

For Sale

Office/R&D/Warehouse

\$8,500,000



4600 Westport Drive

4600 Westport Drive
Mechanicsburg, Pennsylvania 17055

Property Highlights

- One-story design
- Open floor plan
- Lots of parking
- Building expansion possibilities due to excessive parking field
- Computer room with raised floor
- Located on a bus route

Property Description

Located in the Westport Business Center, this 67,000 SF one-story flex building sits on 10 acres and is currently configured as a call center. The building was originally designed for multiple tenants and can easily be adapted to flex space for R&D, manufacturing, office, or medical uses. The building is served by a 750 KW generator and features a raised floor in the computer area. Public transportation is available and a bus stop is located on the property.

OFFERING SUMMARY

Sale Price	\$8,500,000
Lot Size	10.0 Acres
Building Size	67,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,850	\$71,739
5 Miles	120,220	\$78,174
10 Miles	327,342	\$68,972

For more information

Daniel J. Alderman

O: 717 761 5070 x132
dalderman@naicir.com



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Central PA Office Sale

OS21013

**4600 Westport Drive, Mechanicsburg, PA 17055
Westport Business Center**

**Cumberland County
Lower Allen Township**

Located in the Westport Business Center, this 67,000 SF one-story flex building sits on 10 acres and is currently configured as a call center. The building was originally designed for multiple tenants and can easily be adapted to flex space for R&D, manufacturing, office, or medical uses. The building is served by a 750 KW generator and features a raised floor in the computer area. Public transportation is available and a bus stop is located on the property.



Contact Information

Daniel J. Alderman

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717-761-5070 ext. 132

Availability Information

Sq Ft Available	67,000 SF
Min Contiguous SF	67,000 SF
Max Contiguous SF	67,000 SF
Availability	Immediately
Space Available	See attached floor plan
Rooms & Sizes	Mostly open floor plan

Building Information

Total Bldg Sq Ft	67,000 SF
Renovation Year	2011
Construction	Masonry
Year Constructed	1996
Basement	None
Elevator	None
Restrooms	See attached floor plan
No. Of Floors	One
Ceiling Height	9'9" finished; 13'9" to bottom of joists
Sprinklers	Yes
Electrical Capacity	Two services; 1600 and 2000 amps; 3 phase
HVAC	Gas and electric
Roof	Rubber
Ceiling Type	2x4 suspended acoustic tiles

Walls	Drywall
Floor Type	Concrete
Lighting	T-5
Business ID Sign	Yes; on monument
Additional Info	Two patios for outside dining. Knock-out panels to add docks and/or windows to the building. One existing dock. Current roof installed in 2011. 15 year warranty commenced on 1/4/2012. Approximately 20 roof top units replaced in 2011.

Land Information

Tax Parcel #	13-10-0256-028
Acres	10.000 AC
Sq. Ft.	435,600 SF
Frontage	See attached tax map
Fencing	None
Parking	Seven per 1000 SF
Topography	Generally level; graded for storm water
Additional Info	Adjoining 3.10 acres is available at an additional cost. If not purchasing the 3.10 acres, an easement will be created to share driveway adjacent to parcel.

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	C-3 Business Park District; permits finance and insurance, professional/scientific/technical services, manufacturing, warehousing and storage, healthcare and social assistance, etc.

Office Buildout Details

Total Size	67,000 SF
Rooms & Sizes/Lots	See attached floor plan
HVAC	Gas & electric

Sales Information

Price	\$8,500,000
Real Estate Tax	\$136,745.00
Transfer Tax	Divided equally between buyer and seller
Financing	Conventional or cash
Additional Info	Adjoining 3.10 acres is available at an additional cost.

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Property Details

ADDRESS:	4600 Westport Drive Mechanicsburg, PA 17055	NUMBER OF FLOORS:	1
COUNTY:	Cumberland	CEILING HEIGHT / TYPE:	9 ft / 2x4 suspended acoustic tiles
MUNICIPALITY:	Lower Allen	ROOF:	Rubber; white
TAX PARCEL #:	13-10-0256-028	INTERIOR WALLS:	Drywall
PARCEL SIZE:	10 Acres	FLOOR TYPE:	Concrete
ZONING:	C-3 Business Park District; permits finance and insurance, professional/scientific/technical services, manufacturing, warehousing and storage, healthcare and social assistance, etc.	POWER:	Two services; 1600 and 2000 amp; 3 phase
TOPOGRAPHY:	-	LIGHTING:	-
BUILDING FRONTAGE:	-	UTILITIES:	Public sewer and water
PARKING:	-	ELEVATORS:	0
TOTAL BUILDING SF:	67,000 SF	RESTROOMS:	See attached floor plan
AVAILABLE SF:	-	SECURITY:	No
YEAR BUILT:	1996	HVAC:	Gas and electric
YEAR LAST RENOVATED:	2011	SPRINKLERS:	-
CLASS:	B	TAXES:	136745.0
CONSTRUCTION:	-	SALE PRICE:	\$8,500,000
SIGNAGE:	-		



