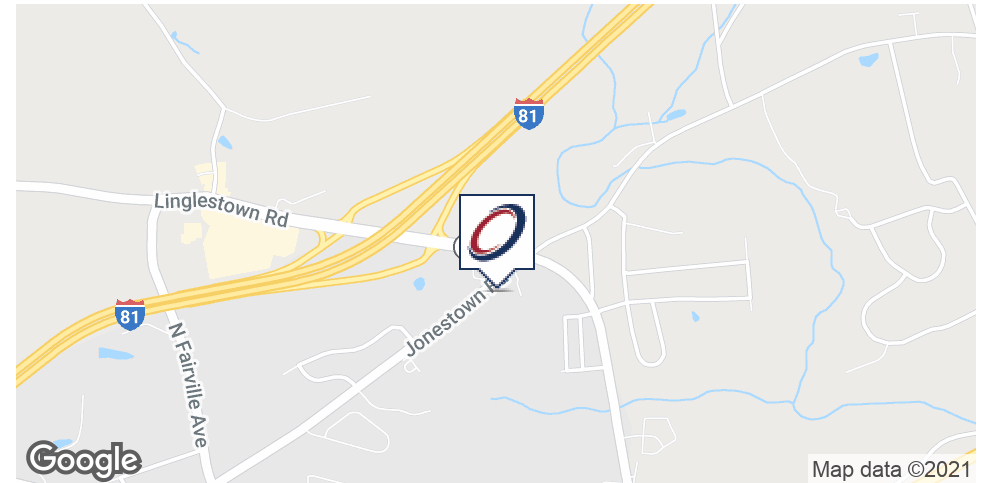


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$925,000
Lease Rate:	\$11.75 SF/yr (Gross)
Building Size:	11,277 SF
Available Office Space:	Approx. 2,900 SF
Avail Warehouse Space:	Approx. 8,300 SF
Ceiling Height (Warehouse):	14' 10"
Lot Size:	4.52 Acres
Year Built:	1986
Zoning:	Commercial Highway

### PROPERTY OVERVIEW

Great opportunity to own or lease space in a building with a great combination of functional warehouse/distribution space and A+ office space in an ideal location. Perfect headquarters building for any distribution/e-commerce/logistics or industrial services business, or a great investment property with versatile spaces and features for a wide variety of commercial uses.

Entire property consists of 4.52 acres of land with approx. 2,900 SF of office space and 8,300 SF of warehouse space with ample clear heights and numerous drive-in doors. Office space is built out with high-quality finishes and includes a kitchen, several conference rooms, and several full and half bathrooms, allowing for a wide variety of space configurations. Utilities include public sewer, well water, natural gas heating, and a T1 line running to the property. Property is zoned Commercial Highway and allows for a wide variety of uses.

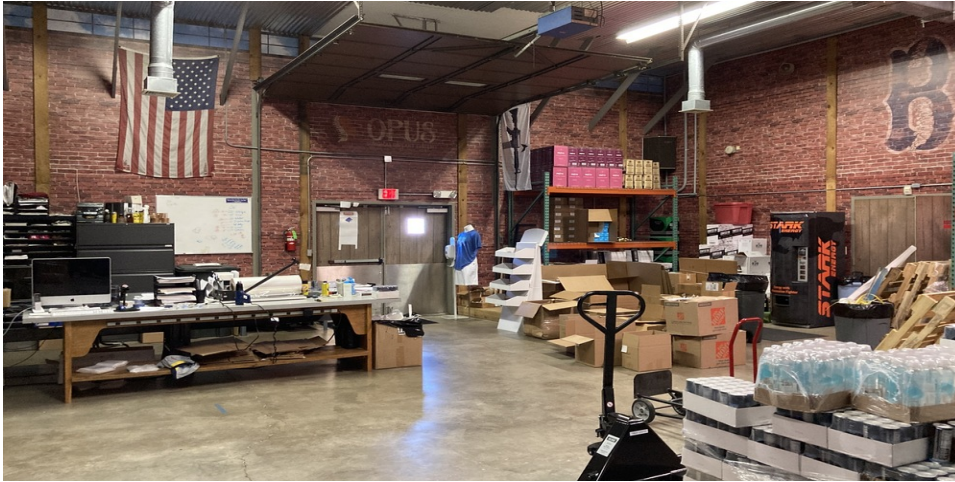


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## PROPERTY DETAILS & HIGHLIGHTS



Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	68-024-152
Building Size	11,277 SF
Lot Size	4.52 Acres
Building Class	B
Year Built	1986
Free Standing	No

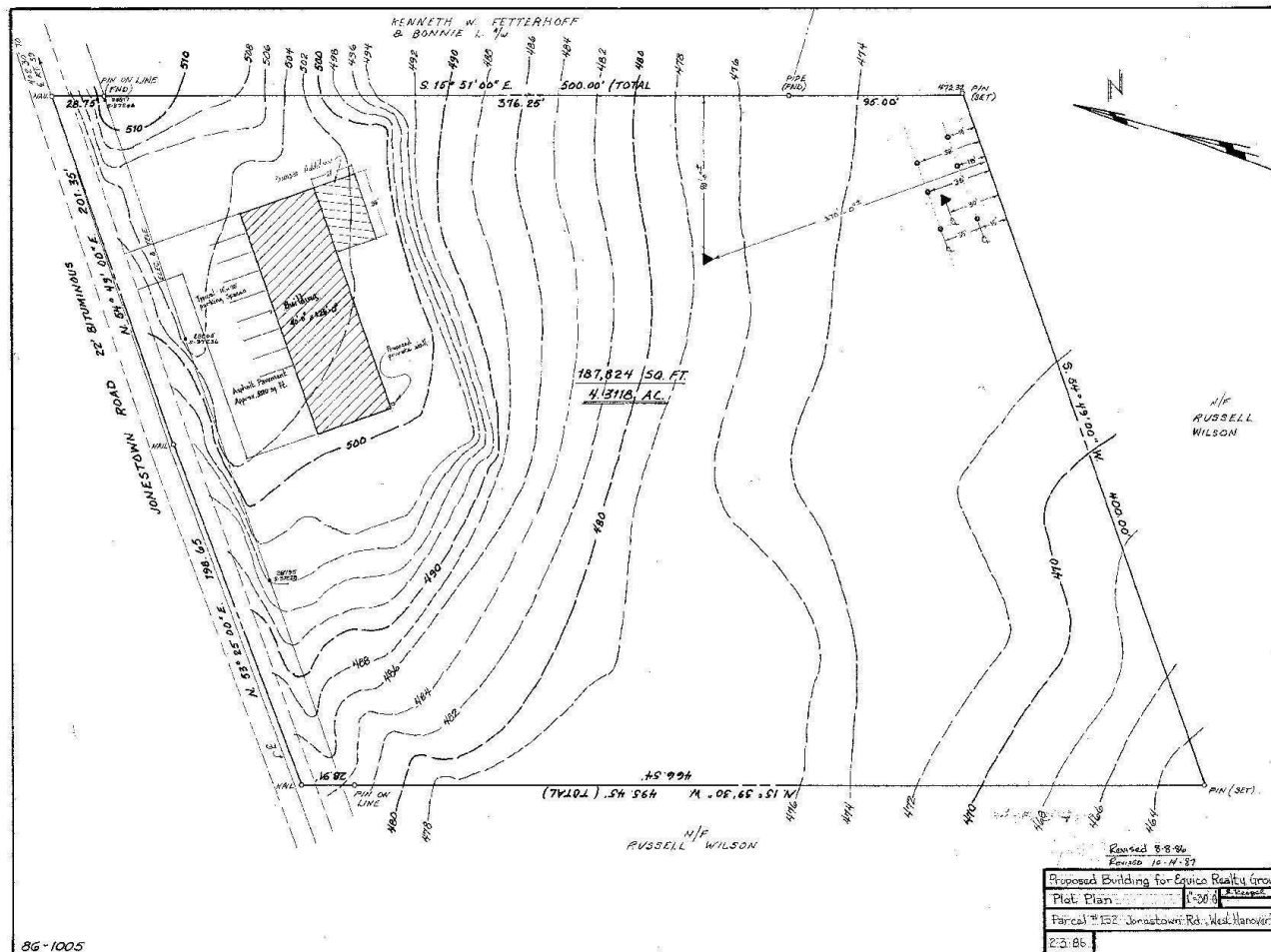
- Less than 1 mile from the Manada Hill Exit of I-81, with great access to Harrisburg, Hershey, Fort Indiantown Gap, and the I-78 corridor
- Fully functional warehouse space including 14' clear height, 12' X 12' overhead door and plentiful racks/storage space
- Drive-thru bay/garage with 14' X 14' and 12' X 14' overhead doors
- 200 AMP electrical system; T1 line running to property
- Ample surface parking and security gate to loading area
- Less than 1 mile from the Manada Hill Exit of I-81
- Fully functional warehouse space including 13' X 9' clear height, 12' X 12' overhead door and plentiful racks/storage space



