

For Sale

Industrial Property

\$485,000



141 Creek Road

141 Creek Road
Camp Hill, Pennsylvania 17011

Property Highlights

- Rare small warehouse on the West Shore
- 5,300 SF warehouse and 700 SF office
- Body shop equipment included
- One dock and two drive-in doors

Property Description

6,000 SF industrial building currently used as a body shop. Other possible uses include machine shop or contractor office/shop.

OFFERING SUMMARY

Sale Price	\$485,000
Lot Size	0.31 Acres
Building Size	6,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,263	\$67,556
3 Miles	60,323	\$67,179
5 Miles	163,964	\$61,362

For more information

David Alderman

O: 717 761 5070 x118
davidalderman@naicir.com

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
naicir.com



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.
NAICIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB02432DA



Central PA Industrial Sale

141 Creek Road, Camp Hill, PA 17011

Cumberland County
Lower Allen Township

6,000 SF industrial building currently used as a body shop. Other possible uses include machine shop or contractor office/shop.



Contact Information

David J. Alderman

Davidalderman@naicir.com

717-761-5070 ext. 118

Availability Information

Sq Ft Available	6,000 SF
Min Contiguous SF	6,000 SF
Max Contiguous SF	6,000 SF
Availability	Immediately
Rooms & Sizes	5,300 SF - warehouse 700 SF - office

Building Information

Total Bldg Sq Ft	6,000 SF
Construction	Metal
Basement	None
Restrooms	Two
No. Of Floors	One
Ceiling Height	8' in office; 10'-16' in warehouse
Sprinklers	None
Electrical Capacity	600 amps; 3 phase
HVAC	Electric baseboard in office; no heat in shop
Roof	Metal
Ceiling Type	Metal
Walls	Metal
Floor Type	Concrete
Lighting	LED, fluorescent, metal halide
Business ID Sign	Yes; on building
Equipment	Body shop equipment included in price. Paint booth - 16' x 34' x 13'. Unloading crane is also included.

Land Information

Tax Parcel #	13-24-0805-079
Acres	0.310 AC
Acres (notes)	.31 ac according to county tax map
Sq. Ft.	13,503.6 SF
Frontage	81.50' on Creek Road
Dimensions	See attached tax map
Parking	Six parking spaces
Flood Zone	Yes
Flood Zone Comments	Lower portion of property in flood zone AE from Cedar Run Creek.

Utilities & Zoning Information

Water	Public
Sewer	Public
Zoning	R-1 - Single-Family Established Residential District. Buyer must verify use with township. Current use is non-conforming.

Industrial Loading Details

Warehouse Size	5,300 SF
Office Size	700 SF
Docks & Sizes	One Sizes: 10' x 11'
Drive In Doors	Two Sizes: 12'x15'6" & 10'x11'

Office Buildout Details

Total Size	700 SF
Rooms & Sizes/Lots	One office, kitchen, and locker room
Restroom Facilities	One
HVAC	Electric

Sales Information

Price	\$485,000
Real Estate Tax	\$2,700.68
Transfer Tax	Divided equally between buyer and seller
Financing	Conventional or cash

