

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$755,000
Building Size:	12,720 SF
Municipality:	Swatara
County:	Dauphin
Renovated:	2010
Lot Size:	1 Acres
Power:	3 Phase
Zoning:	Commercial General
Taxes:	\$10,995.43

PROPERTY OVERVIEW

Rare opportunity to purchase a 12,720 SF Industrial/Flex property located in Swatara Township. Efficient floorplan consisting of approx. 5,200 SF of office space and 7,200 SF of warehouse. Commercial General zoning allows for a multitude of business operations including industrial equipment sales, repair services, retail, professional office and general contracting. Easy access to I-83, I-81/I-78 and the PA Turnpike.

PROPERTY HIGHLIGHTS

- HVAC - Gas
- Drive-In Doors: (2) 12'x16' with ability to go to 14' and (1) 12'x10'. 17' clear ceiling height in warehouse.
- Abundant on-site parking - 40 parking spaces and outside storage
- Adjacent to regional UPS hub at Friendship Industrial Park
- Showings by appointment only



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1601 S. 19TH STREET

INDUSTRIAL PROPERTY FOR SALE

1601 S. 19th Street Harrisburg, PA 17104

ADDITIONAL PHOTOS



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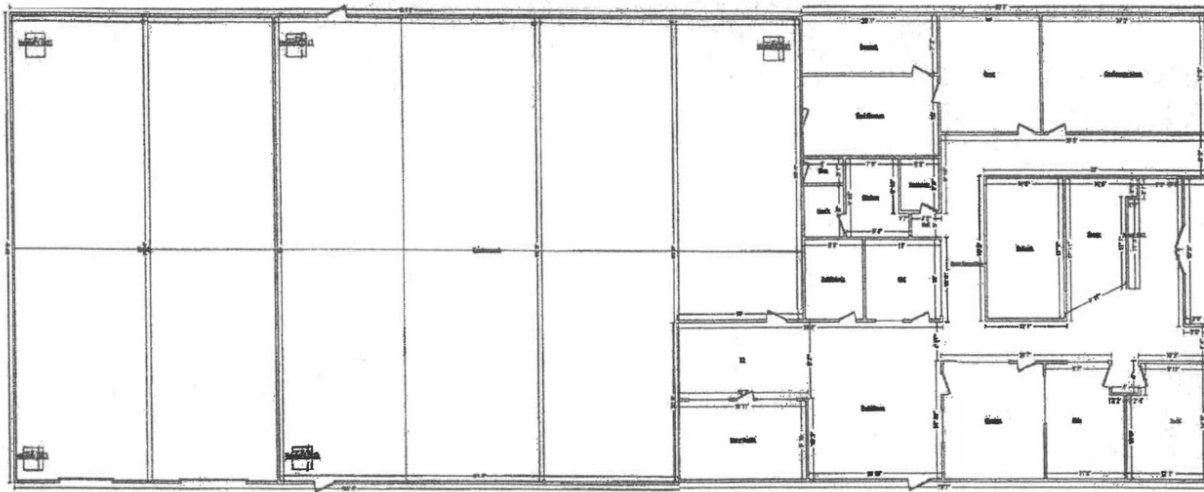
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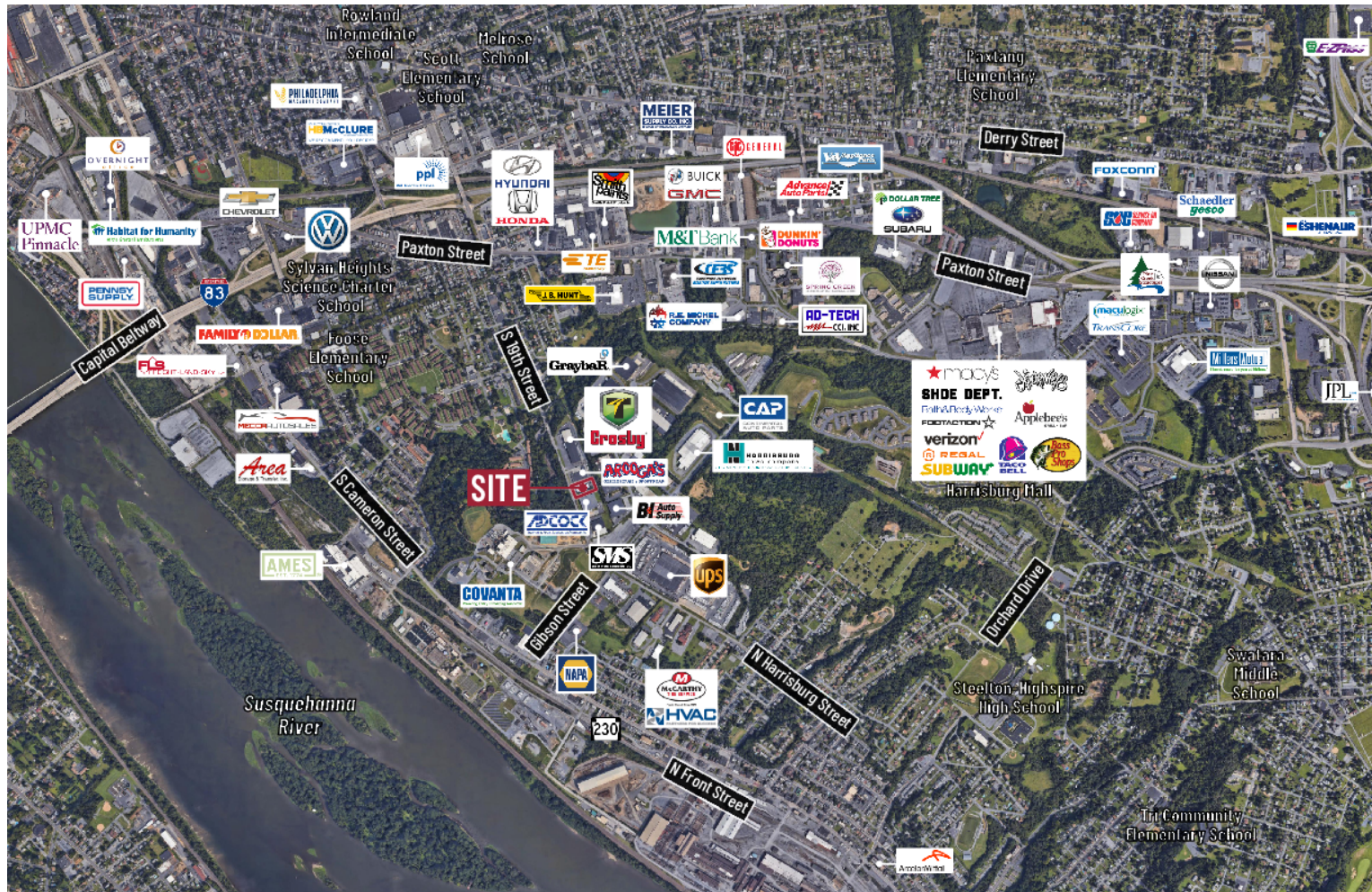
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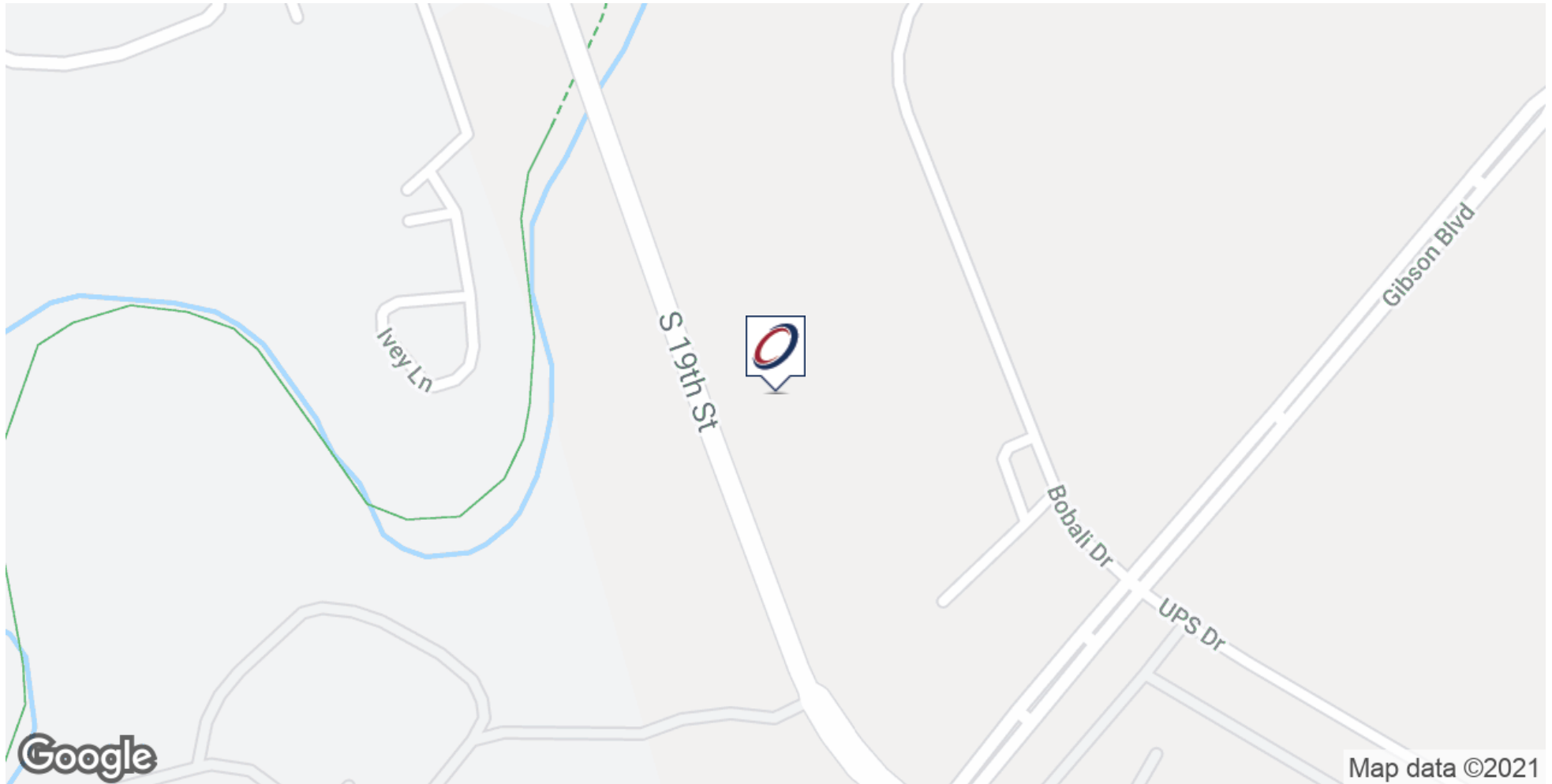
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LOCATION MAP



