



For Lease

Industrial Property

\$4.85 SF/yr

2550 Paxton Street

2550 Paxton Street
Harrisburg, Pennsylvania 17111

Property Highlights

- Warehouse/shop space in a convenient location
- Located along retail business corridor near Harrisburg Mall
- 1,200 SF of office space and 6,600 SF of warehouse space in rear of building
- One dock and two drive-in doors
- It isn't pretty, but it's very functional and cheap

Property Description

Warehouse/shop space in a convenient location along retail business corridor near Harrisburg Mall.

OFFERING SUMMARY

Available SF	7,800 SF
Lease Rate	\$4.85 SF/yr (NNN)
Lot Size	3.0 Acres
Building Size	24,533 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,439	\$49,204
3 Miles	90,306	\$48,707
5 Miles	183,022	\$56,380

For more information

Daniel J. Alderman

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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.
NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA

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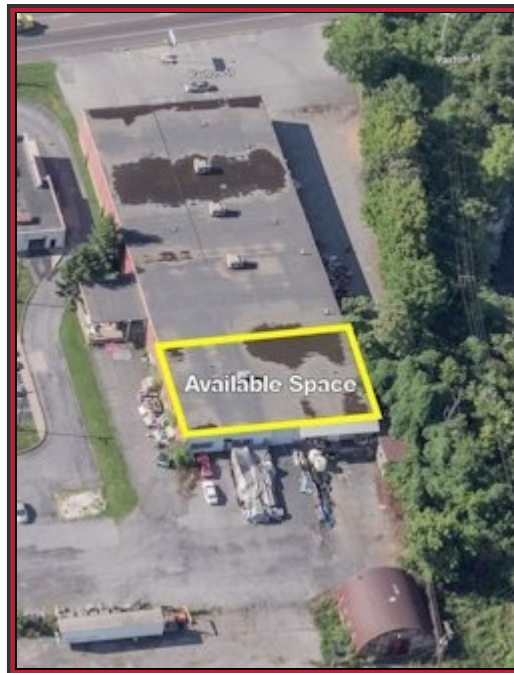
Central PA Industrial Lease

IL19053

2550 Paxton Street (rear), Harrisburg, PA 17111

Dauphin County
Swatara Township

Warehouse/shop space in a convenient location along retail business corridor near Harrisburg Mall.



Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

Availability Information

Sq Ft Available	7,800 SF
Min Contiguous SF	7,800 SF
Max Contiguous SF	7,800 SF
Availability	Immediately
Space Available	Rear of building
Rooms & Sizes	Office - 1,200 SF; warehouse - 6,600 SF

Building Information

Total Bldg Sq Ft	24,533 SF
Renovation Year	2009
Construction	Masonry
Column Spacing	59' x 19'
Year Constructed	1959
Basement	No
Restrooms	Two; in office area
Reinforcement Method	Slab on grade
No. Of Floors	One

Ceiling Height	13'10" and 7'6"
Sprinklers	No
Electrical Capacity	775 amps; 3 phase
HVAC	Gas and electric; no AC in office
Ceiling Type	Metal panel
Walls	Masonry
Floor Type	Concrete and tile
Lighting	Fluorescent
Business ID Sign	Yes

Land Information

Tax Parcel #	63-024-007
Acres	4.600 AC
Acres (notes)	Site is shared with other buildings
Sq. Ft.	200,376 SF
Frontage	387' on Paxton Street
Dimensions	Irregular
Fencing	Some
Parking	Four parking spaces
Topography	Graded

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	M-L Limited Manufacturing District; permits contractors, laboratories, printing, warehousing, manufacturing, repair service, etc.

Industrial Loading Details

Warehouse Size	6,600 SF
Office Size	1,200 SF
Docks & Sizes	One Sizes: 12'x10'
Drive In Doors	Two Sizes: 12'x10'

Office Buildout Details

Total Size	1,200 SF
Restroom Facilities	Two
Type Finish	Carpet, drop ceiling, paneling, and block
HVAC	Gas and electric

Leasing Information

Price per SF	\$4.85
Monthly Payments	\$3,152.50
Annual Rent	\$37,830.00
Rentable or Useable	Rentable
Real Estate Taxes	\$0.25/SF
Operating Expenses	By tenant
Insurance	\$0.30/SF
Finish Allowance	As is
Lease Term	One or more years
Options	Negotiable
Escalation	3% annually
Possession	Upon lease execution
Building Hours	Unlimited