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Additional Photos



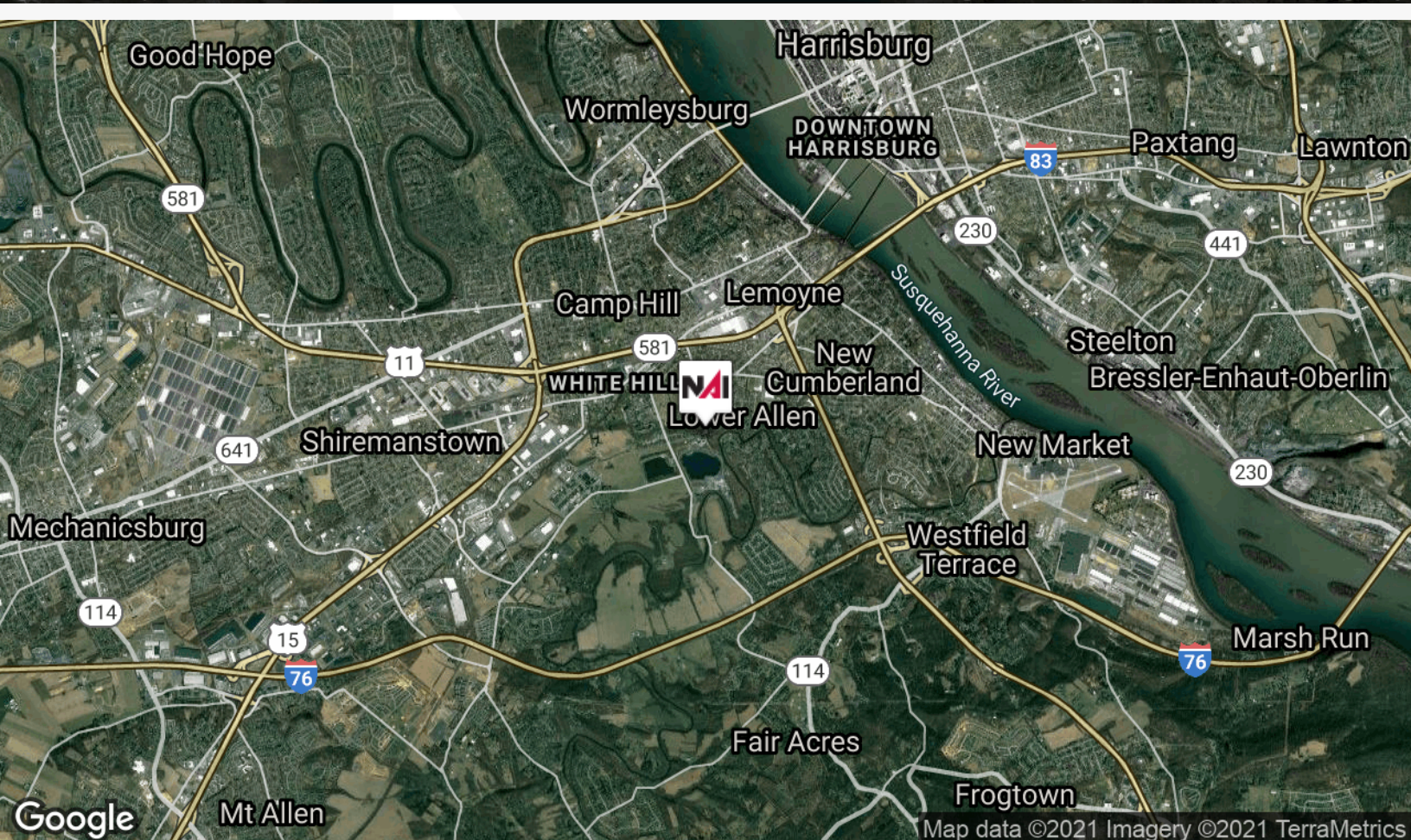
Tax Map



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Location Maps

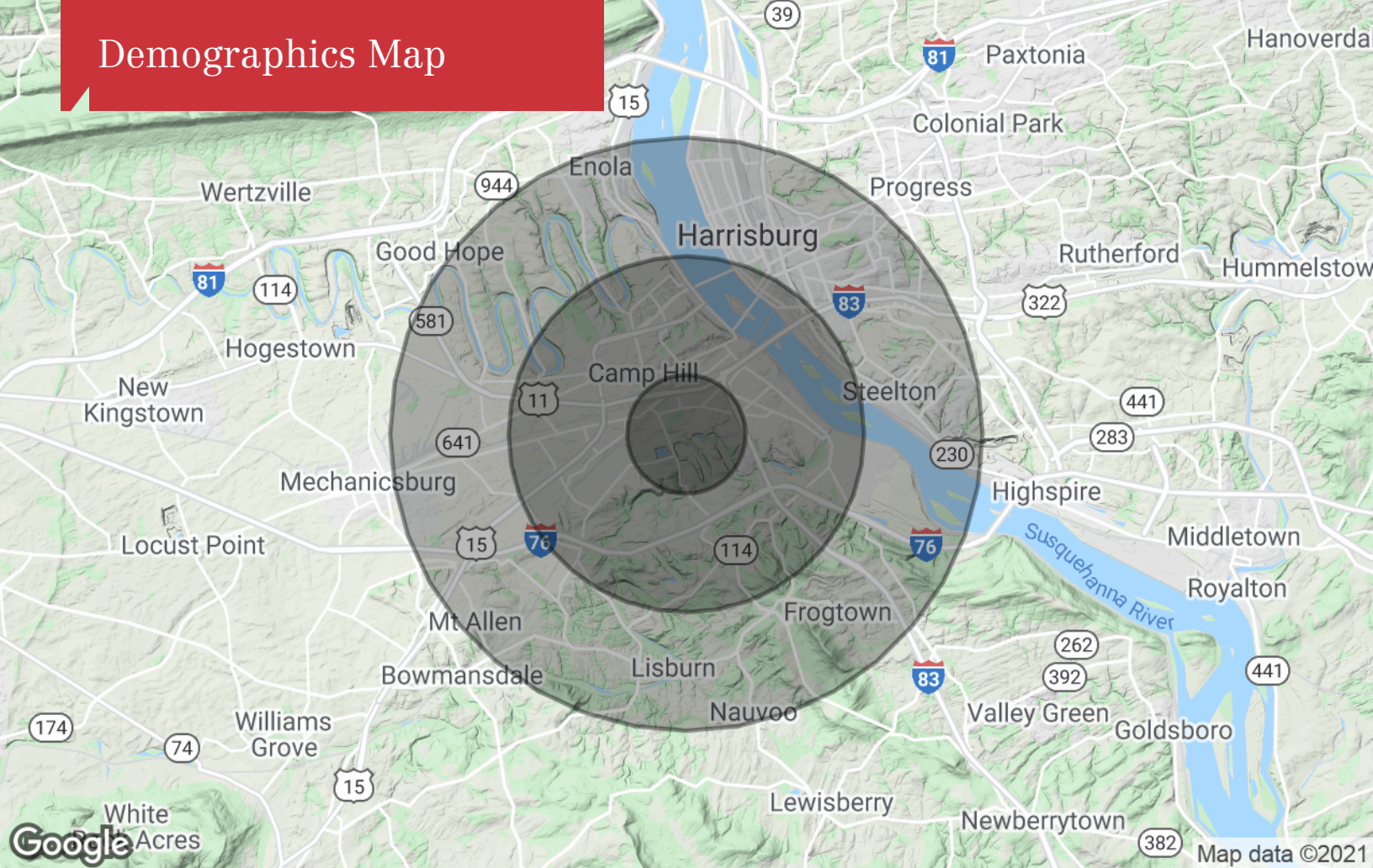


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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,263	60,323	163,964
MEDIAN AGE	40.9	40.5	38.3
MEDIAN AGE (MALE)	35.6	37.9	35.9
MEDIAN AGE (FEMALE)	38.8	40.4	39.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,786	25,997	69,149
# OF PERSONS PER HH	2.6	2.3	2.4
AVERAGE HH INCOME	\$67,556	\$67,179	\$61,362
AVERAGE HOUSE VALUE	\$154,418	\$192,144	\$169,466

* Demographic data derived from 2010 US Census



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