

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$575,000
Lease Rate:	\$7.00 SF/yr (MG)
Building Size:	11,971 SF
Available SF:	11,971 SF
Lot Size:	0.98 Acres
Price / SF:	\$48.03
Year Built/Renovated	1984/2020
Zoning:	C-1
Traffic Count:	15,000

PROPERTY OVERVIEW

11,971 SF industrial building with office/showroom space in a great location on the Cameron Street corridor. First floor consists of 6,300 SF of flex/industrial space with 10'+ ceilings, a drive-in door and a dock, and an area built out as office/showroom space. Second floor consists of newly renovated open loft space for offices or storage. Highly flexible Industrial zoning allows for a wide variety of uses. Great location with high degree of visibility, easy access to I-83, Paxton Street, and downtown Harrisburg, and traffic counts of up to 15,000 VPD.

PROPERTY HIGHLIGHTS

- 6,000 SF of industrial/flex space with 10'+ ceilings
- One drive-in and two docks
- Plentiful newly renovated showroom and office space
- Excellent location with great visibility and access to I-83



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PROPERTY PHOTOS



BUSINESS AERIAL



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LOCATION MAP



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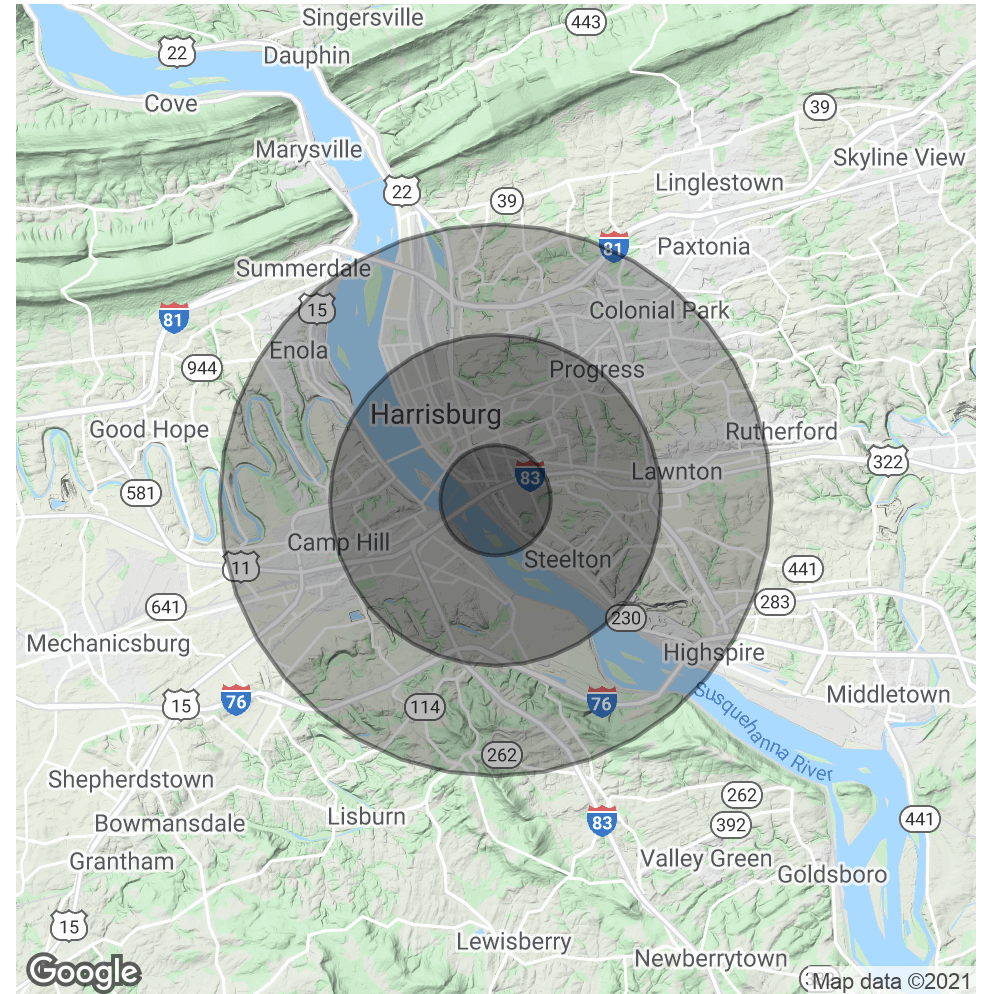
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,492	99,692	188,698
Average age	27.5	35.9	37.5
Average age (Male)	22.8	33.6	35.4
Average age (Female)	29.7	37.6	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,514	42,497	78,680
# of persons per HH	2.5	2.3	2.4
Average HH income	\$30,164	\$49,320	\$56,902
Average house value	\$77,949	\$136,791	\$152,293

* Demographic data derived from 2010 US Census



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