Security Deposit

Yes

Additional Info

Snow removal - \$0.40/SF

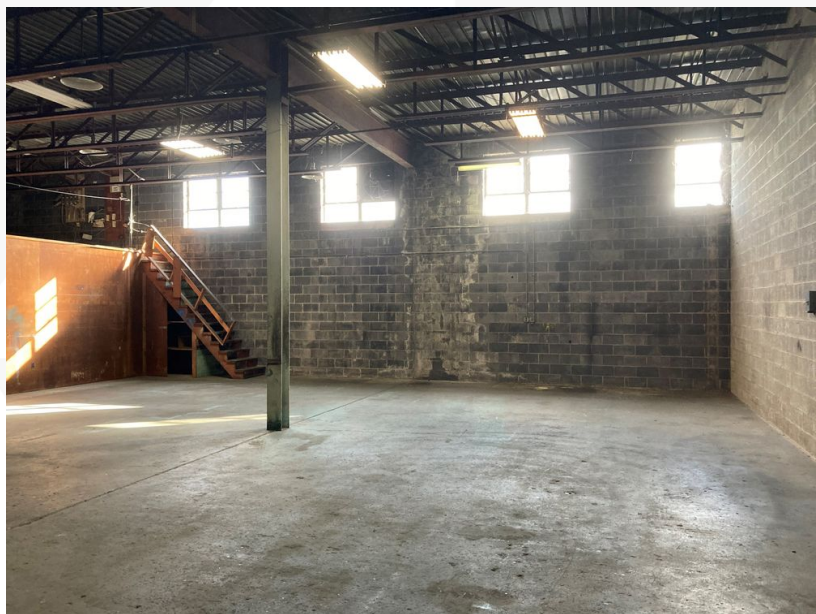
**Landlord/Tenant
Service
Responsibilities**

Heat: Tenant
Trash Removal: Tenant
Insurance: Tenant
Air Conditioning: Tenant
HVAC Repairs: Tenant
Interior Repairs: Tenant
Water & Sewer: Tenant
Supplies: Tenant

Taxes: Tenant
Electric: Tenant
Janitorial: Tenant
Structural Repairs: Landlord
Parking Lot Maint: Tenant
Light bulbs: Tenant
Plumbing Repairs: Tenant
Roof Repairs: Landlord