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For Sale

Office Building

67,000 SF | \$8,500,000

Sale Price

\$8,500,000

PROPERTY INFORMATION

Property Type

Office

Property Subtype

Office Building

Zoning

C-3 Business Park District; permits finance and insurance, professional/scientific/technical services, manufacturing, warehousing and storage, healthcare and social assistance, etc.

APN #

13-10-0256-028

Corner Property

Yes

Power

Yes

PARKING & TRANSPORTATION

Parking Type

Surface

Parking Ratio

7.0

UTILITIES & AMENITIES

Number of Elevators

0

HVAC

Gas and electric

Restrooms

See attached floor plan

LOCATION INFORMATION

Building Name

4600 Westport Drive

Street Address

4600 Westport Drive

City, State, Zip

Mechanicsburg, PA 17055

County

Cumberland

Township

Lower Allen

BUILDING INFORMATION

Building Class

B

Ceiling Height

9 ft

Number of Floors

1

Year Built

1996

Year Last Renovated

2011

Construction Status

Existing

Roof

Rubber; white

Free Standing

Yes

Walls

Drywall

Ceilings

2x4 suspended acoustic tiles

Floor Coverings

Concrete

TAXES & VALUATION

Taxes

\$136,745.00



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Additional Photos



NAICIR

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Additional Photos



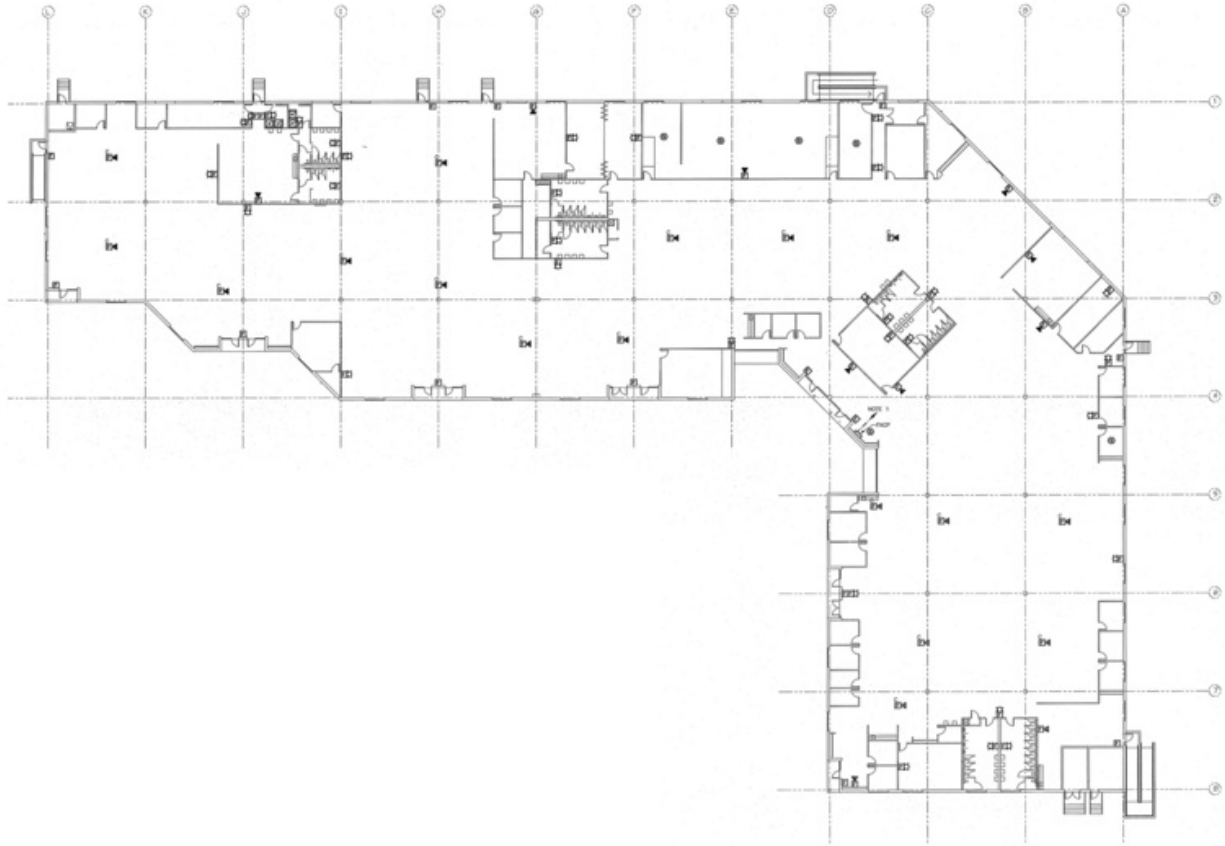
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Floor Plan



