

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	4,881 SF
Lease Rate (Shell):	\$9.95 SF/yr (NNN)
Building Size:	25,746 SF (Building 145)
Grade Level Doors:	To Suit
Dock High Doors:	10
Ceiling Height:	10 ft. (office)/18 ft. (warehouse)
Year Built:	2001
Zoning:	Commercial Business (CB)
Sprinkler:	Yes

PROPERTY OVERVIEW

Excellent location off Interstate 83 at PA Turnpike (I-76) in the heart of West Shore business corridor. Immediate access to CBD of Harrisburg City and East Shore sub-market. Amenities - include hospitality, food service & retail. Central location with easy access to surrounding communities. Frontage on PA Turnpike with access via I-83. Quick connection to Rt. 581 Capitol Beltway.

Various suite sizes to accommodate office, office flex, R & D, lab and flex warehouse requirements. Architectural masonry block construction with professional and well capitalized Landlord. Flexible design and low operating expenses. Well positioned for the corporate user.

PROPERTY HIGHLIGHTS

- Bldg. 145 - Suite 200B - 4,881 SF - Flex space with warehouse storage area. (1) Dock (expandable) / (1) Drive-in door
- Operating Expenses \$2.45 PSF - 2020



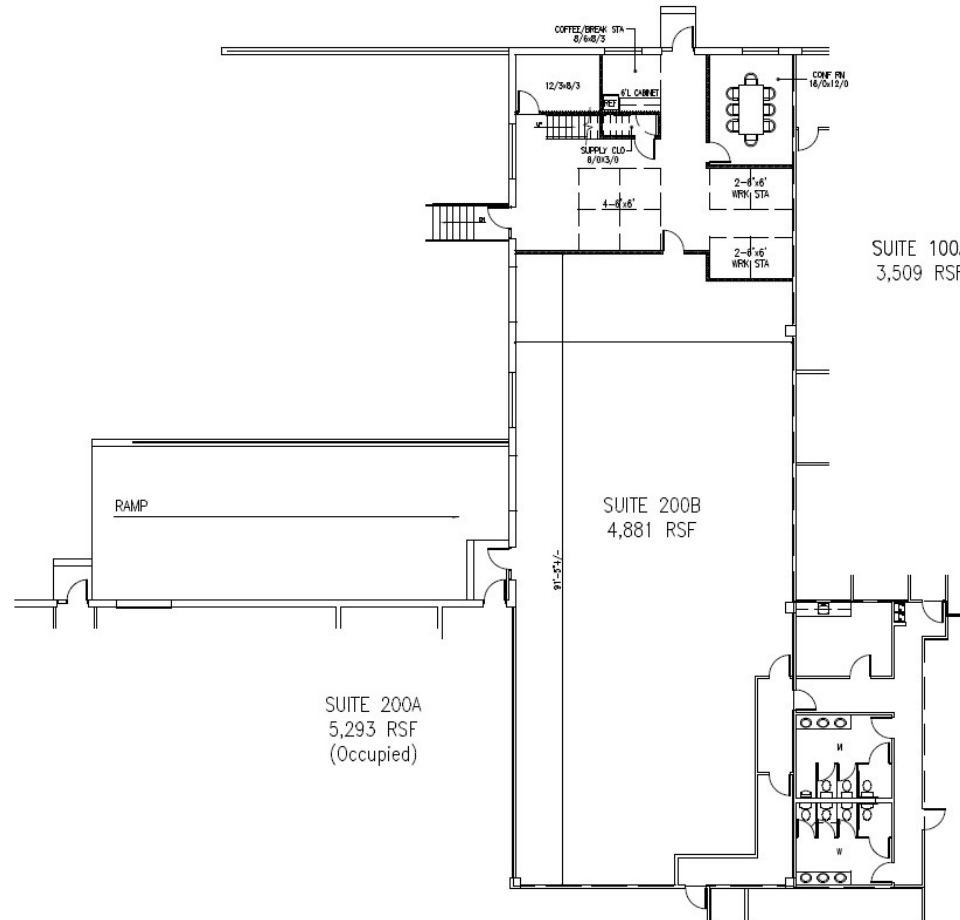
Jason Grace, CCIM, SIOR
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ADDITIONAL PHOTOS

