

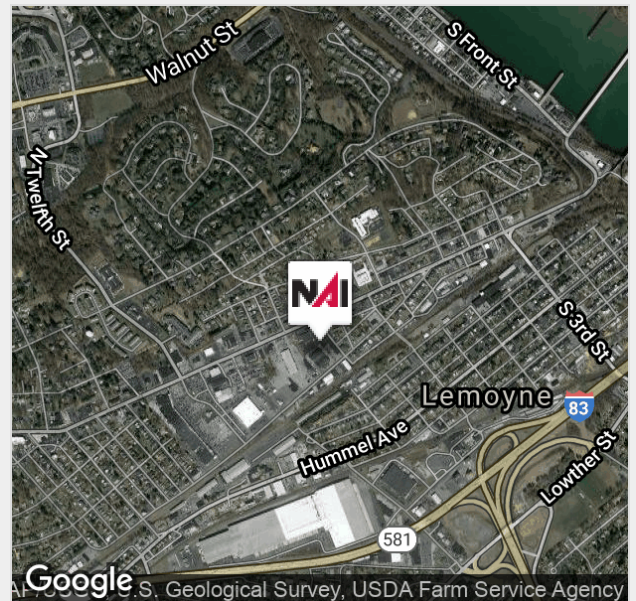


## 829 State Street

829 State Street, Lemoyne, Pennsylvania 17043

### Property Features

- 3,298 SF - 7,542 SF industrial suites in new flex space.
- 2,616 SF second floor office space.
- Contact agent(s) for potential suite configurations.
- Zoning permits light industrial uses, artisan studio, food service, dry cleaning facility, liquor store, office, personal service, retail, tattoo parlor, research and development, etc.



For more information:

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## Central PA Industrial Lease

IL17245

829 State Street, Lemoyne, PA 17043

Cumberland County  
Lemoyne Borough Township



## Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

## Availability Information

Sq Ft Available	13,456 SF
Min Contiguous SF	2,616 SF
Max Contiguous SF	7,542 SF
Availability	Immediately
Space Available	See attached floor plan
Rooms & Sizes	Building A; suite 201 - 2,616 SF, suite 3001 - 3,298 SF, suite 3004 - 3,747 SF, suite 3005 - 3,795 SF
Additional Info	See agent(s) for potential suite configurations.

## Building Information

Total Bldg Sq Ft	53,680 SF
Construction	Masonry
Basement	No
Elevator	No
Restrooms	Varies by suite
Reinforcement Method	Slab
No. Of Floors	Two

Ceiling Height	10'
Sprinklers	No
Roof	Rubber
Ceiling Type	Acoustic tiles
Walls	Drywall
Floor Type	Concrete
Lighting	LED
Business ID Sign	Yes

## Land Information

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Tax Parcel #	12-21-0267-323
Acres	2.600 AC
Sq. Ft.	113,256 SF
Frontage	367.87' on State Street
Dimensions	367.87' x 235.39' x 67.75'; x 368.46' x 300.74
Parking	In common

## Utilities & Zoning Information

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Water	Public
Sewer	Public
Zoning	CG - Commercial General; permits artisan studio, food service, dry cleaning facility, liquor store, office, personal service, retail, tattoo parlor, research and development, light industrial uses, etc.

## Industrial Loading Details

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Additional Info	Overhead door - 10' x 9'
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## Office Buildout Details

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## Leasing Information

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Price per SF	\$6.00																																
Price per SF (notes)	Suite 201 - \$10.00/SF Suites 3001, 3004, and 3005 - \$6.00/SF																																
Monthly Payments	Depends on suite leased																																
Annual Rent	Depends on suite leased																																
Real Estate Taxes	\$0.94/SF																																
Insurance	\$0.17/SF																																
Finish Allowance	As is																																
Lease Term	Three or more years																																
Options	Negotiable																																
Escalation	3% annually																																
Possession	Upon lease execution																																
Security Deposit	Yes																																
CAM	\$2.05/SF																																
Additional Info	*CAM includes; taxes - \$0.94/SF, insurance - \$0.17/SF, water/sewer/common area electric - \$0.57/SF, CAM - \$0.37/SF																																
Landlord/Tenant Service Responsibilities	<table> <tr><td>Heat:</td><td>Tenant</td><td>Taxes:</td><td>Landlord</td></tr> <tr><td>Trash Removal:</td><td>Landlord</td><td>Electric:</td><td>Tenant</td></tr> <tr><td>Insurance:</td><td>Landlord</td><td>Janitorial:</td><td>Tenant</td></tr> <tr><td>Air Conditioning:</td><td>Tenant</td><td>Structural Repairs:</td><td>Landlord</td></tr> <tr><td>HVAC Repairs:</td><td>Tenant</td><td>Parking Lot Maint:</td><td>Landlord</td></tr> <tr><td>Interior Repairs:</td><td>Tenant</td><td>Light bulbs:</td><td>Tenant</td></tr> <tr><td>Water &amp; Sewer:</td><td>Landlord</td><td>Plumbing Repairs:</td><td>Tenant</td></tr> <tr><td>Supplies:</td><td>Tenant</td><td>Roof Repairs:</td><td>Landlord</td></tr> </table> <p>Tenant must provide own liability and content insurance</p>	Heat:	Tenant	Taxes:	Landlord	Trash Removal:	Landlord	Electric:	Tenant	Insurance:	Landlord	Janitorial:	Tenant	Air Conditioning:	Tenant	Structural Repairs:	Landlord	HVAC Repairs:	Tenant	Parking Lot Maint:	Landlord	Interior Repairs:	Tenant	Light bulbs:	Tenant	Water & Sewer:	Landlord	Plumbing Repairs:	Tenant	Supplies:	Tenant	Roof Repairs:	Landlord
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<p>Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.</p>
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For Lease

# Industrial



For Lease

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For Lease

# Industrial



1 PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SUITE NUMBER	RSFA
101	2,014
201	2,978
1001	2,137
1002	1,734
1003	1,365
1004/1005	1,240
1007	1,044
1008	893
1009A	1,034
1009	1,024
1010	1,038
1011	96
1012	2,774
2001	1,024
2002	2,195
2003	1,732
2004	1,220
2005	1,444
2006/2007	2,717
2008	3,244
2009	1,034
2010	1,201
2011	2,769
2012	2,137
2013	1,734
TOTAL	33,888