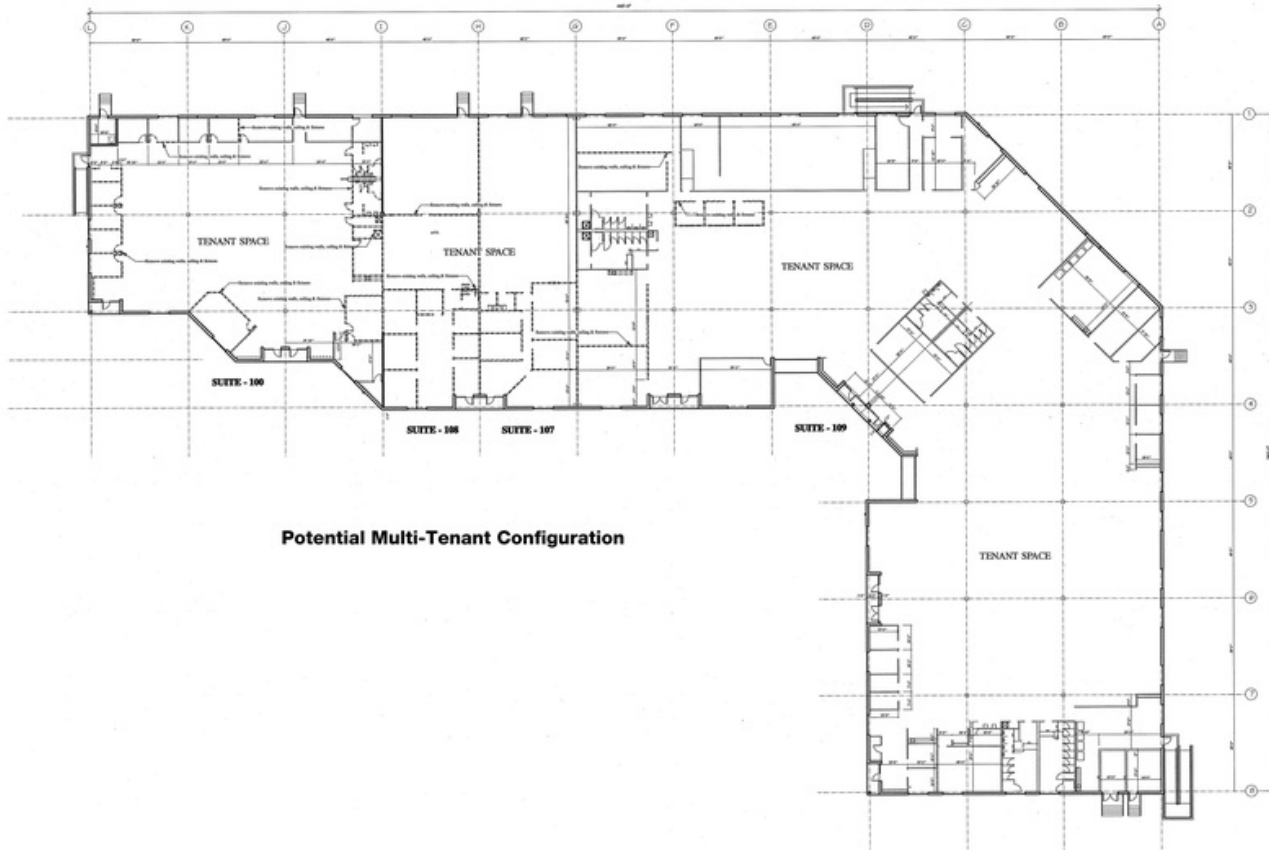
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Floor Plan Multi-Tenant