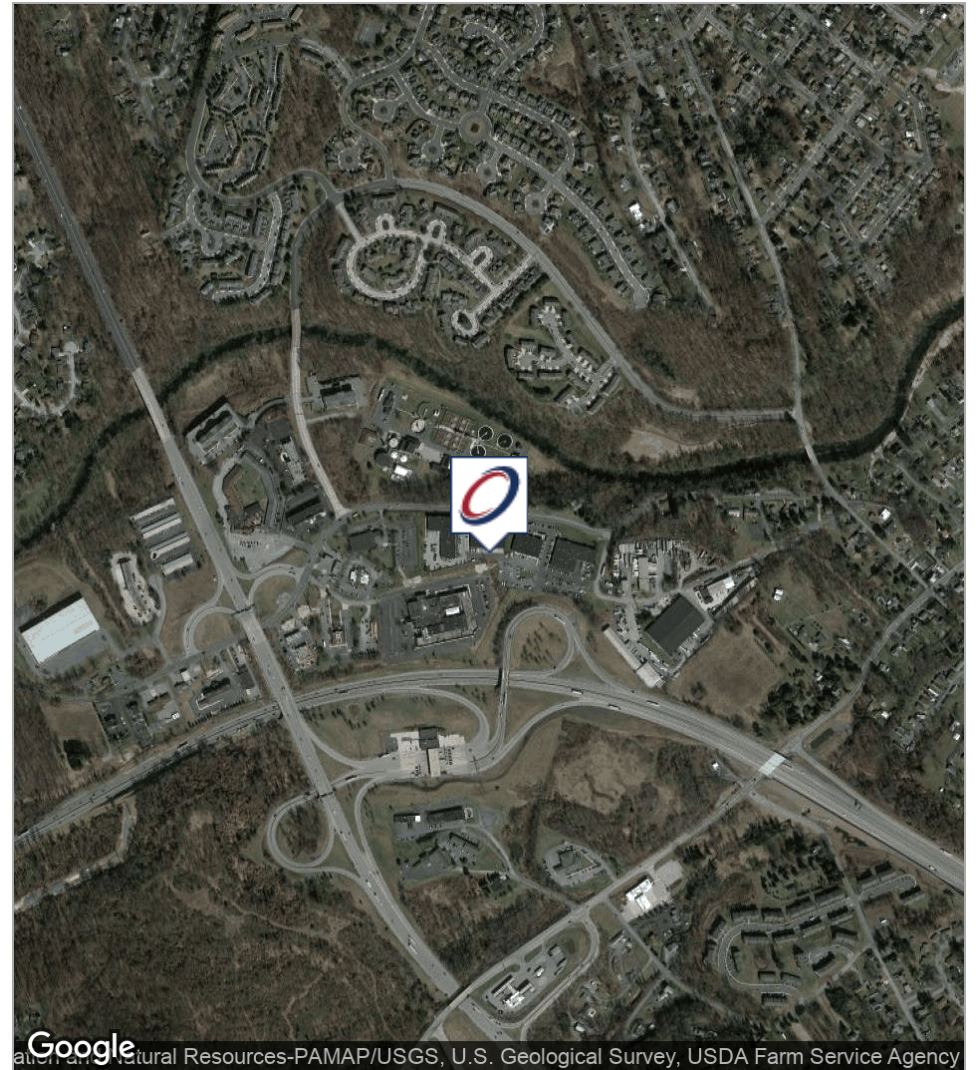
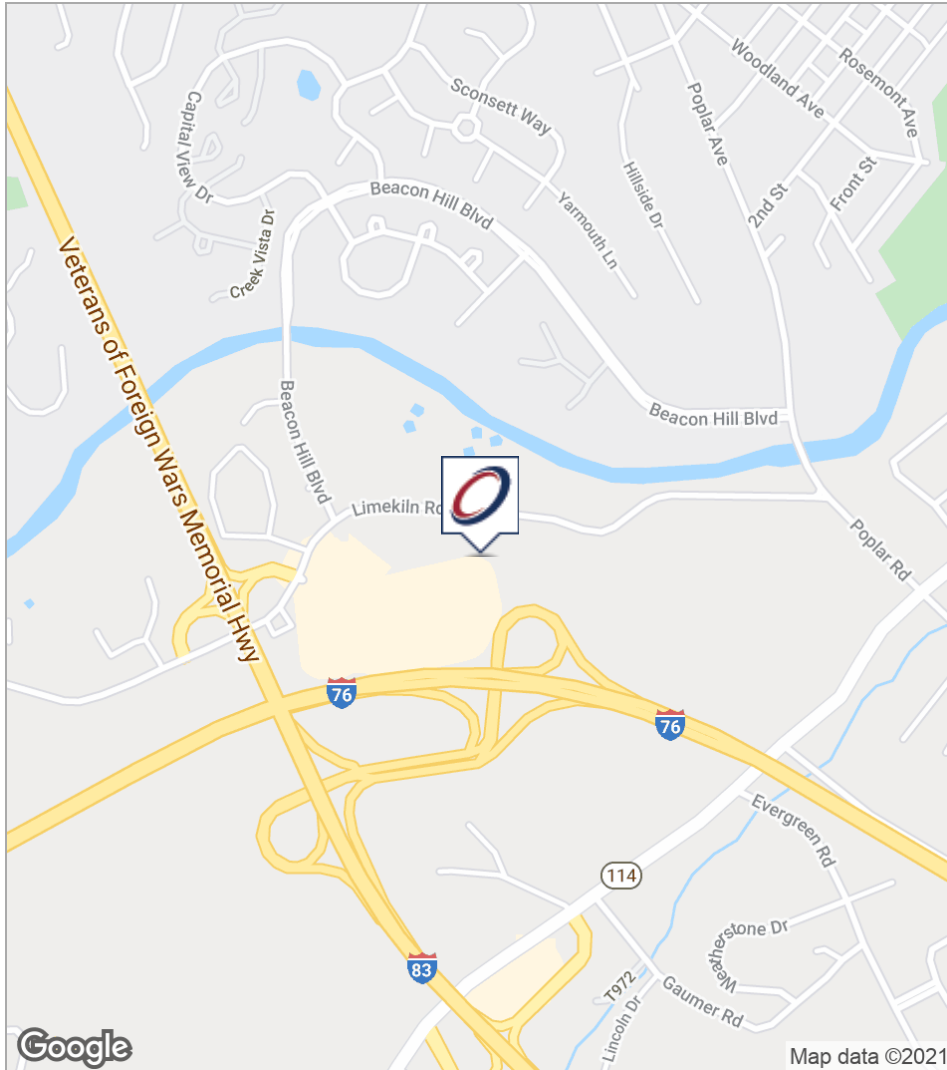


