

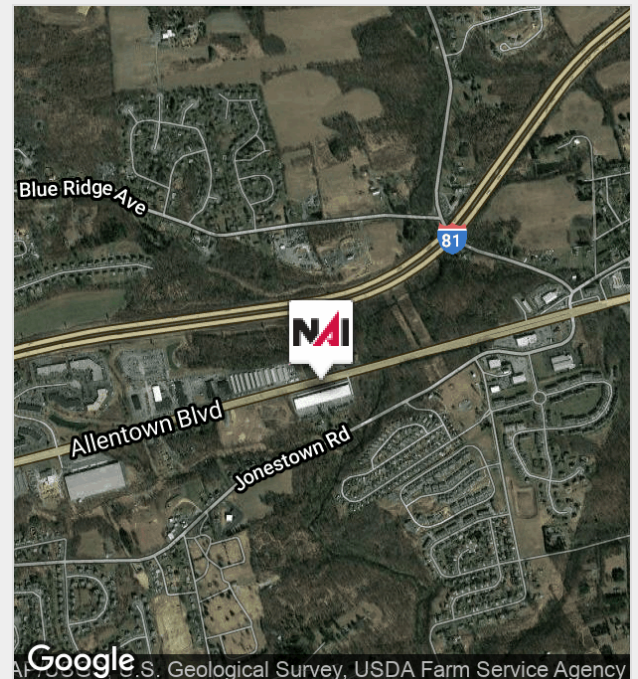


6951 Allentown Boulevard

6951 Allentown Boulevard, Harrisburg, Pennsylvania 17112

Property Features

- 9,600 SF warehouse/office flex suite for lease in Lower Paxton Township
- 17' Ceilings
- Two docks and two drive-in doors
- Nice combination of office, training and warehouse space
- Located along Route 22 with easy access to I-81 and I-83



For more information:

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NAI CIR, 1015 MUMMA ROAD, LEMOYNE, PA 17043
PA LICENSE #RB024320A

NAI CIR

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Central PA Industrial Lease

IL17258

6951 Allentown Boulevard, Harrisburg, PA 17112

Dauphin County
Lower Paxton Township

Conveniently located office/warehouse/R & D/showroom multi-tenant flex building.



Contact Information

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Availability Information

Sq Ft Available	9,600 SF
Min Contiguous SF	9,600 SF
Max Contiguous SF	9,600 SF
Availability	July 1, 2021
Space Available	Suites B/C - 9,600 SF
Rooms & Sizes	See attached plan

Building Information

Total Bldg Sq Ft	81,600 SF
Construction	Masonry
Column Spacing	40' x 40'
Year Constructed	2001
Basement	No
Elevator	No
Restrooms	See attached plans
Reinforcement Method	Slab on grade
No. Of Floors	One
Ceiling Height	16' in warehouse
Sprinklers	Not active
Electrical Capacity	200 amps, 120/208 volt, 3 phase
HVAC	Gas and electric
Roof	Rubber
Ceiling Type	Roof deck
Walls	Drywall and block
Floor Type	Concrete
Lighting	T5 and LED
Business ID Sign	Yes

Land Information

Tax Parcel #	35-034-098
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Acres	9.000 AC
Sq. Ft.	392,040 SF
Frontage	1,184.89' on Allentown Boulevard
Fencing	No
Parking	In common
Topography	Graded around building

Utilities & Zoning Information

Water	Well
Sewer	Septic
Zoning	LI - Light Industrial; permits beverage distributor, catering, artisan studio, building supplies & building materials, industrial equipment sales/rental/service, etc.

Industrial Loading Details

Warehouse Size	Varies by suite
Office Size	Varies by suite
Docks & Sizes	Two in each suite
Drive In Doors	Two in each suite

Office Buildout Details

Total Size	9,600 SF
Rooms & Sizes/Lots	See attached plan
HVAC	Gas and electric

Leasing Information

Price per SF	\$6.75	
Monthly Payments	\$5,400.00	
Annual Rent	\$64,800.00	
Rentable or Useable	Rentable	
Finish Allowance	Negotiable	
Lease Term	Negotiable	
Options	Negotiable	
Escalation	Annual	
Possession	Upon lease execution	
Security Deposit	Yes	
CAM	*\$2.13/SF	
Additional Info	*CAM includes; \$0.15/SF - insurance, \$0.54/SF - C/A, \$0.31/SF - management fee, \$0.99/SF - taxes, \$0.14/SF - utilities	
Landlord/Tenant Service Responsibilities	Heat: Tenant	Taxes: Tenant
	Trash Removal: Tenant	Electric: Tenant
	Insurance: Tenant	Janitorial: Tenant
	Air Conditioning: Tenant	Structural Repairs: Tenant
	HVAC Repairs: Tenant	Parking Lot Maint: Tenant
	Interior Repairs: Tenant	Light bulbs: Tenant
	Water & Sewer: Tenant	Plumbing Repairs: Tenant
	Supplies: Tenant	Roof Repairs: Tenant

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For Lease

Industrial



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