Potential Multi-Tenant Configuration



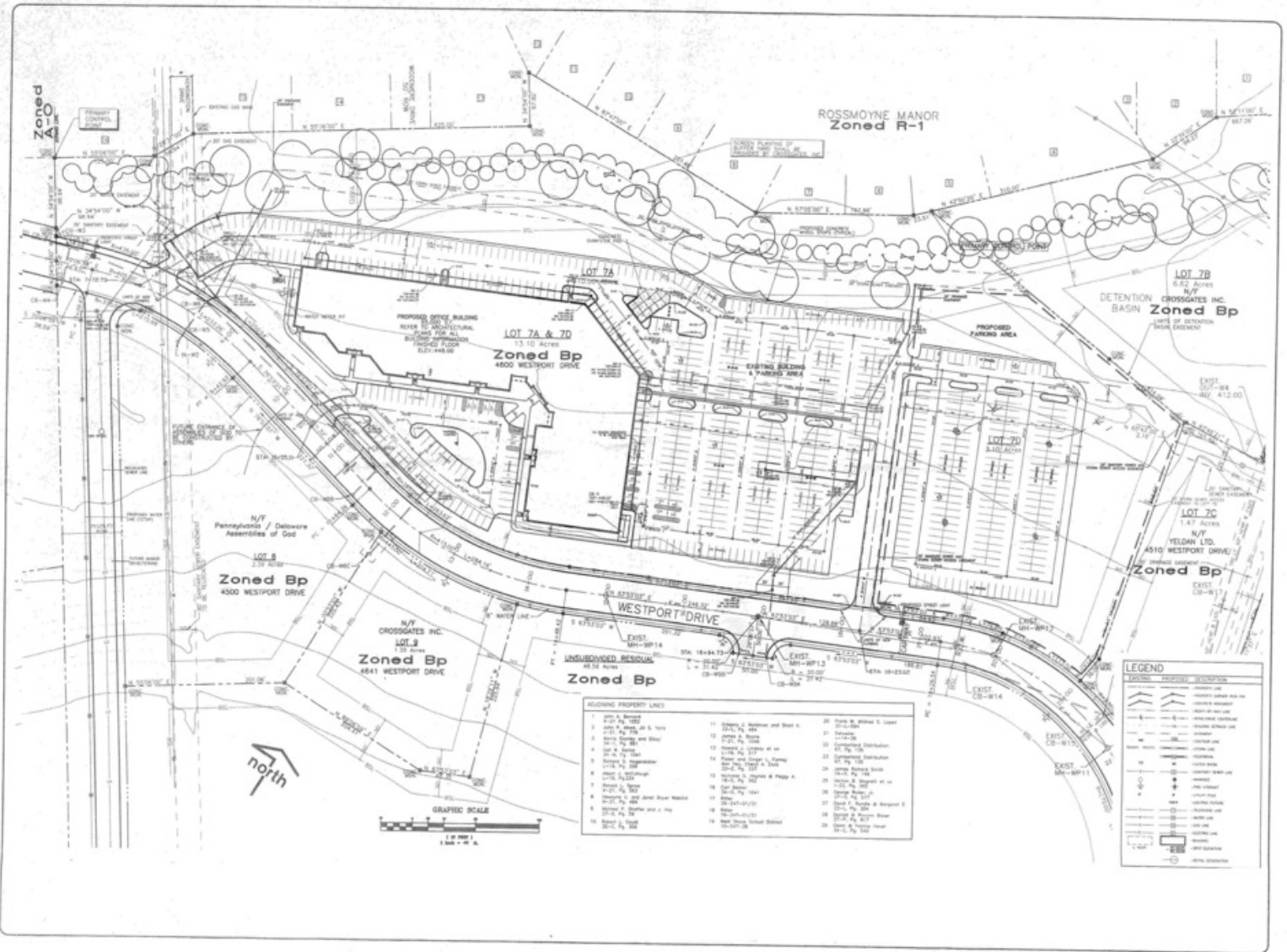
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Site Plan



