

## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$895,000
<b>Ceiling Height:</b>	12'-30'
<b>County:</b>	Dauphin
<b>Township:</b>	Harrisburg City
<b>Tax ID:</b>	13-056-001
<b>Lot Size:</b>	0.64 Acres
<b>Building Size:</b>	+/- 12,578 SF
<b>Office Space:</b>	+/- 2,000 SF
<b>Grade Level Doors:</b>	1 - 14'x14'
<b>Dock High Doors:</b>	2
<b>Zoning:</b>	Industrial
<b>Trailer Parking:</b>	Yes (10-12)
<b>Sprinkler:</b>	Yes
<b>Signage:</b>	Available
<b>Storage:</b>	Fenced

### PROPERTY OVERVIEW

Centrally located stand alone industrial building with secure fenced exterior storage yard area, dock loading, drive in access and immediate proximity to I-83 Capitol Beltway corridor. Majority of building has 30' clear ceilings and is sprinklered. Quick access to East & West Shore business corridors.

### PROPERTY HIGHLIGHTS

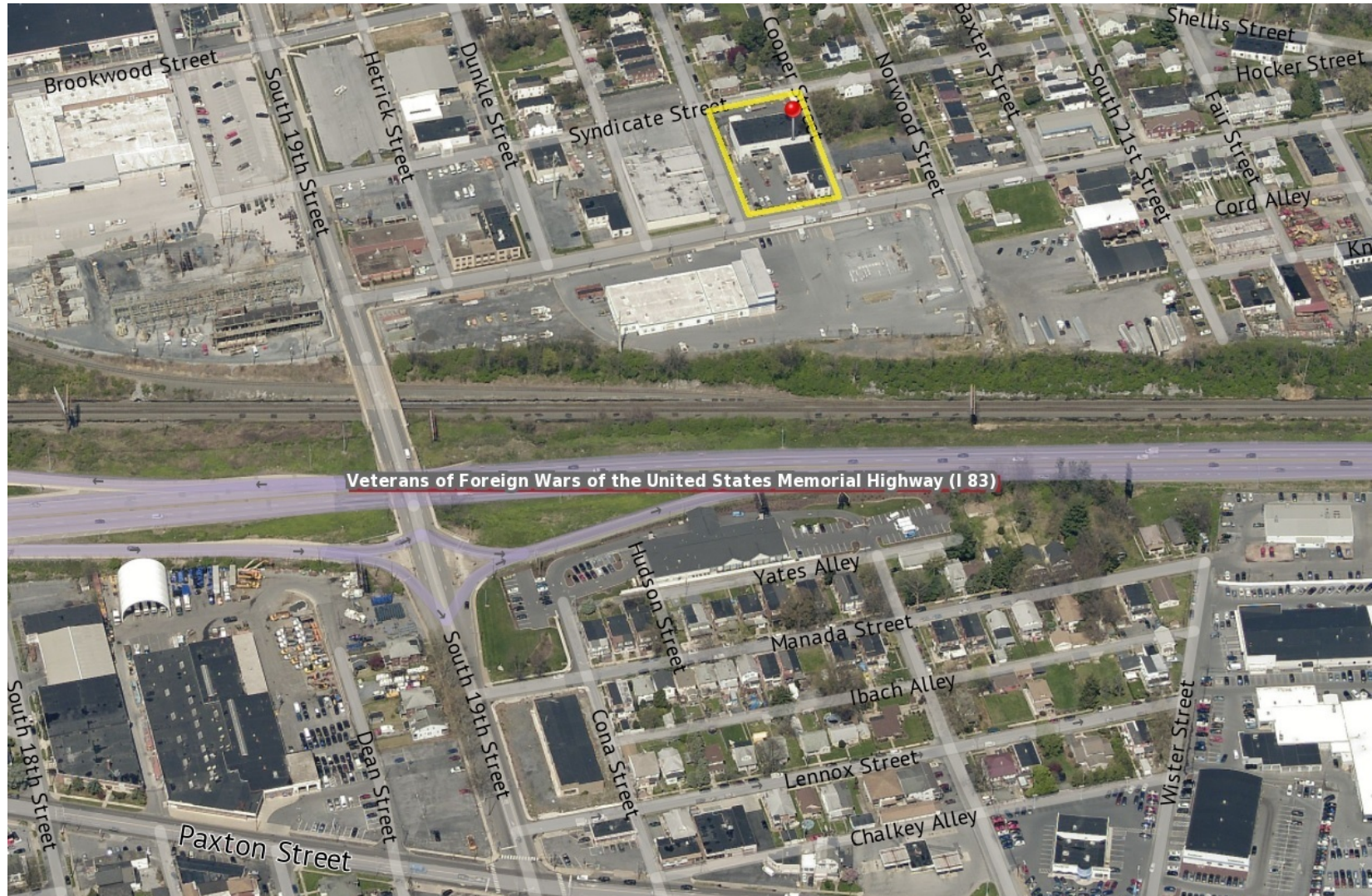
- Excellent proximity to regional highway network.
- Heavy Industrial Zoning provides flexibility for a variety of industrial uses.
- Ideal facility for distributors, wholesale and supply uses.
- Secure fenced yard area for material storage
- In close proximity to JB Hunt Transport Services, Inc., UPS Harrisburg HUB, Harrisburg Incinerator, PPL Electric Utilities, Edwin Heim Co., HB McClure Co., Dauphin Electric Supply, Five Star International, Rogele Inc., Meier Supply Co., GES Automation, PC Parts Inc., and more.
- Rare user/buyer opportunity to purchase industrial facility. Transfer subject to seller relocating existing tenant.
- APN's: 13-056-001, 13-056-002, 13-056-003, 13-056-004



