

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

5040 LOUISE DRIVE, SUITE 105
MECHANICSBURG, PA 17055



Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

- Property Information Sheet
- Floor Plan
- Location Maps

For Lease

717.697.2422



► *Flex Space*



High Associates Ltd.
717.697.2422 or 800.213.0094

*The Rossmoyne Business Center
5040 Louise Drive, Suite 105
Mechanicsburg, PA 17055*

Available Square Feet:

9,922 SF

Lease Price:

\$9.60 SF NNN (Includes paint and carpet)

Terms:

5 years, 3% annual escalations

Security Deposit:

One Month

CAM:

Estimated for 2020 budget \$3.10 PSF, which includes HVAC maintenance, but not utilities

Date Available:

Immediately – or upon completion of additional tenant improvements

PROPERTY INFORMATION

Total Building Square Feet Available	53,363 SF
Know, As	Rossmoyne Building #74
Zoning	PO Professional Office
Construction	Insulated Architectural Masonry
Year Constructed	1988-89
Roof Type	Rubber Membrane
Floor Type	Concrete
Number of Floors	Single Story
Condition	Good
Ceiling Height	9' in the office space; 20' in the warehouse
Dock Door/Drive-In Door	One dock door and one drive-in door
HVAC	Electric heat pumps in office. Gas fired heaters/A/C in warehouse.
Sprinklers	Wet system – 100% coverage

For Lease

5040 Louise Drive, Suite 105
Mechanicsburg, PA 17055

Lighting	Fluorescent
Security System	Provided by tenant
Common Area Maintenance	Estimated for 2020 - \$3.10 PSF includes water, sewer, trash, taxes, insurance, snow removal, outside maintenance, general repairs, sprinkler alarm, HVAC maintenance and pest control
Signage	Monument signage & tenant signage on door of suite entrance provided by landlord.

Geographic Information

Municipality	Upper Allen Township
County	Cumberland
Location	Strategically located at the convergence of PA Turnpike, PA Route 15 in The Rossmoyne Business Center
Local Amenities	In-park services include four hotels, Isaac's Restaurant, Marzoni's Brick Oven and Brewery, two day-care centers and a convenient retail strip center – The Shoppes at Rossmoyne, which includes restaurants such as the China Tea House, Subway, Italian Delight, a dog groomer and coming soon MoMoBBQ.
Distance to Highway Access	1 mile to Route 15
Distance to Airports	12-14 miles to Harrisburg International Airport
Road Frontage/Access	Rt. 15 & Ritter Road/From Ritter Road

Site Information

Tax map parcel number	42-10-0256-025
Parking	Approx. 112 spaces; 2/1,000 SF
Topography	Level Site
Restrictions	No outside storage and per zoning/development's restrictive covenants

For Lease

5040 Louise Drive, Suite 105
Mechanicsburg, PA 17055

Utilities

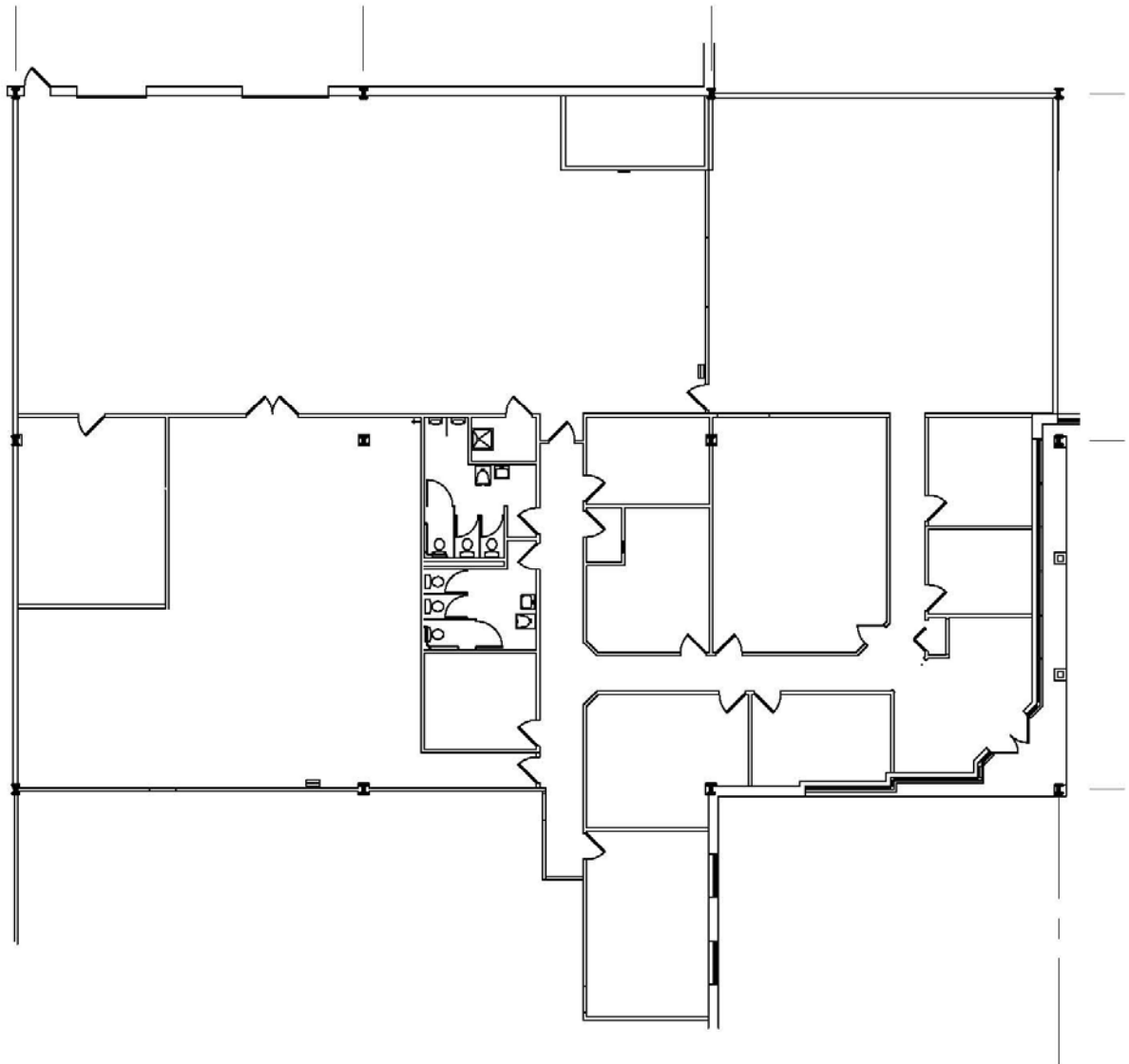
Sewer	In CAM/Upper Allen Township Authority
Water	In CAM/Pennsylvania American Water Company
Gas	Tenant/UGI
Electric	Tenant/PPL

