



2750 Paxton Street

2750 Paxton Street, Harrisburg, Pennsylvania 17111

Property Features

- Very functional open warehouse with 250 SF office space
- 12,250 SF in the middle of the building
- Two dock doors and five trailer spots
- Convenient location and inexpensive



For more information:

Daniel J. Alderman

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Central PA Industrial Lease

2750 Paxton Street, Harrisburg, PA 17111

Dauphin County
Swatara Township

Very functional open warehouse, with dock doors, at a convenient location. Good space for the price.



Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

Availability Information

Sq Ft Available	12,250 SF
Min Contiguous SF	12,250 SF
Max Contiguous SF	12,250 SF
Additional Info	Middle of the building; unit 22. Located behind the furniture store.

Building Information

Total Bldg Sq Ft	80,000 SF
Construction	Masonry
Column Spacing	24' x 24'
Year Constructed	1961
Basement	None
Restrooms	One
Reinforcement Method	Slab
No. Of Floors	One
Ceiling Height	16'
Sprinklers	Yes
Electrical Capacity	200 amps; 3 phase
HVAC	Gas
Roof	Rubber
Ceiling Type	Exposed roof deck

Walls	Block and drywall
Floor Type	Concrete
Lighting	Fluorescent, high pressure sodium, incandescent
Business ID Sign	Yes

Land Information

Tax Parcel #	63-024-009
Acres	5.700 AC
Sq. Ft.	248,292 SF
Frontage	264' on Paxton Street
Dimensions	Approximately 264' x 750' x 188' x 743'
Parking	In-common
Topography	Graded; paved

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	ML-Light Manufacturing/Industrial District permits; building materials, carpentry, electrical and optical manufacturing, freight and trucking terminals, laboratories, assembly and packaging of electrical componets.

Industrial Loading Details

Office Size	250 SF
Docks & Sizes	Two Sizes: 10' x 10'
Additional Info	Open to patio dock. Five trailer spots.

Office Buildout Details

Total Size	250 SF
Rooms & Sizes/Lots	Two offices 8' x 10' and 10' x 12'
Restroom Facilities	One

Leasing Information

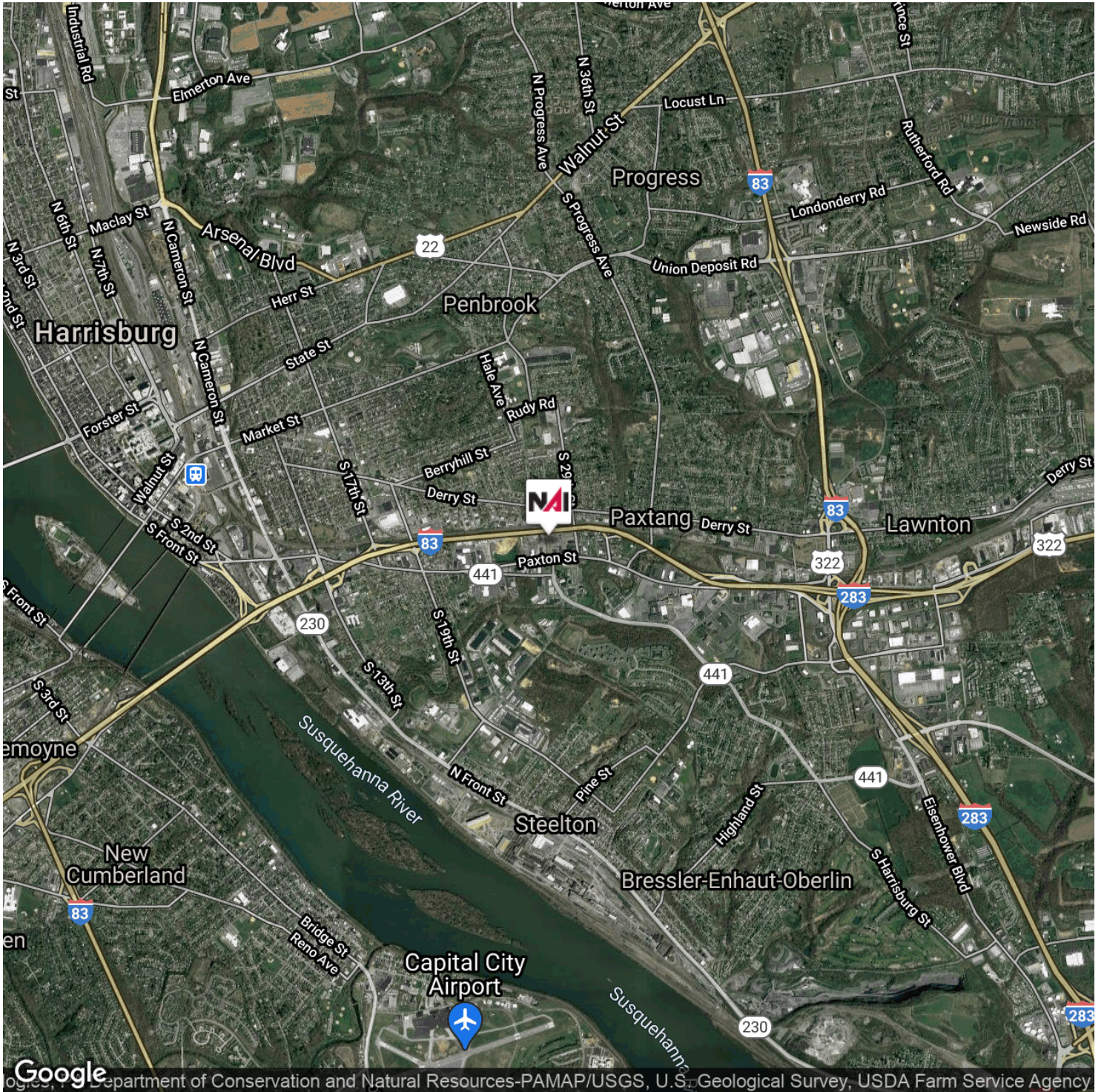
Price per SF	\$3.80
Monthly Payments	\$3,879.17
Annual Rent	\$46,550.00
Real Estate Taxes	\$0.483/SF
Insurance	\$0.182/SF
Finish Allowance	As is
Lease Term	Three to five years
Options	Negotiable
Escalation	3%
Possession	January 2021
Security Deposit	Yes

Landlord/Tenant Service Responsibilities	Heat: Tenant	Taxes: Tenant
	Trash Removal: Tenant	Electric: Tenant
	Insurance: Tenant	Janitorial: Tenant
	Air Conditioning: Tenant	Structural Repairs: Landlord
	HVAC Repairs: Tenant	Parking Lot Maint: Tenant
	Interior Repairs: Tenant	Light bulbs: Tenant
	Water & Sewer: Tenant	Plumbing Repairs: Tenant
	Supplies: Tenant	Roof Repairs: Landlord

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.

For Lease

Industrial



Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



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