

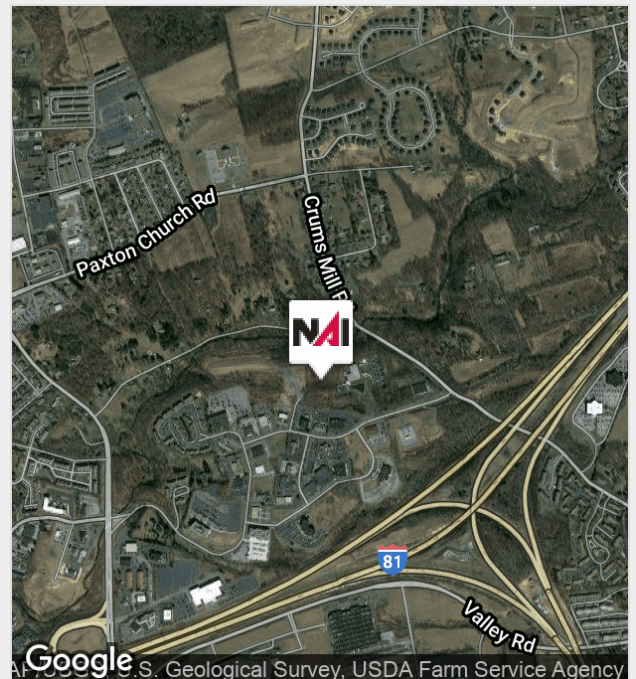


Russell Drive

Russell Drive, Harrisburg, Pennsylvania 17110

Property Features

- Six plus acre site with an approved land development plan for a 62,000 SF, three-story office building
- Build-to-suit 20,000 SF - 62,000 SF
- Construction could start very quickly after the lease is signed; no need to wait a year and a half to get approvals
- Tenant may have input on design and construction materials



For more information:

Daniel J. Alderman

+1 717 761 5070 x132 • dalderman@naicir.com



Central PA Office Sale

OS18023

Russell Drive, Harrisburg, PA 17110
Commerce Park

Dauphin County
Susquehanna Township

Six plus acre site with an approved land development plan for a 62,000 SF, three-story office building. Construction could start very quickly after the lease is signed; no need to wait a year and a half to get approvals.



Contact Information

Daniel J. Alderman

Dalderman@naicir.com

717-761-5070 ext. 132

Availability Information

Sq Ft Available	62,000 SF
Min Contiguous SF	20,000 SF
Max Contiguous SF	62,000 SF
Rooms & Sizes	Build-to-suit; up to 62,000 SF; three-story office building

Building Information

Total Bldg Sq Ft	62,000 SF
No. Of Floors	Three
Additional Info	Tenant/Buyer may have input on design and construction materials.

Land Information

Tax Parcel #	62-021-422
Acres	6.640 AC
Acres (notes)	According to county tax map
Sq. Ft.	289,238.4 SF
Frontage	Located on a cul-de-sac
Dimensions	See attached tax map
Flood Zone	Yes

Flood Zone Comments Paxton Creek is at rear of property below construction grade.

Utilities & Zoning Information

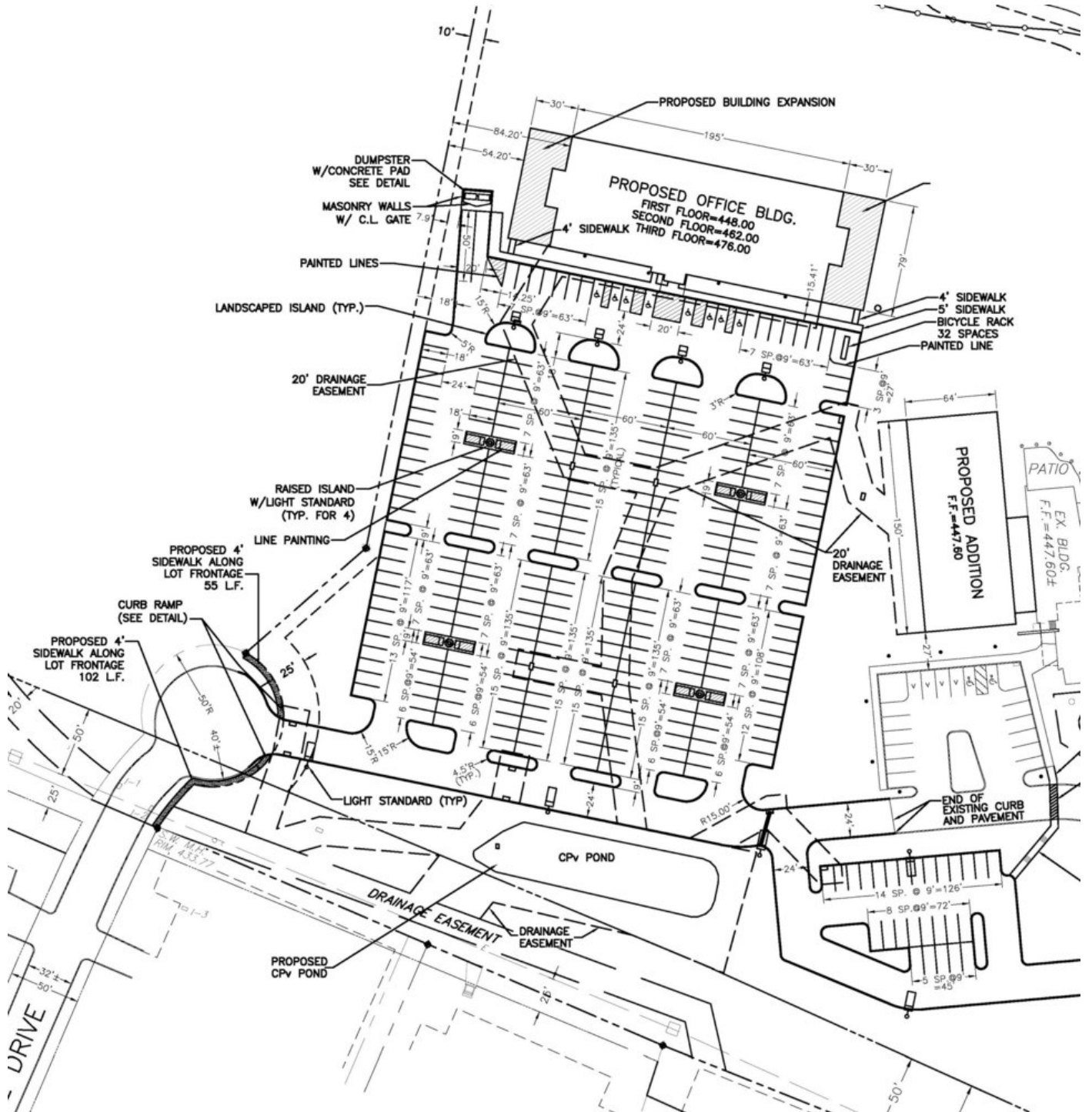
Water	Public
Sewer	Public
Zoning	BOR - Business-Office-Residential District; permits professional offices, financial institutions, finance and insurance offices, social assistance offices, etc.

Office Buildout Details

Sales Information

Price	\$1,200,000
Transfer Tax	Divided equally between buyer & seller.
Financing	Conventional or cash

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.



1 SITE PLAN

For Sale

Office



COMMERCE DRIVE DAUPHIN, LP
OPTION 3 - 64,000 SF - 4 STORY OFFICE BUILDING
HARRISBURG PENNSYLVANIA

2

RENDERING

For Sale

Office



3 TAX MAP