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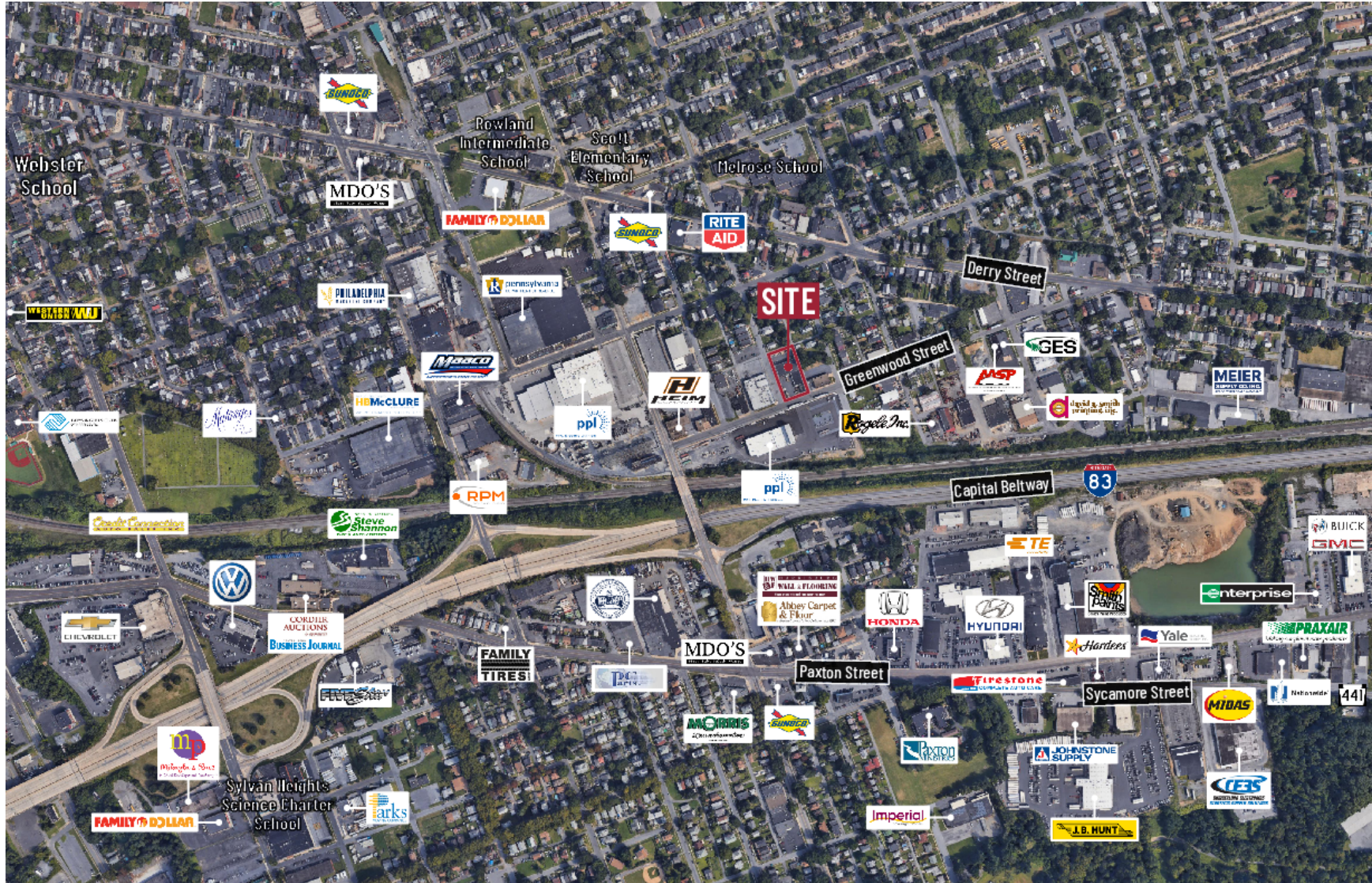
## ADDITIONAL PHOTOS



