

3539 N. SIXTH STREET, SUITE B HARRISBURG, PA



11,000 SF AVAILABLE / 4,000 SF OFFICE FOR LEASE
OUTDOOR IOS / LAY DOWN YARD | EXCESS PARKING

PROPERTY OVERVIEW

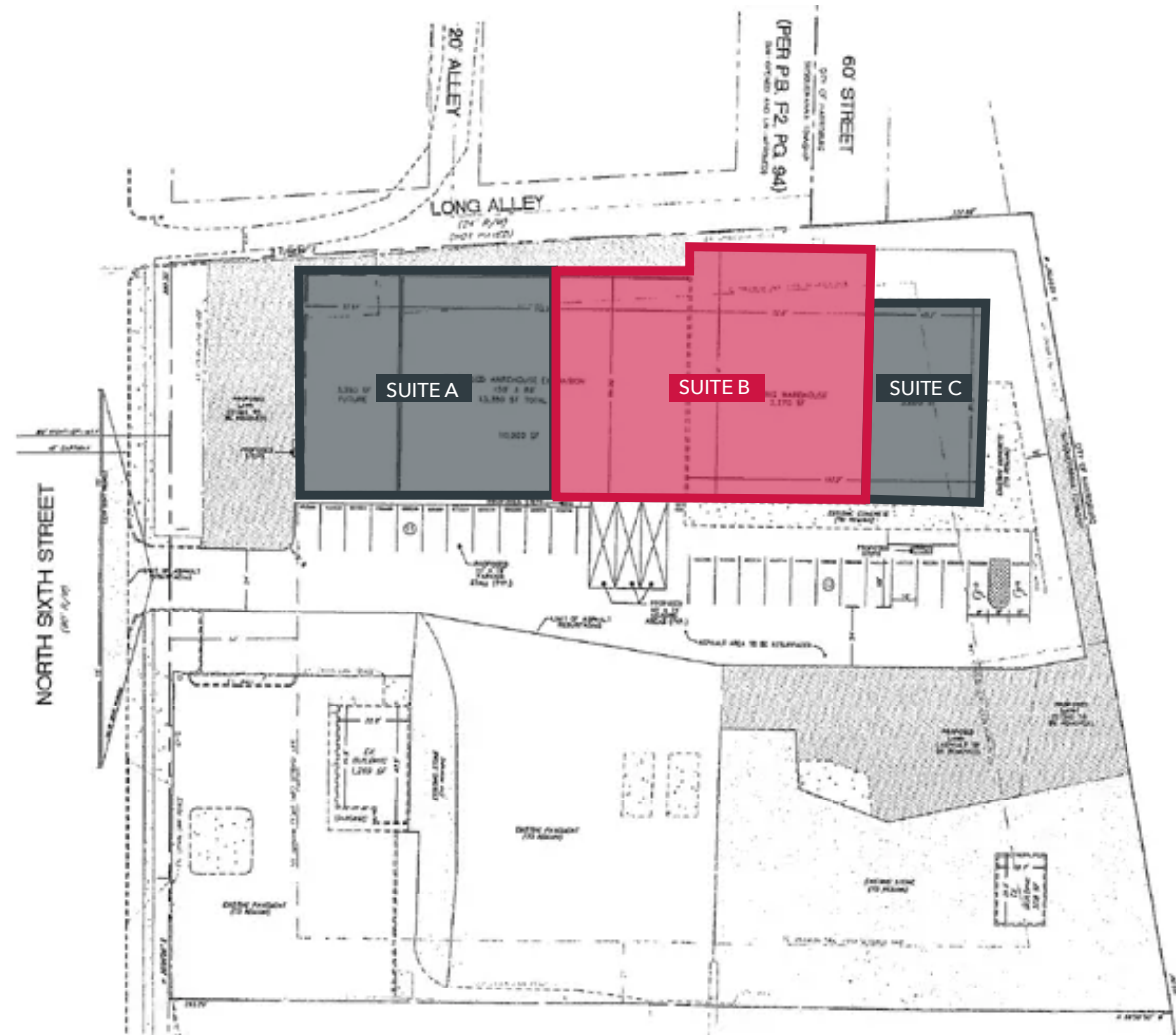
Unique Harrisburg property available for lease. This property was completely remodeled in 2004. In addition to the 24,105 SF warehouse/flex office building, a 1,344 SF service garage (currently leased) and outdoor IOS / lay down yard. Also, available is a 4,000 SF professional office for lease. Contact listing agent for existing rent roll and tenant roster.

