

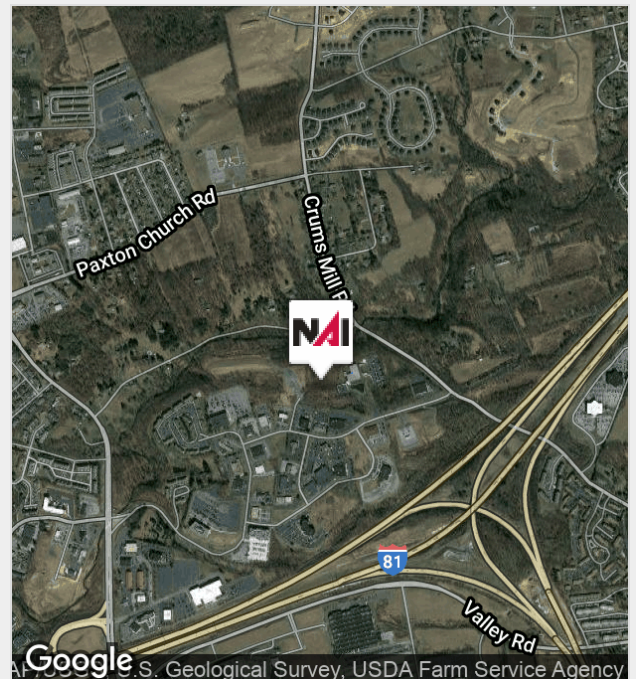


## Russell Drive

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**

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## Central PA Office Lease

OL18023

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

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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

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

## Office Buildout Details

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## Leasing Information

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|   |                                  |                                     |
|---|----------------------------------|-------------------------------------|
| <b>Price per SF (notes)</b>                     | To be determined                 |                                     |
| <b>Lease Term</b>                               | 10 years                         |                                     |
| <b>Landlord/Tenant Service Responsibilities</b> | <b>Heat:</b> Tenant              | <b>Taxes:</b> Tenant                |
|   | <b>Trash Removal:</b> Tenant     | <b>Electric:</b> Tenant             |
|   | <b>Insurance:</b> Tenant         | <b>Janitorial:</b> Tenant           |
|   | <b>Air Conditioning:</b> Tenant  | <b>Structural Repairs:</b> Landlord |
|   | <b>HVAC Repairs:</b> Tenant      | <b>Parking Lot Maint:</b> Tenant    |
|   | <b>Interior Repairs:</b> Tenant  | <b>Light bulbs:</b> Tenant          |
|   | <b>Water &amp; Sewer:</b> Tenant | <b>Plumbing Repairs:</b> Tenant     |
|   | <b>Supplies:</b> Tenant          | <b>Roof Repairs:</b> 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

Office



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

Rendering



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