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Additional Photos



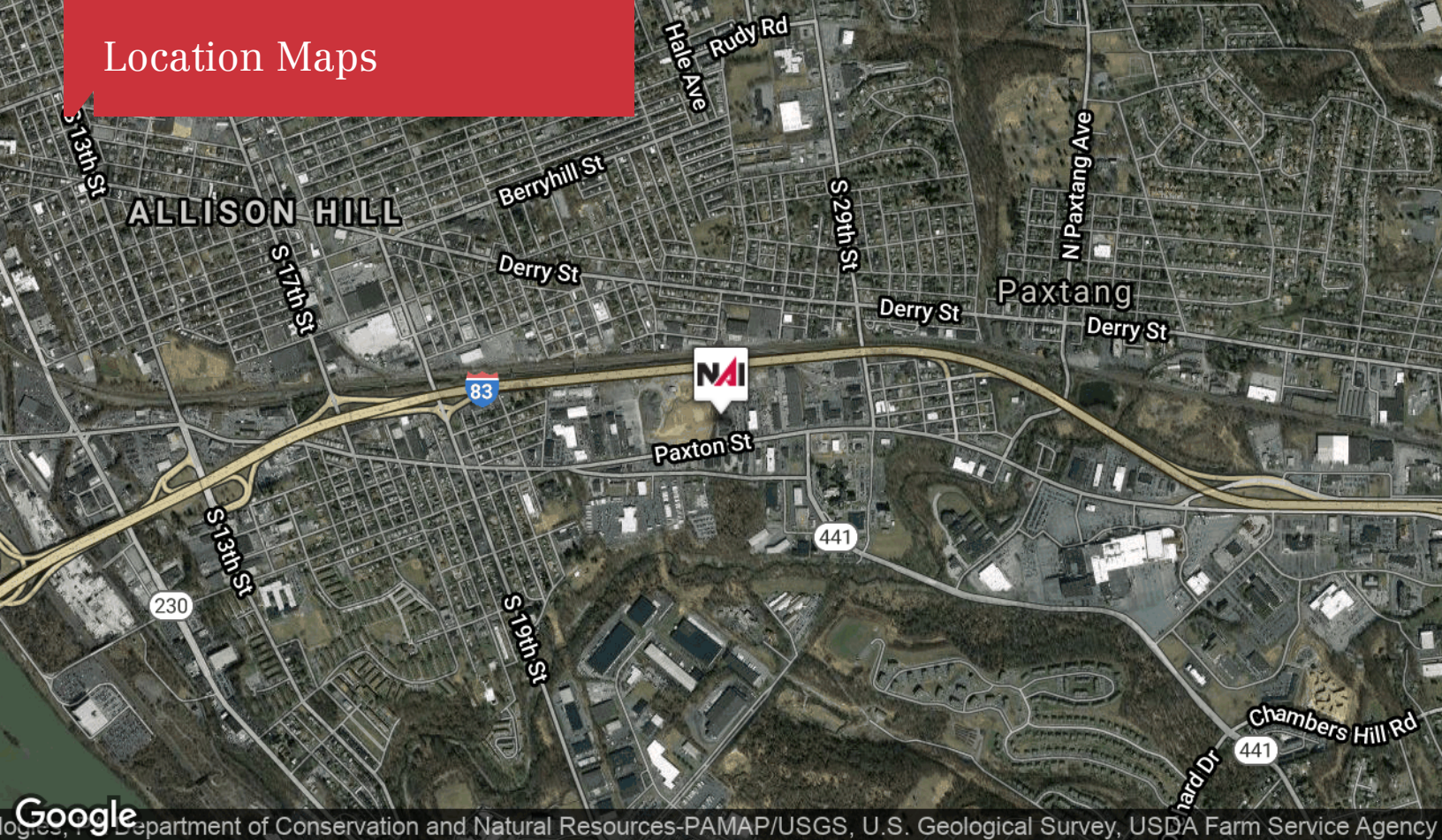
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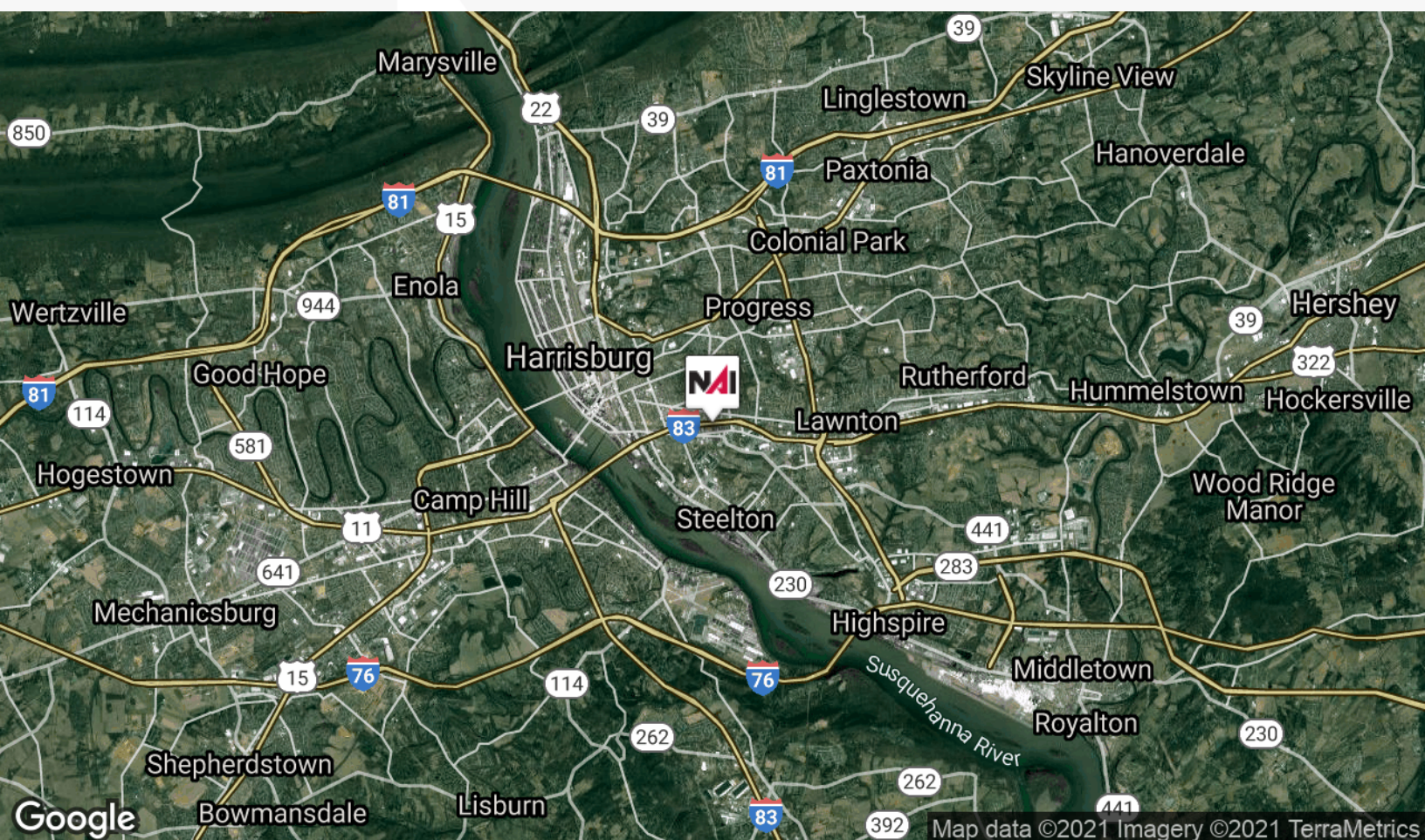
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Location Maps