PROPERTY HIGHLIGHTS

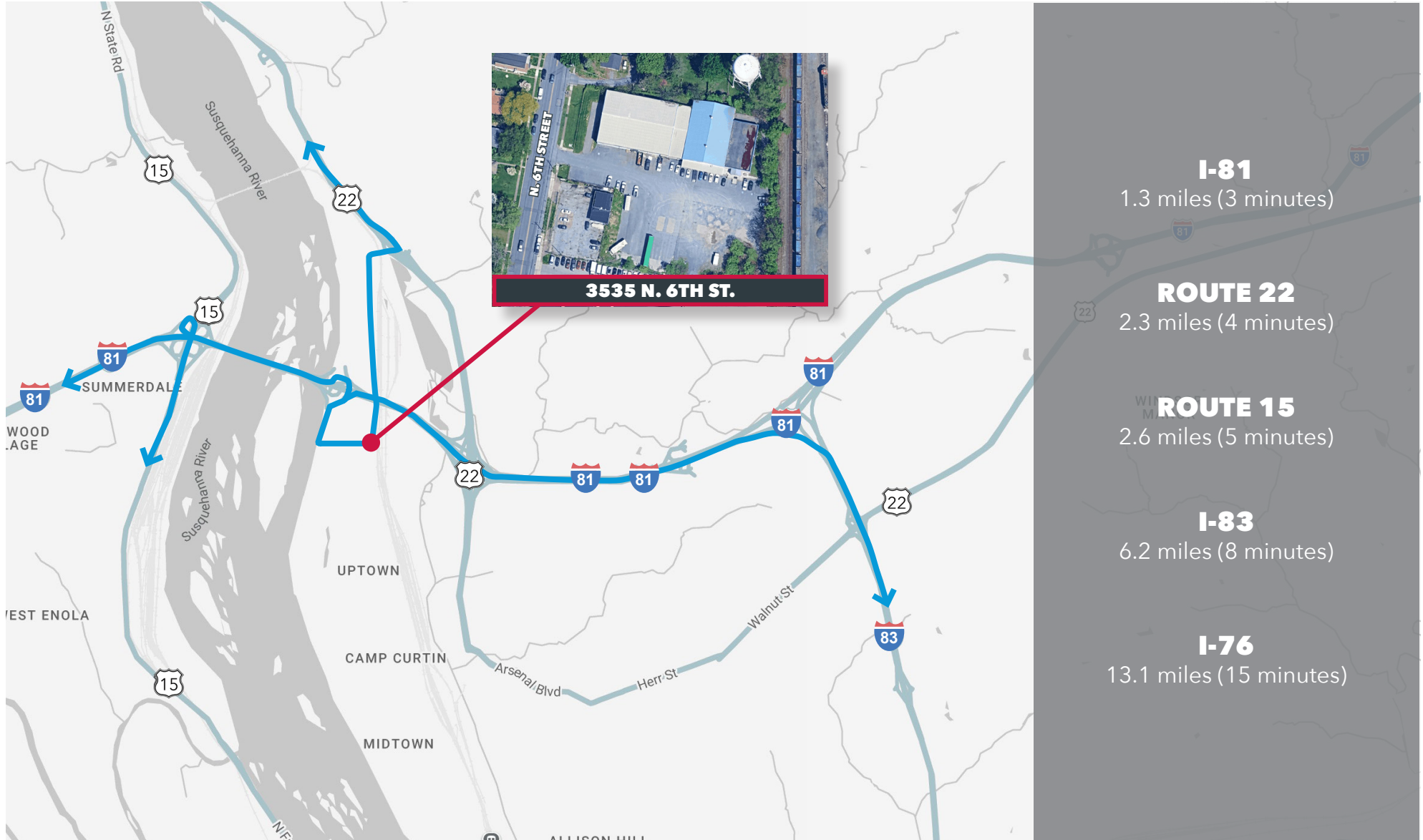
- » Patio Dock Available
- » Up to 11,000 SF of Flex Space
- » 1 Tailgate Dock & 1 Drive-In Door
- » Gas Heat/Public Water/Public Sewer, Electric included in CAM
- » CAM Fee Approximately \$2.75/SF (Taxes, Insurance, Snow, Lawn)

OFFERING SUMMARY

LEASE PRICE	Call Broker
AVAILABLE SF	11,000 SF
LOT SIZE	2.55 AC
BUILDING SIZE	24,105 SF



LOCATION ACCESS





POPULATION

1 mile	4,326
3 miles	63,500
5 miles	170,224
10 miles	374,377



WORKFORCE

1 mile	5,174
3 miles	60,220
5 miles	161,630
10 miles	320,012

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LEE & ASSOCIATES
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