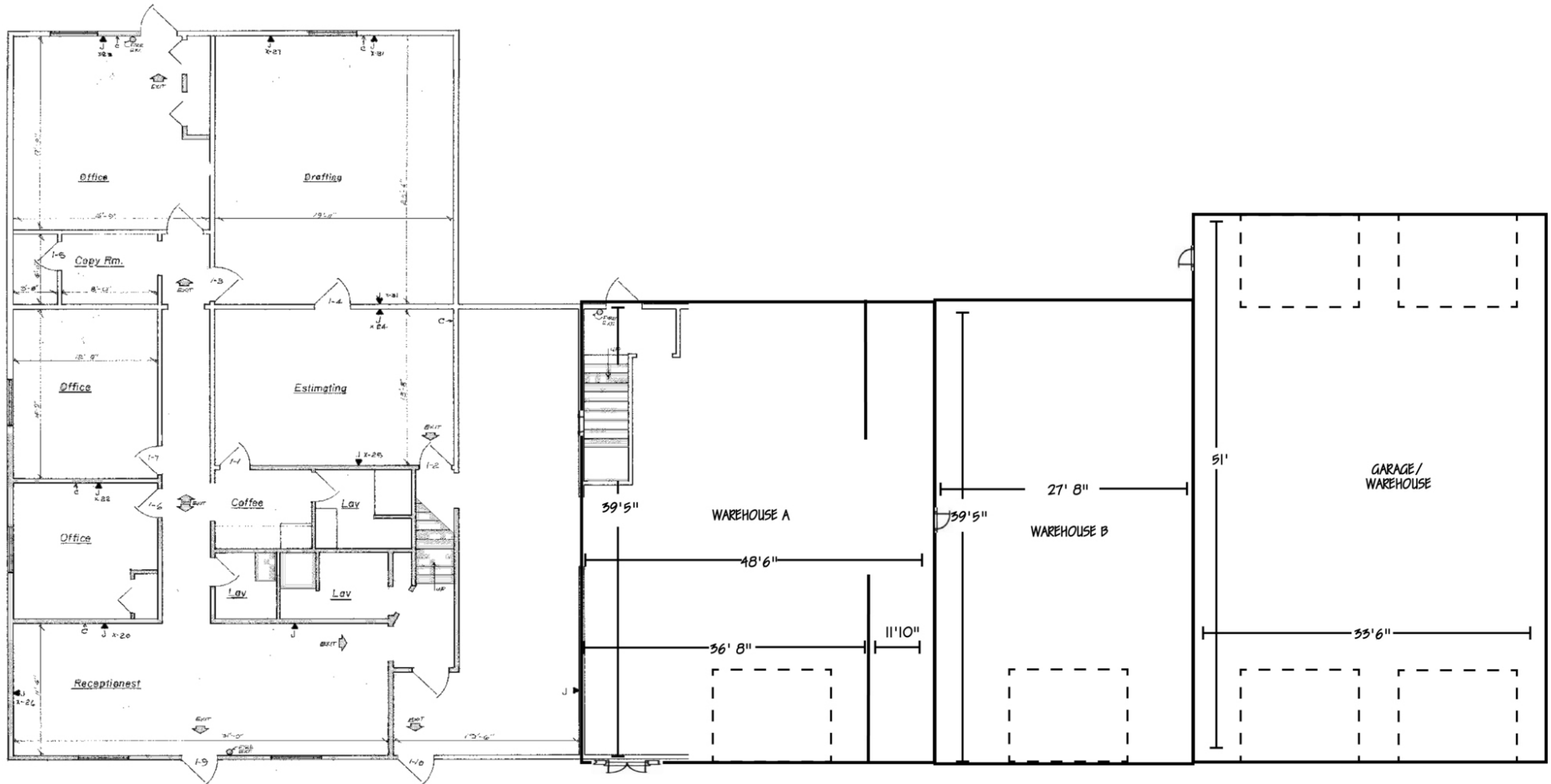
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### SITE PLAN