ADJOINING PROPERTY LINES

1. JEFF A. ROBERT	11. JAMES J. HANCOCK and SHAR A.	20. ALAN W. WILSON S. LOREN
2. JEFF A. ROBERT, JR. & SONS	12. JAMES A. ROSEN	21. JAMES W. ROSEN
3. JAMES ROSEN and SHAR	13. JAMES W. ROSEN	22. JAMES W. ROSEN
4. JEFF A. ROBERT	14. JAMES W. ROSEN, JR. & SONS	23. JAMES W. ROSEN
5. JAMES W. ROSEN	15. JAMES W. ROSEN, JR. & SONS	24. JAMES W. ROSEN
6. JAMES W. ROSEN	16. JAMES W. ROSEN, JR. & SONS	25. JAMES W. ROSEN
7. JAMES W. ROSEN	17. JAMES W. ROSEN, JR. & SONS	26. JAMES W. ROSEN
8. JAMES W. ROSEN	18. JAMES W. ROSEN, JR. & SONS	27. JAMES W. ROSEN
9. JAMES W. ROSEN	19. JAMES W. ROSEN, JR. & SONS	28. JAMES W. ROSEN
10. JAMES W. ROSEN	20. JAMES W. ROSEN, JR. & SONS	29. JAMES W. ROSEN



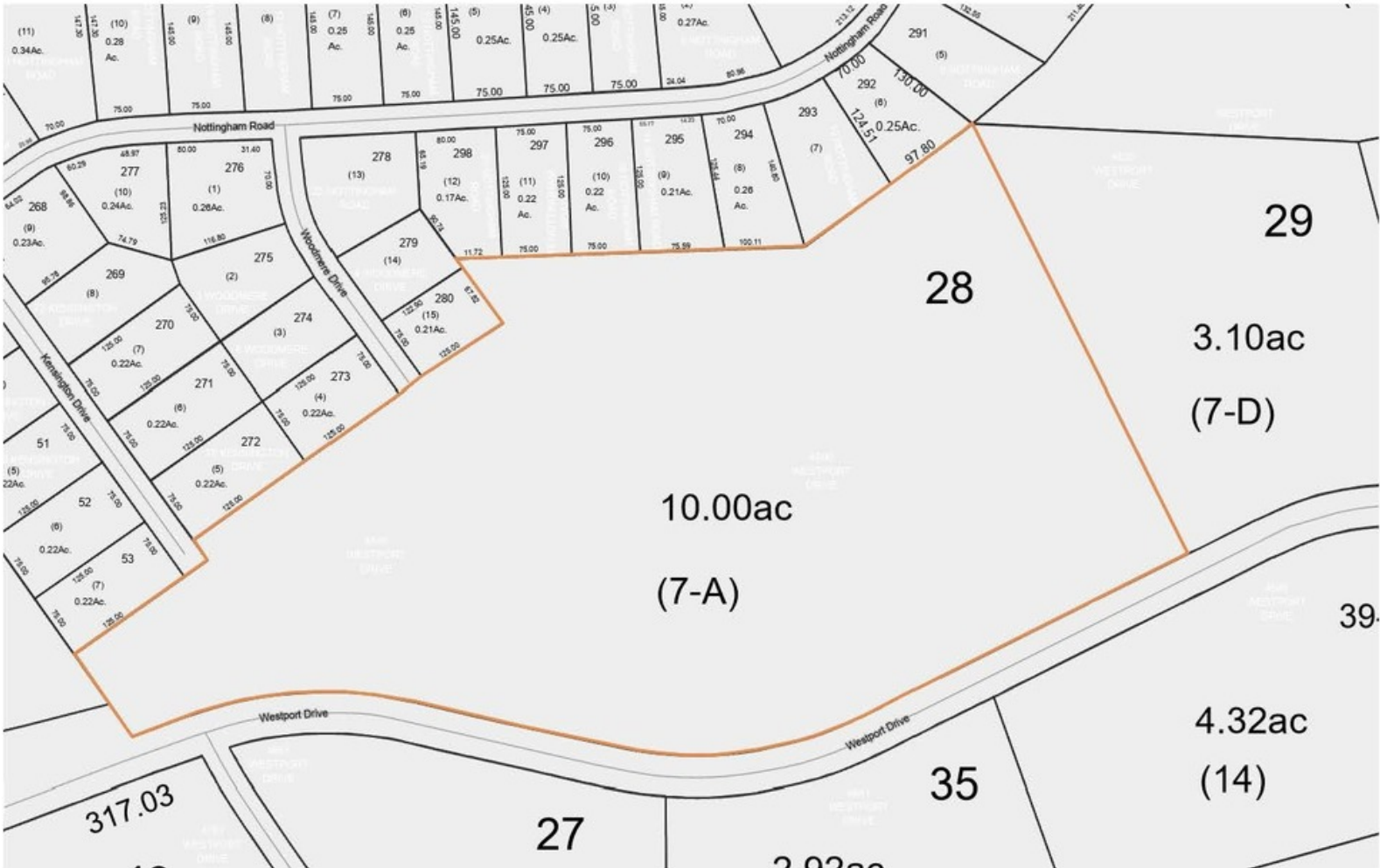
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Tax Map



