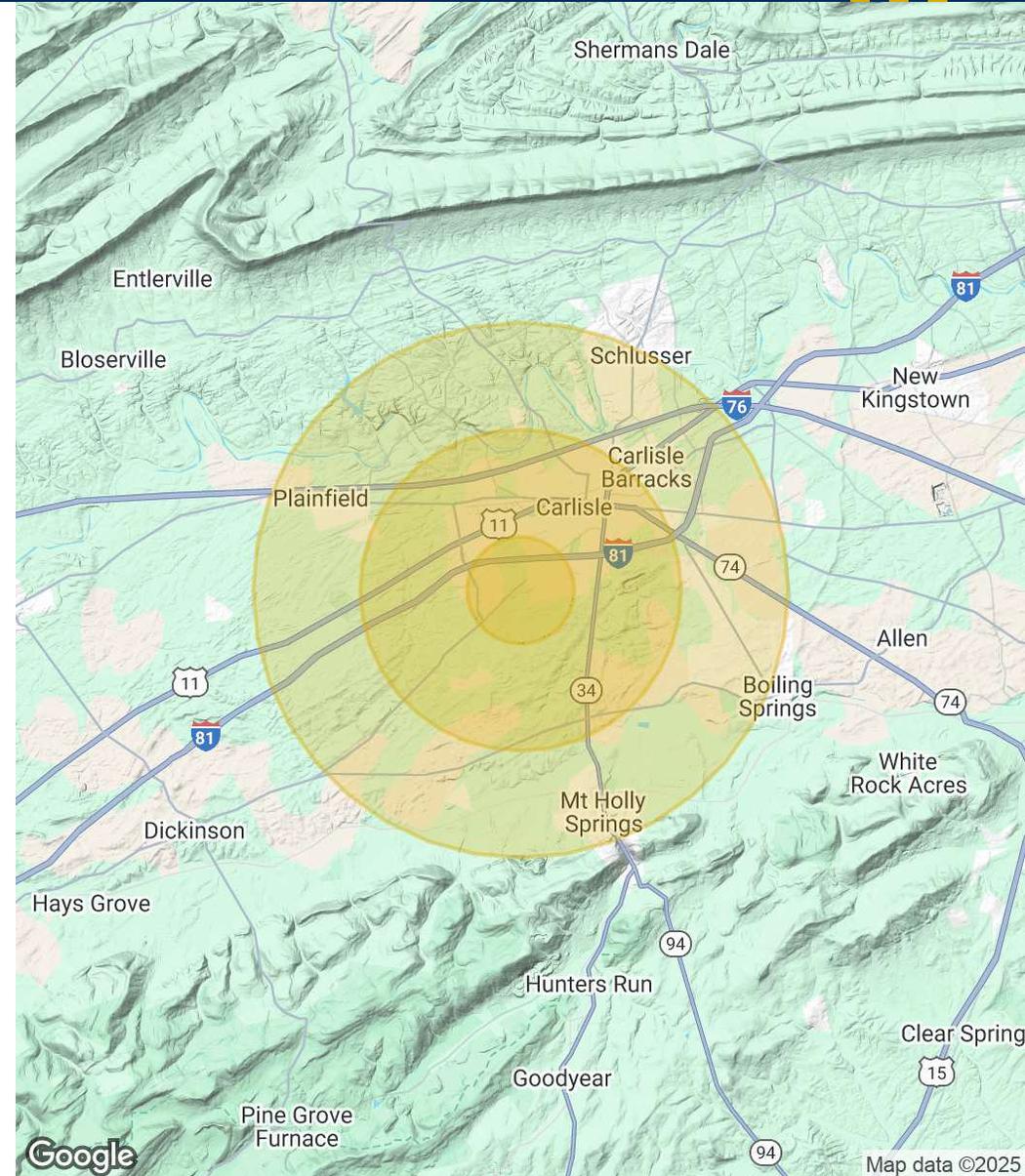
DEMOGRAPHICS

1200 Walnut Bottom Rd | Carlisle, PA 17015

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,321	25,188	48,989
Average Age	59.7	38.8	41.6
Average Age (Male)	55.1	37.2	39.6
Average Age (Female)	62.7	39.5	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	652	10,806	20,928
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$83,286	\$73,878	\$82,920
Average House Value	\$215,521	\$193,908	\$198,841

2020 American Community Survey (ACS)



ADVISOR BIO

1200 Walnut Bottom Rd | Carlisle, PA 17015



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Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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LEGAL

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