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



Google, Map data ©2021 Imagery ©2021 TerraMetrics



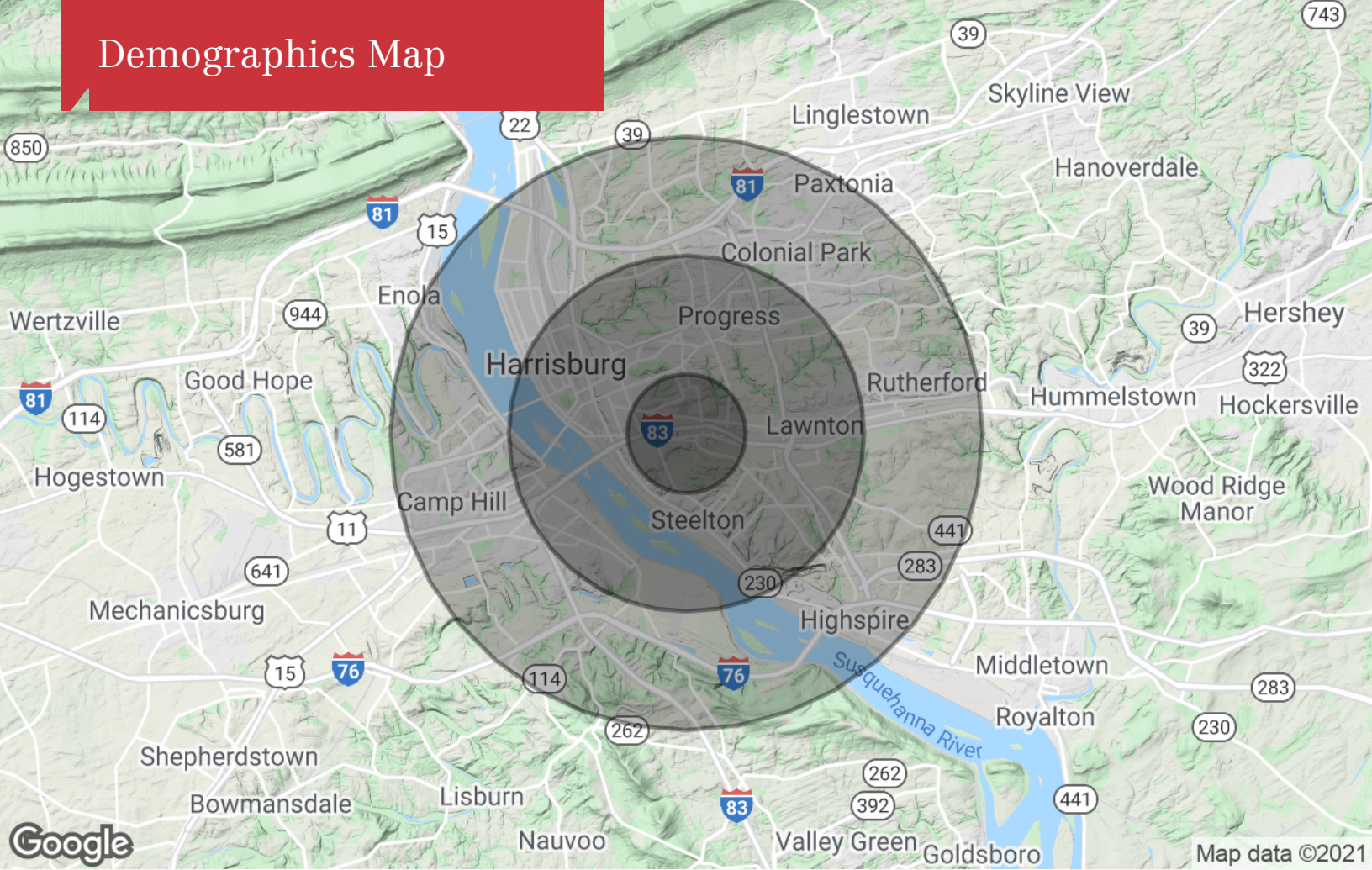
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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,439	90,306	183,022
MEDIAN AGE	36.6	35.8	37.4
MEDIAN AGE (MALE)	34.3	33.7	35.4
MEDIAN AGE (FEMALE)	37.9	37.3	38.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,244	37,329	77,849
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$49,204	\$48,707	\$56,380
AVERAGE HOUSE VALUE	\$76,281	\$129,414	\$156,289

* Demographic data derived from 2010 US Census



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