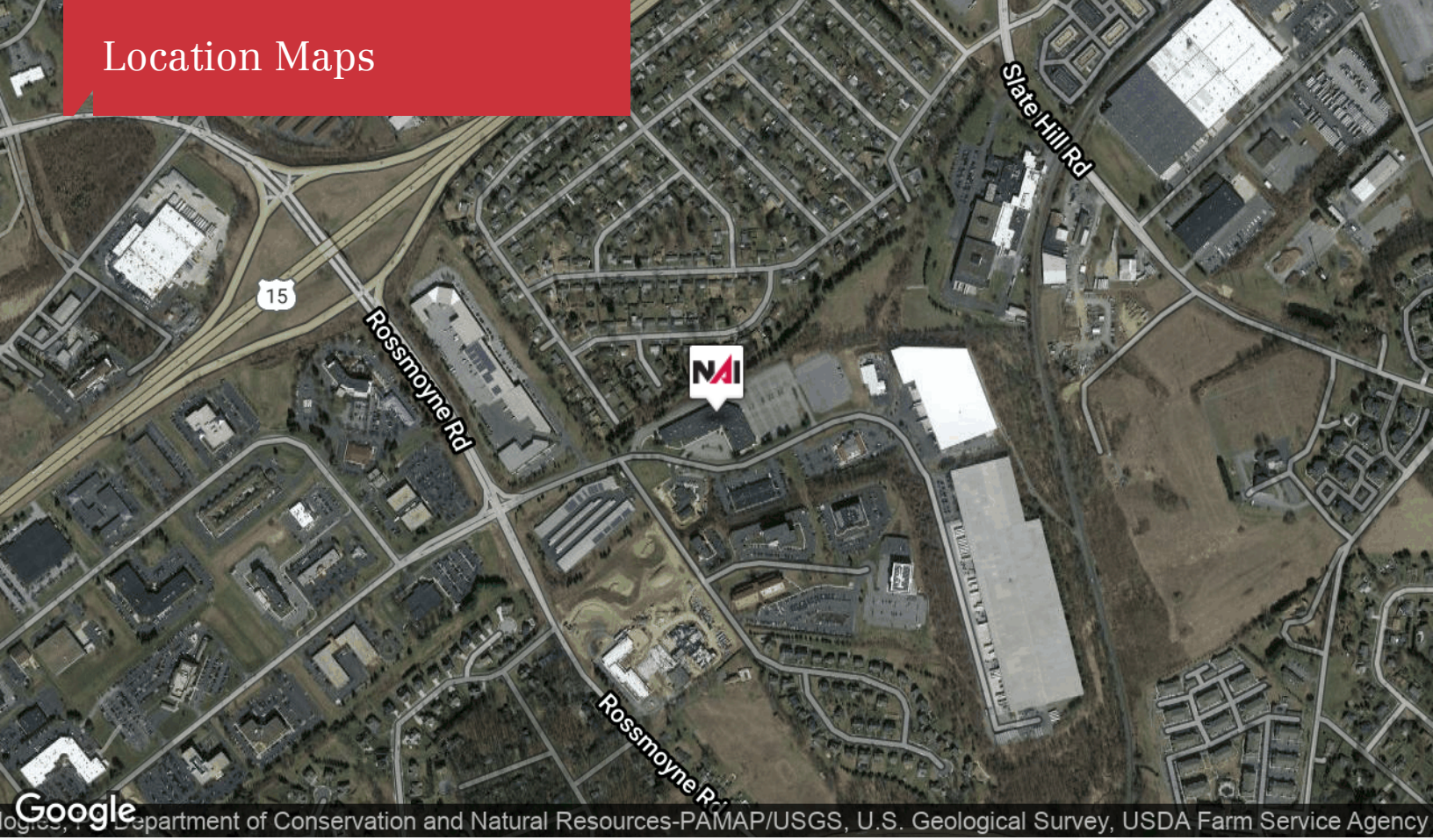
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