

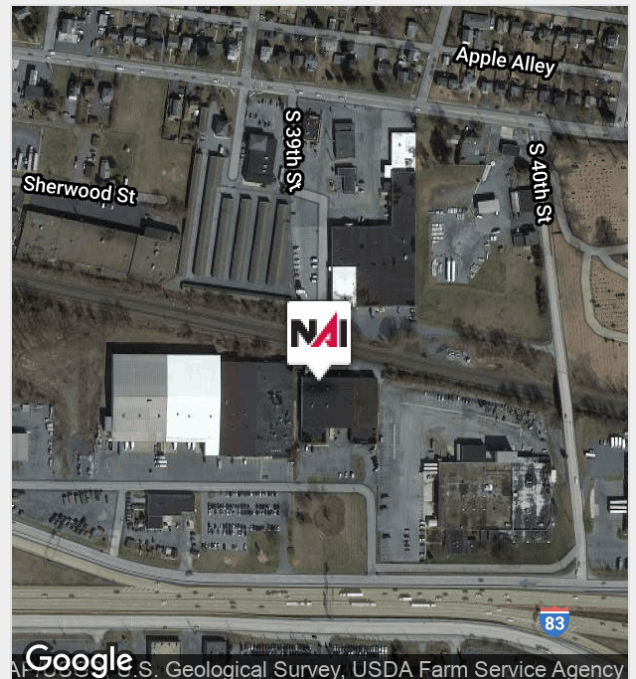


3900 Paxton Street

3900 Paxton Street, Harrisburg, Pennsylvania 17111

Property Features

- 22,550 SF available immediately; 19,000 SF warehouse, 3,550 SF office, and 630 SF shared dock
- Features functional floor plan and visibility from Interstate 83
- Convenient location in close proximity to Eisenhower Boulevard Interchange (I-83, I-283, and Rt. 322)



For more information:

Daniel J. Alderman

717 761 5070 x132 • dalderman@naicir.com



Central PA Industrial Lease

IL20015

3900 Paxton Street, Harrisburg, PA 17111

**Dauphin County
Swatara Township**

Warehouse with great visibility and a functional floor plan. In very close proximity to Eisenhower Boulevard Interchange (I-83, I-283, and Rt. 322).



Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

Availability Information

Sq Ft Available	22,550 SF
Min Contiguous SF	22,550 SF
Max Contiguous SF	22,550 SF
Availability	Immediately
Space Available	See attached floor plan
Rooms & Sizes	19,000 SF warehouse, 3,550 SF office, and 630 SF shared dock

Building Information

Total Bldg Sq Ft	40,000 SF
Renovation Year	2009
Construction	Masonry
Column Spacing	29' x 25'
Year Constructed	1955
Basement	None
Restrooms	Two
Reinforcement Method	Slab
No. Of Floors	One
Ceiling Height	18' +/-
Sprinklers	Yes
Electrical Capacity	1200 amps; 480/277 volt; 3 phase
HVAC	Gas and electric. Warehouse has heat and air conditioning.
Roof	Rubber
Ceiling Type	Tar and stone
Walls	Masonry
Floor Type	Concrete

Lighting	LED
Business ID Sign	Yes; subject to township approval

Land Information

Tax Parcel #	63-001-021
Acres	2.010 AC
Sq. Ft.	87,555.6 SF
Frontage	Approximately 245.67' on Boyd Road
Dimensions	Approximately 245.67' x 380.28' x 254.81' x 334.9'
Fencing	None
Parking	Parking in front and behind building. Tell us how many spaces you need.
Topography	Graded

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	M-L Manufacturing District - Limited; permits manufacturing, warehousing, veterinarian offices, etc

Industrial Loading Details

Warehouse Size	19,000 SF
Office Size	3,550 SF
Docks & Sizes	Four
Additional Info	Docks/drive-in doors are shared with other occupant

Office Buildout Details

Total Size	3,550 SF
Rooms & Sizes/Lots	See attached floor plan
Restroom Facilities	Two
HVAC	Gas

Leasing Information

Price per SF	\$4.75
Monthly Payments	\$8,926.04
Annual Rent	\$107,112.50
Operating Expenses	To be determined
Finish Allowance	Negotiable
Lease Term	Three or more years
Options	Negotiable
Escalation	3% annually
Possession	Upon execution of lease contract
Security Deposit	Yes
CAM	*
Additional Info	* Tenant to pay proportional

