

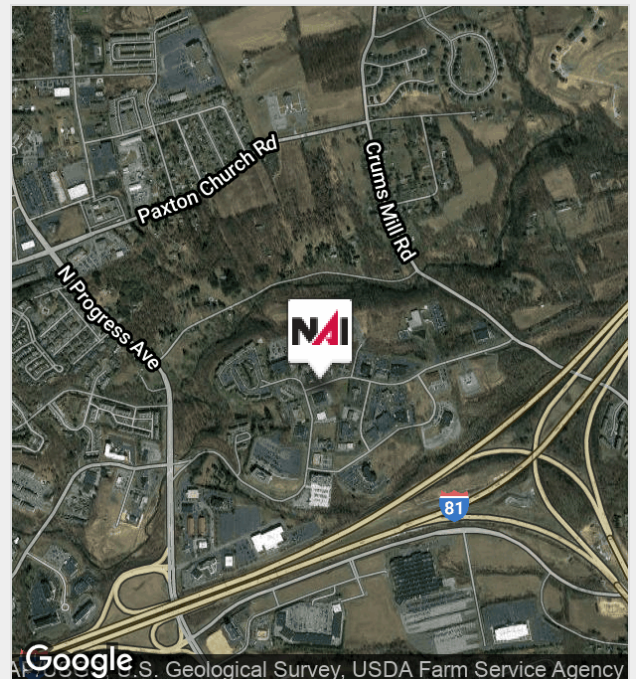


2595 Interstate Drive

2595 Interstate Drive, Harrisburg, Pennsylvania 17110

Property Features

- Business park location
- Corner lot
- Brick construction
- Multi-tenant building
- Brand new upgrades to both bathrooms and freshly painted window exteriors and dryvit
- Easy access
- Suite sizes for available space; 2,200 SF, 2,664 SF, and 3,730 SF (2,200 SF and 2,664 SF may be combined for 4,788 SF)
- Currently 55% leased



For more information:

Daniel J. Alderman

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Central PA Office Sale

20099

2595 Interstate Drive, Harrisburg, PA 17110
Commerce Park

Dauphin County
Susquehanna Township

Updated multi-tenant one-story masonry office building, located on a corner lot, in the Commerce Park Business Center. Brand new upgrades to both bathrooms and freshly painted window exteriors and dryvit.



Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

Availability Information

Sq Ft Available	14,205 SF
Min Contiguous SF	14,205 SF
Max Contiguous SF	14,205 SF
Availability	Immediately
Rooms & Sizes	See attached plan

Building Information

Total Bldg Sq Ft	14,205 SF
Construction	Masonry with dryvit accent
Year Constructed	1982
Basement	None
Elevator	None
Restrooms	Two; recently updated
No. Of Floors	One
Ceiling Height	8'9"
Sprinklers	None
Electrical Capacity	600 amps

HVAC	Gas and electric
Roof	Rubber
Ceiling Type	2x4 suspended acoustic tiles
Walls	Drywall
Floor Type	Concrete
Lighting	LED and fluorescent
Business ID Sign	Yes; monument

Land Information

Tax Parcel #	62-021-147
Acres	2.000 AC
Sq. Ft.	87,120 SF
Frontage	267' on Interstate Drive
Dimensions	See attached tax map
Fencing	None
Parking	80 parking spaces

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	BOR - Business Office Residential District; permits administrative and support services, finance and insurance offices, home health care services, medical and diagnostic laboratories, etc.

Office Buildout Details

Total Size	14,205 SF
Rooms & Sizes/Lots	See attached floor plan
Restroom Facilities	Two
HVAC	Gas and electric

Sales Information

Price	\$1,995,000
Real Estate Tax	\$30,686.69
Transfer Tax	Divided equally between buyer and seller
Financing	Conventional or cash
Additional Info	Purchaser will be responsible for leasing commission payment of \$5,263.00 due November 2020 or prorated amount if settlement occurs after due date.