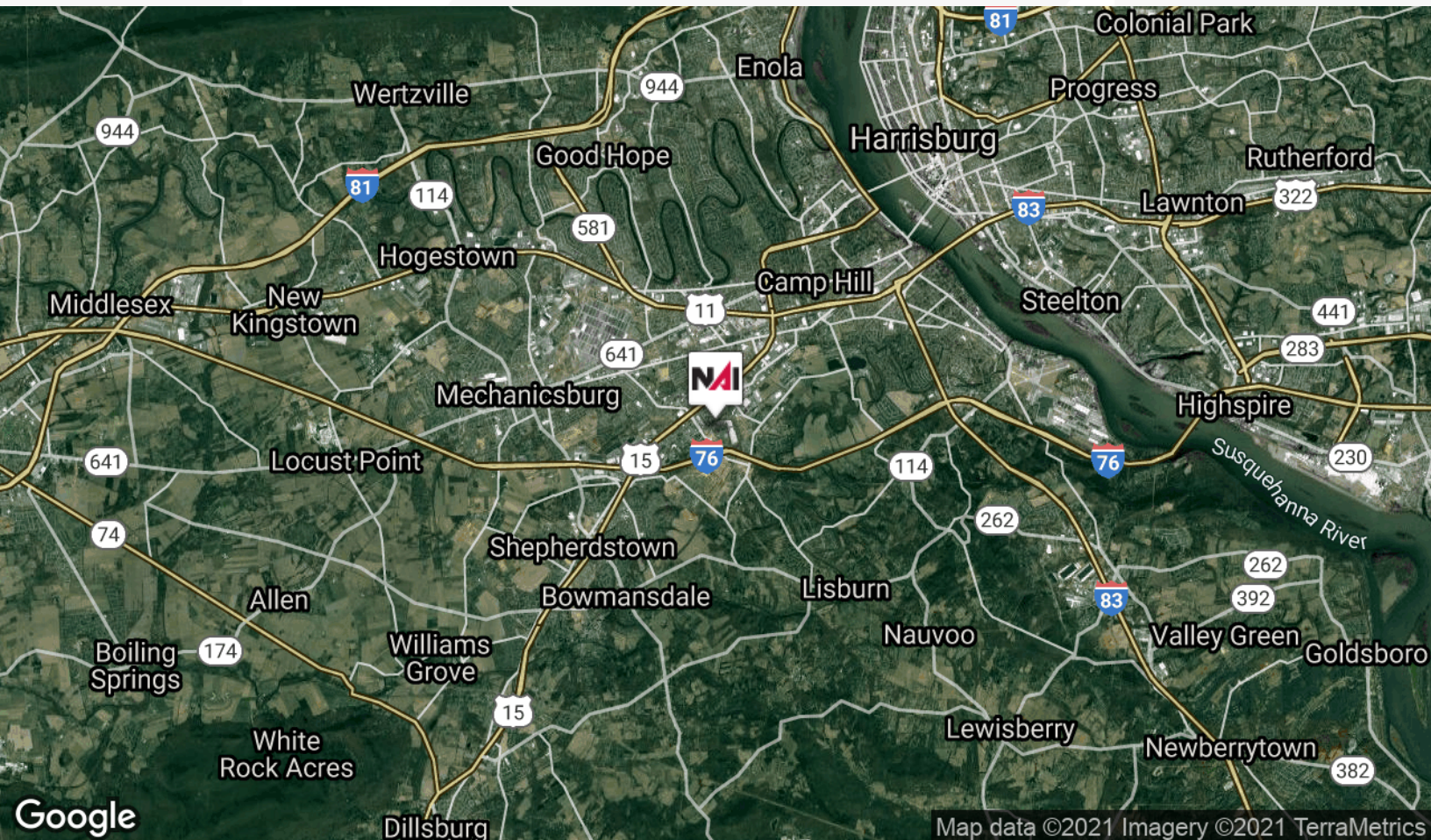