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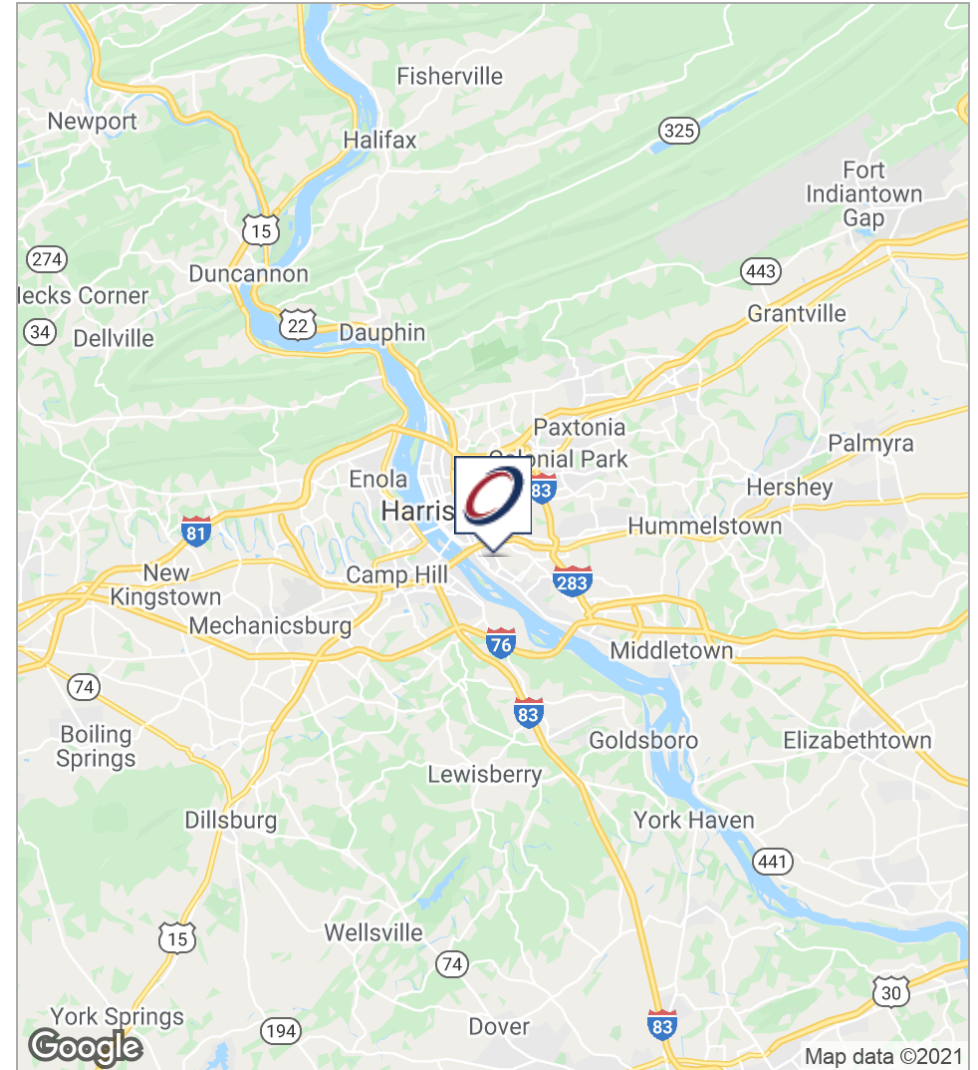
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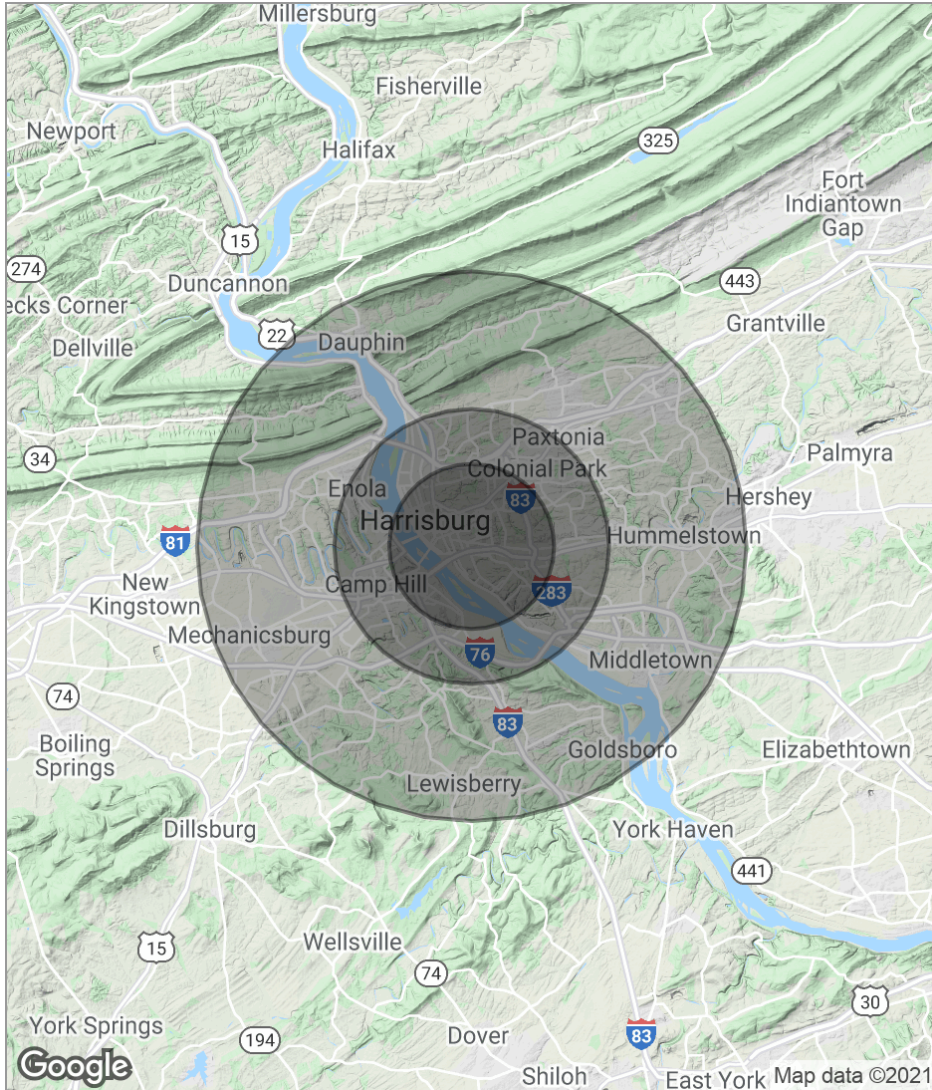
# LOCATION MAPS



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# DEMOGRAPHICS MAP



	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	96,417	188,002	398,899
<b>Population Density</b>	3,410	2,394	1,270
<b>Median Age</b>	36.1	37.5	39.3
<b>Median Age (Male)</b>	33.9	35.4	37.6
<b>Median Age (Female)</b>	37.6	39.0	40.5
<b>Total Households</b>	40,761	79,840	165,640
<b># of Persons Per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$48,332	\$56,975	\$68,671
<b>Average House Value</b>	\$132,209	\$155,725	\$181,464



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