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 Sale

Office



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PA License #RB024320A

For Sale

Office



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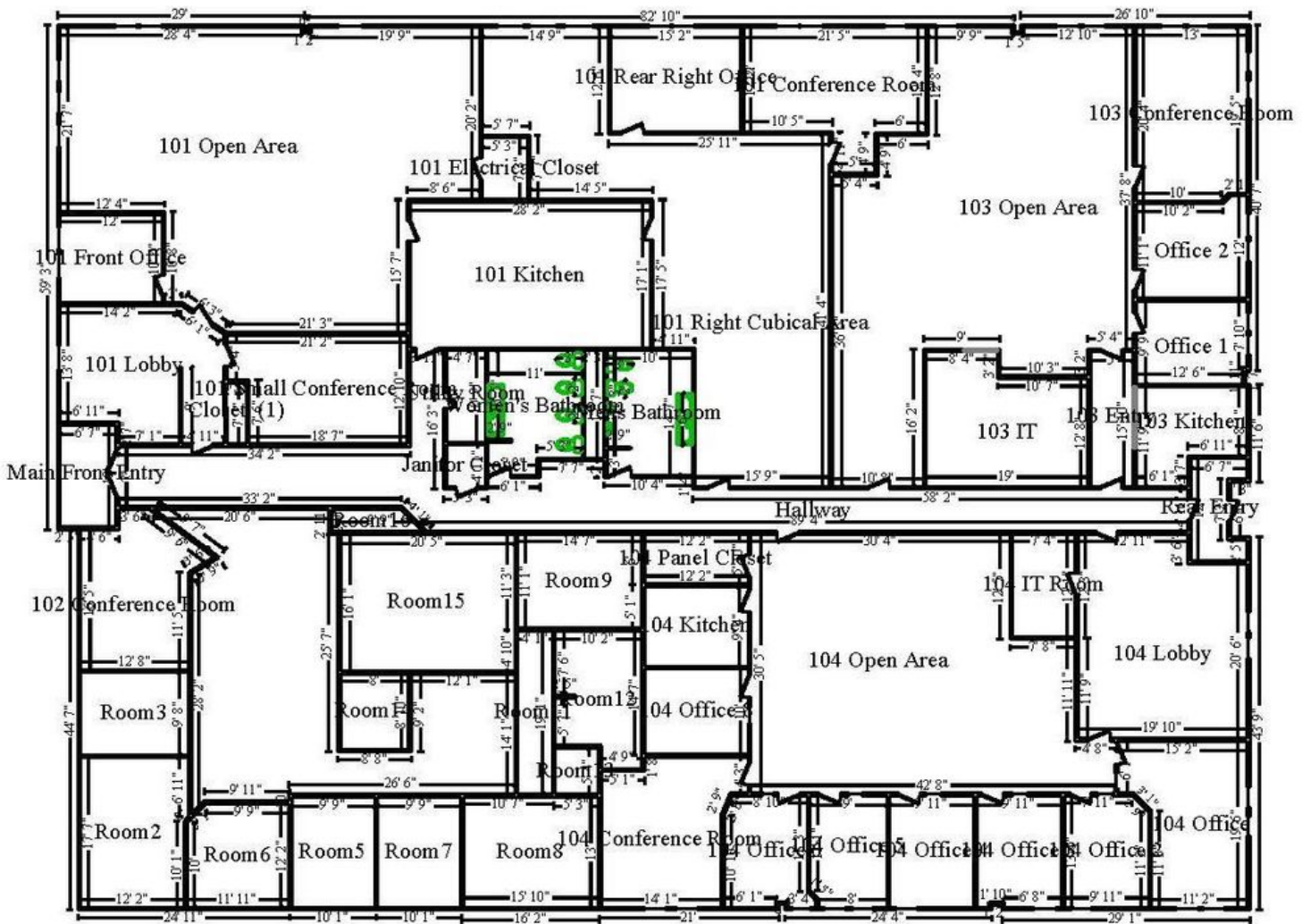