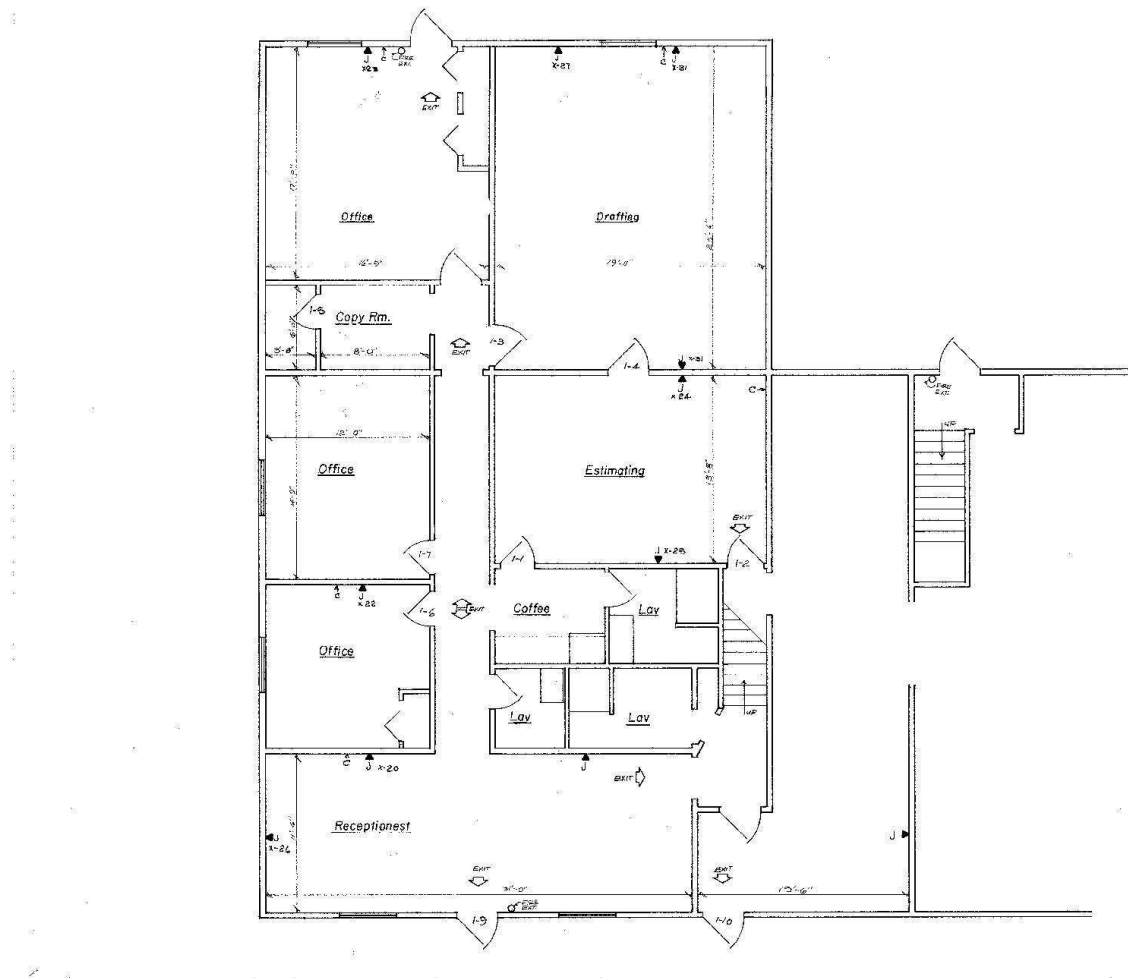


## FIRST FLOOR PLAN





## SECOND FLOOR OFFICE PLAN



7955 JONESTOWN ROAD

INDUSTRIAL PROPERTY FOR SALE / LEASE

7955 Jonestown Road Harrisburg, PA 17112

## ADDITIONAL PHOTOS



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7955 JONESTOWN ROAD

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## AREA MAP



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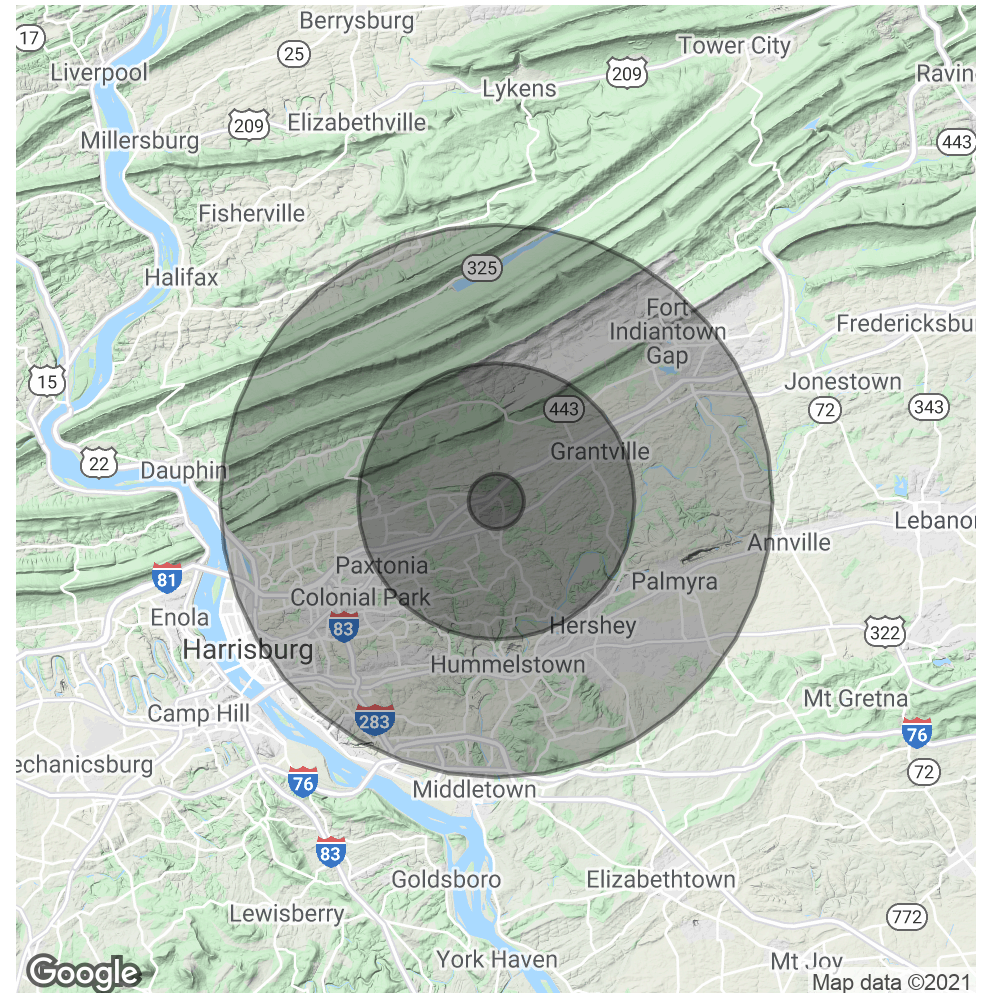
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,035	33,442	190,886
Average age	39.3	40.9	40.8
Average age (Male)	37.3	39.3	39.7
Average age (Female)	42.2	42.7	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	389	12,683	78,700
# of persons per HH	2.7	2.6	2.4
Average HH income	\$78,100	\$83,145	\$76,520
Average house value	\$210,417	\$205,333	\$194,404

\* Demographic data derived from 2010 US Census



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