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: Tenant

<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



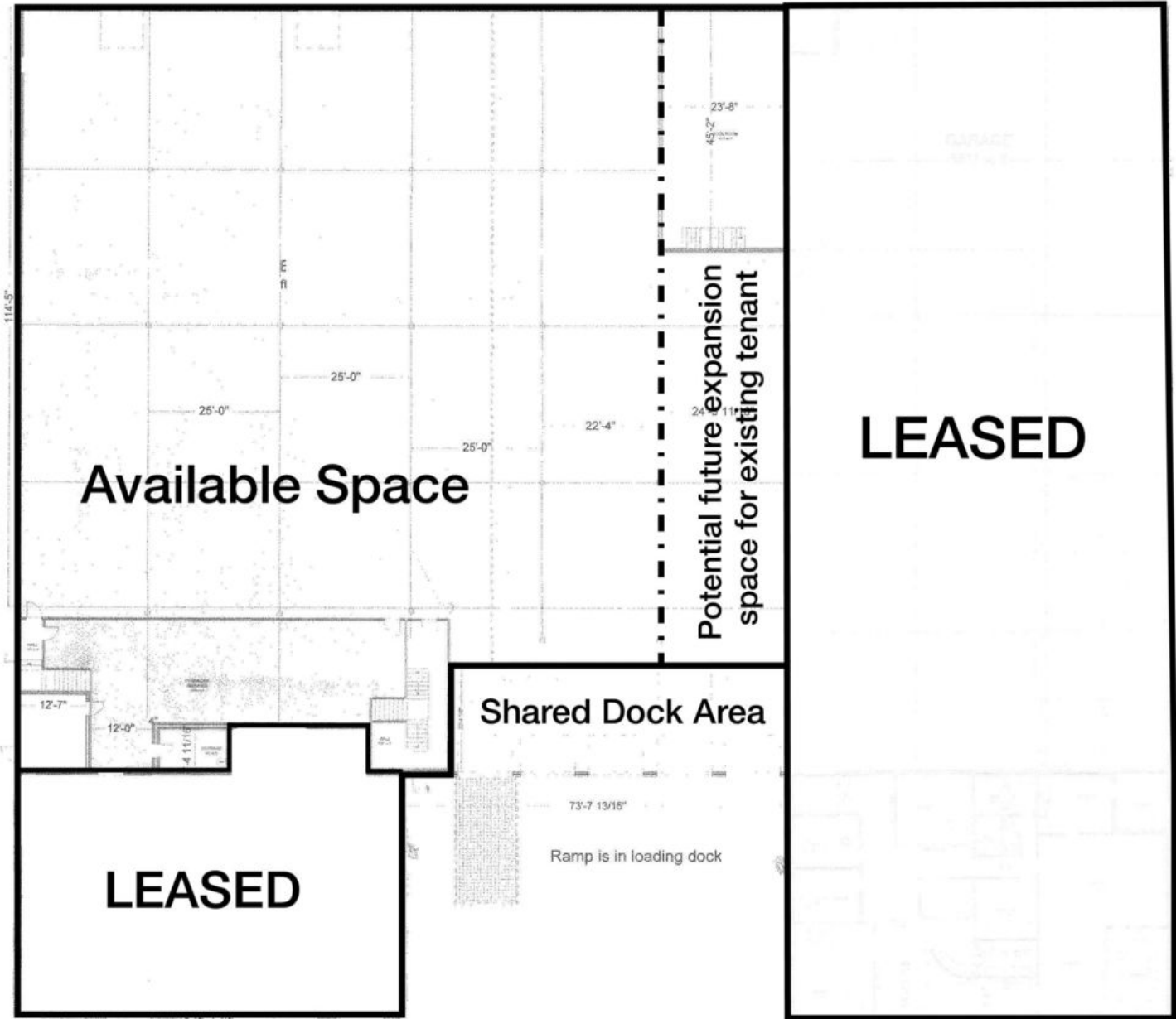
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PA License #RB024320A

For Lease

Industrial



Floor Plan

For Lease

Industrial



Site Map