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FLOOR PLANS

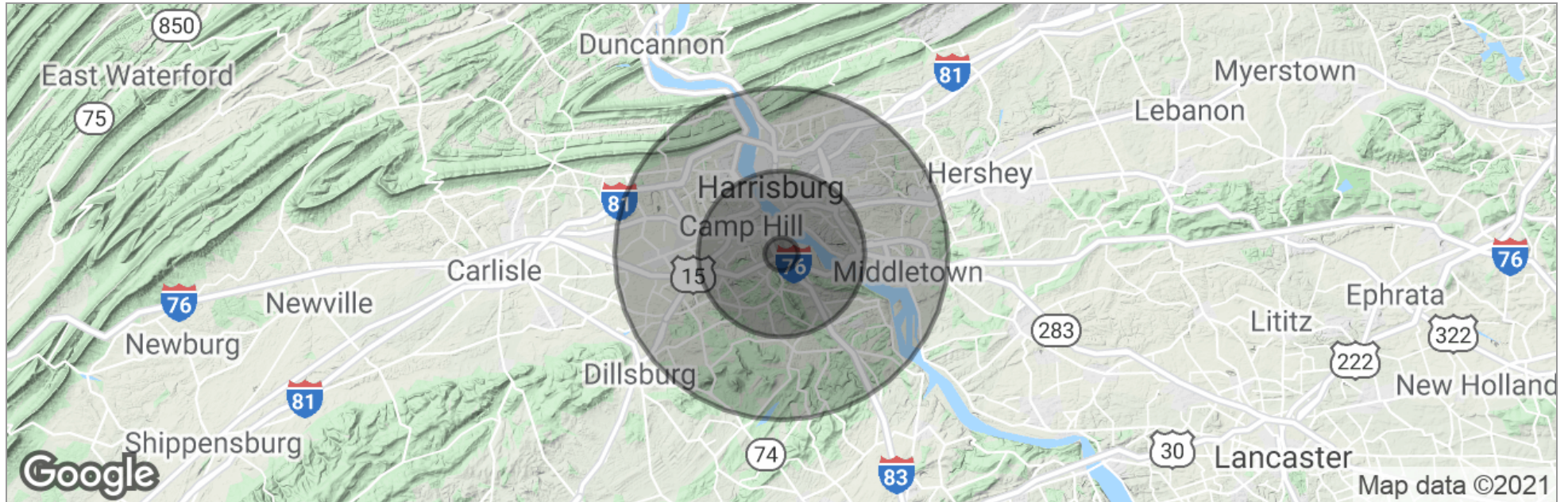


LOCATION MAPS



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DEMOGRAPHICS MAP



Total Population	6,545	149,421	397,698
Population Density	2,083	1,902	1,266
Median Age	41.3	37.7	39.2
Median Age (Male)	40.0	35.4	37.4
Median Age (Female)	42.0	38.6	40.3
Total Households	2,908	61,263	164,331
# of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$70,688	\$57,671	\$68,322
Average House Value	\$189,692	\$166,617	\$182,282

* Demographic data derived from 2010 US Census



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