Traffic Counts

Both Directions	28,903 AADT @ PA Turnpike Exit
Both Directions	73,041 AADT @ PA Route 15
Both Directions	5,288 AADT @ Rossmoyne Road

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,368	46,916	120,259
Households	3,023	19,793	48,899
Avg. HH Income	\$70,268	\$79,852	\$93,490

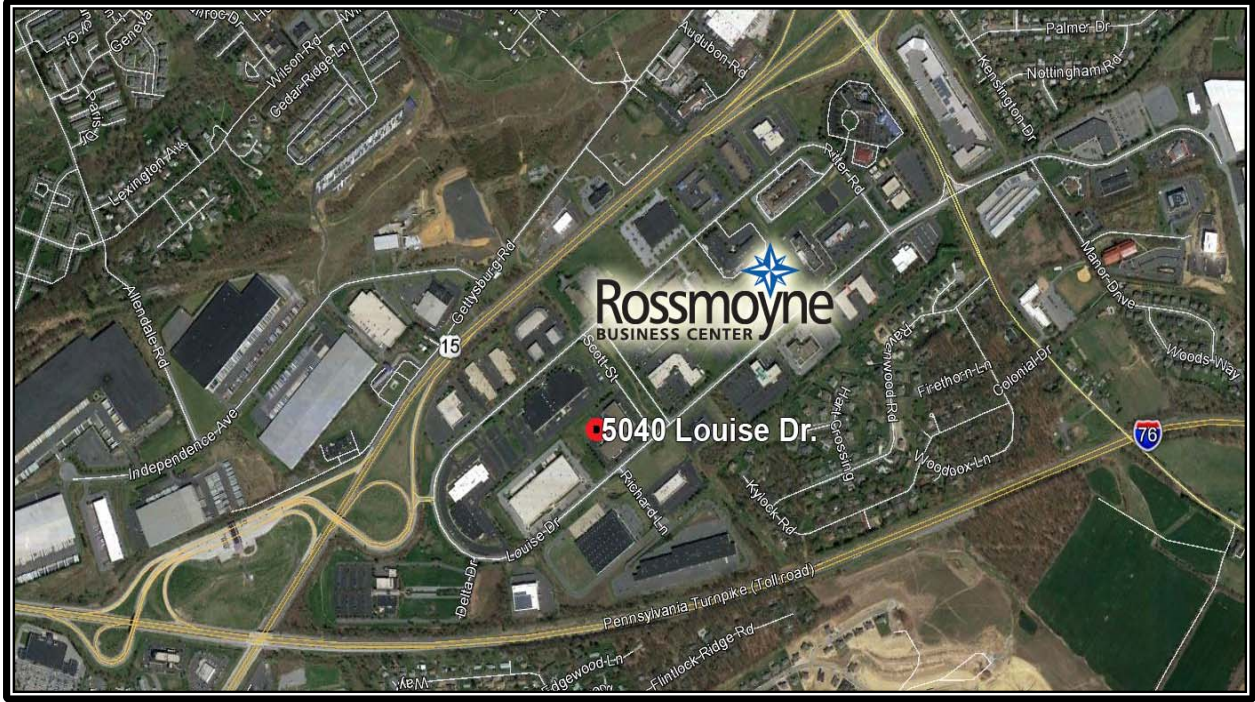


FLOOR PLAN

NOT TO SCALE

Maps

5040 Louise Drive, Suite 105
Mechanicsburg, PA 17055



717.697.2422



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055

717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103
Coatesville, PA 19320

610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.