For Sale

Office



2595 Interstate Dr Building Floor Plan



For Sale

Office



For Sale

Office



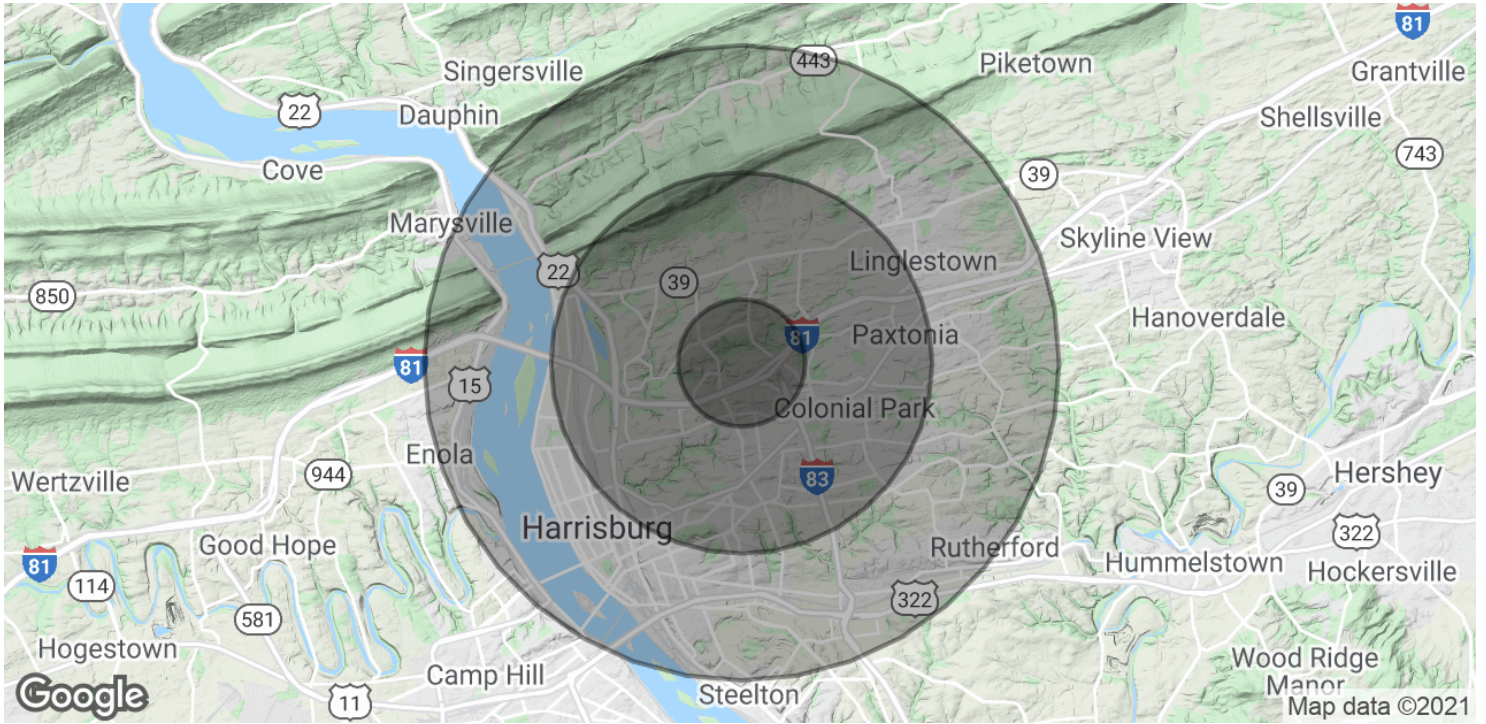
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For Sale

Office



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,320	58,190	156,089
Average age	41.5	40.7	38.0
Average age (Male)	41.1	39.3	35.9
Average age (Female)	41.1	41.7	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,819	25,213	65,978
# of persons per HH	2.4	2.3	2.4
Average HH income	\$79,110	\$69,056	\$60,571
Average house value	\$194,463	\$182,874	\$168,994

* Demographic data derived from 2010 US Census