



3901 Derry Street Complex  
Harrisburg, PA

**FOR LEASE - 717-564-0832**

#### Location Description

Address: 3901 Derry St Complex  
3901 Derry Street  
Cross Street: N/A  
County: Dauphin  
Municipality: Swatara Township  
Tax Parcel #: 63-008-024  
Directions: I-83 to Derry Street  
exit, property on left  
Derry Street  
Access:

#### Building Description

Contiguous Space 29,476  
s.f.±  
Build Out: "As Is"  
Class: B  
Construction: Block masonry  
# of Units: 5  
Age: Built 1960  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Carpet/Vinyl  
Floors: 1  
Elevator: 0  
Ceiling Hgt min/max: 15' /16' Warehouse  
Ceiling Hgt min/max: 10' /10' Office  
Type: Acoustical tile  
Sprinklers: No  
Lighting: Fluorescent  
HVAC/Source: Forced hot air; central  
AC / Gas and Electric  
Restrooms: Men's & Women's  
handicapped  
Business ID Sign: Yes  
Parking Spaces:  
Handicap Access: Yes  
Parking Description: In Common

#### Site Description:

Frontage: Along Derry Street  
Zoning: C-G Commercial  
General  
Topography: Level  
Public Transportation: Yes

#### Utilities/Services Paid Directly By:

Utilities – electric, water and gas, where available, separately metered and paid by Tenant

Sewer, Janitorial and Trash Removal – by Tenant

CAM, Taxes & Insurance – Tenant pays monthly estimated NNN charges. Reconciled end-of-year.

Utility	Provider	Location	Size/Capacity
Electricity:	PPL	On Site	
Gas:	UGI	On Site	N/A
Water:	Public	On Site	N/A
Sewer:	Public	On Site	N/A

#### Comments

Special Features: Some warehouse space with both AC and heat.  
Remarks: Excellent retail location.

#### Lease Rate/Terms

S.F.	Rate:	Term:	Comments:
29,476 s.f.±		5 Years	Contiguous Space
1,300 s.f.±		5 Years	Free Standing Duplex Bldg in Complex
5,382 s.f.±		5 years	Free Standing Bldg in Complex
2,800 s.f.±		5 years	Free Standing Bldg in Complex



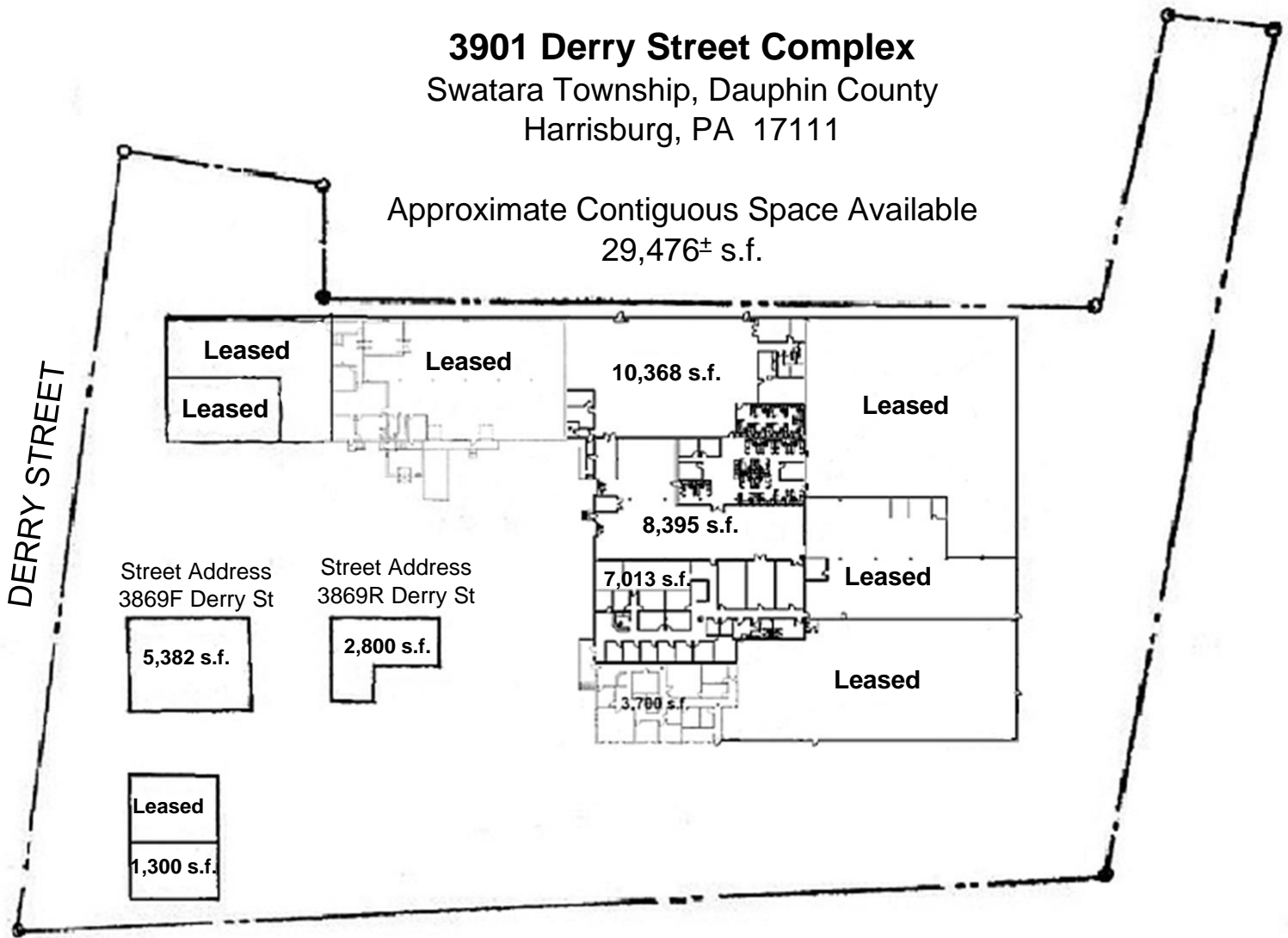
750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832 Office  
717-564-4759 Fax

Information deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

## SITE PLAN

### 3901 Derry Street Complex Swatara Township, Dauphin County Harrisburg, PA 17111

Approximate Contiguous Space Available  
29,476± s.f.



## LOCATION – 3901 DERRY STREET COMPLEX, HARRISBURG, PA