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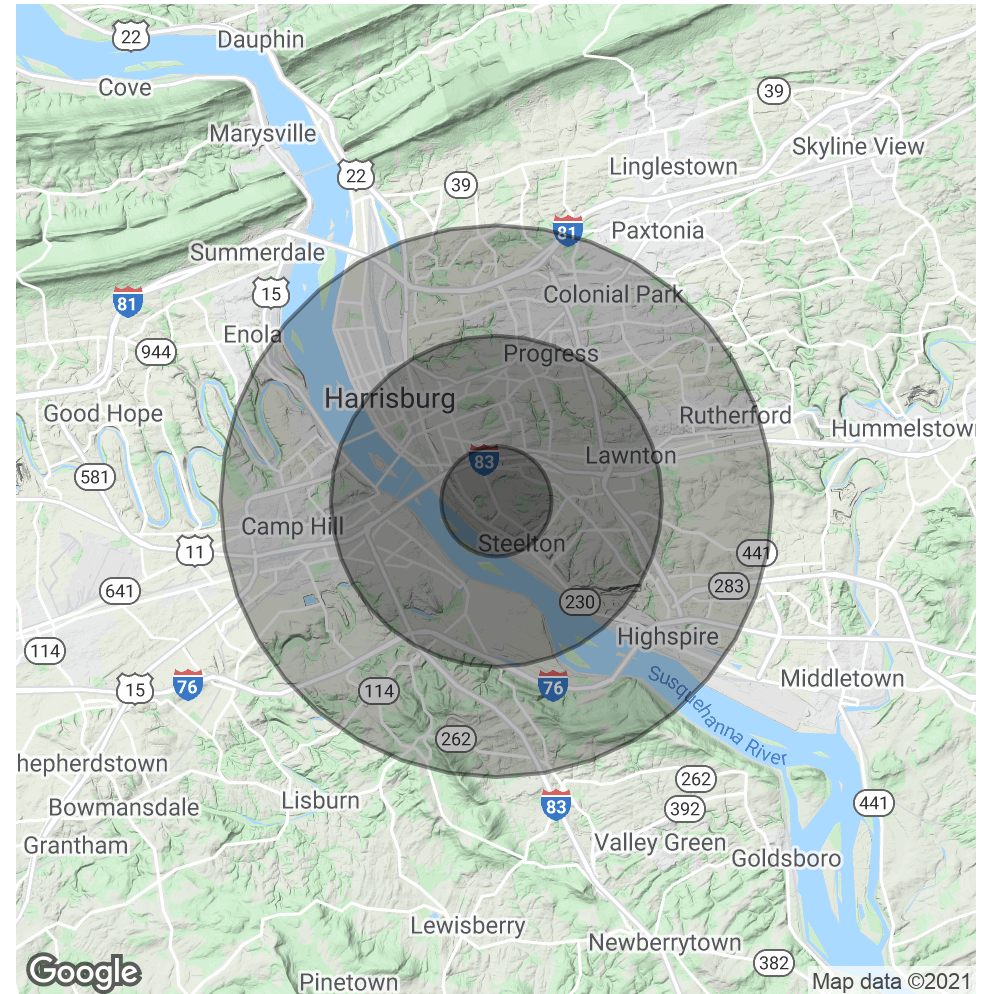
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,803	88,053	177,907
Average age	30.9	36.0	37.3
Average age (Male)	28.4	33.7	35.3
Average age (Female)	32.5	37.6	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,924	36,351	75,259
# of persons per HH	2.8	2.4	2.4
Average HH income	\$39,018	\$49,259	\$55,555
Average house value	\$85,363	\$133,747	\$152,744

* Demographic data derived from 2010 US Census



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