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Location Maps



Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2021 Imagery ©2021 TerraMetrics



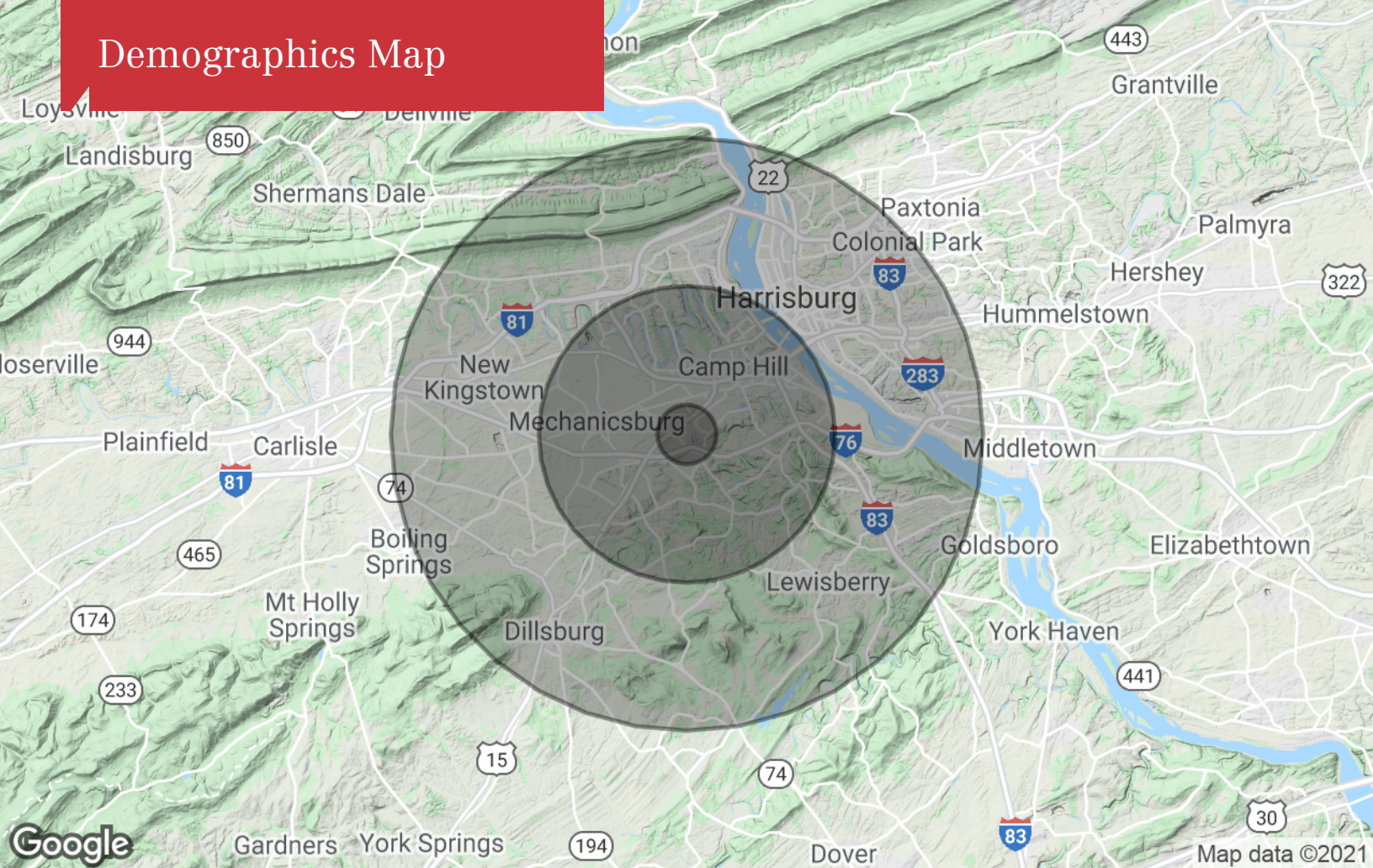
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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,850	120,220	327,342
MEDIAN AGE	47.8	41.7	39.2
MEDIAN AGE (MALE)	42.6	39.5	37.4
MEDIAN AGE (FEMALE)	52.3	42.6	40.2

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,815	49,868	134,453
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$71,739	\$78,174	\$68,972
AVERAGE HOUSE VALUE	\$187,002	\$212,960	\$178,950

* Demographic data derived from 2010 US Census



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