



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: Derry Street

Building Description

Contiguous Warehouse
Space Available: Up to 44,500± s.f.
Build Out: "As Is"
Class: B
Construction: Block masonry
of Units: 8
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

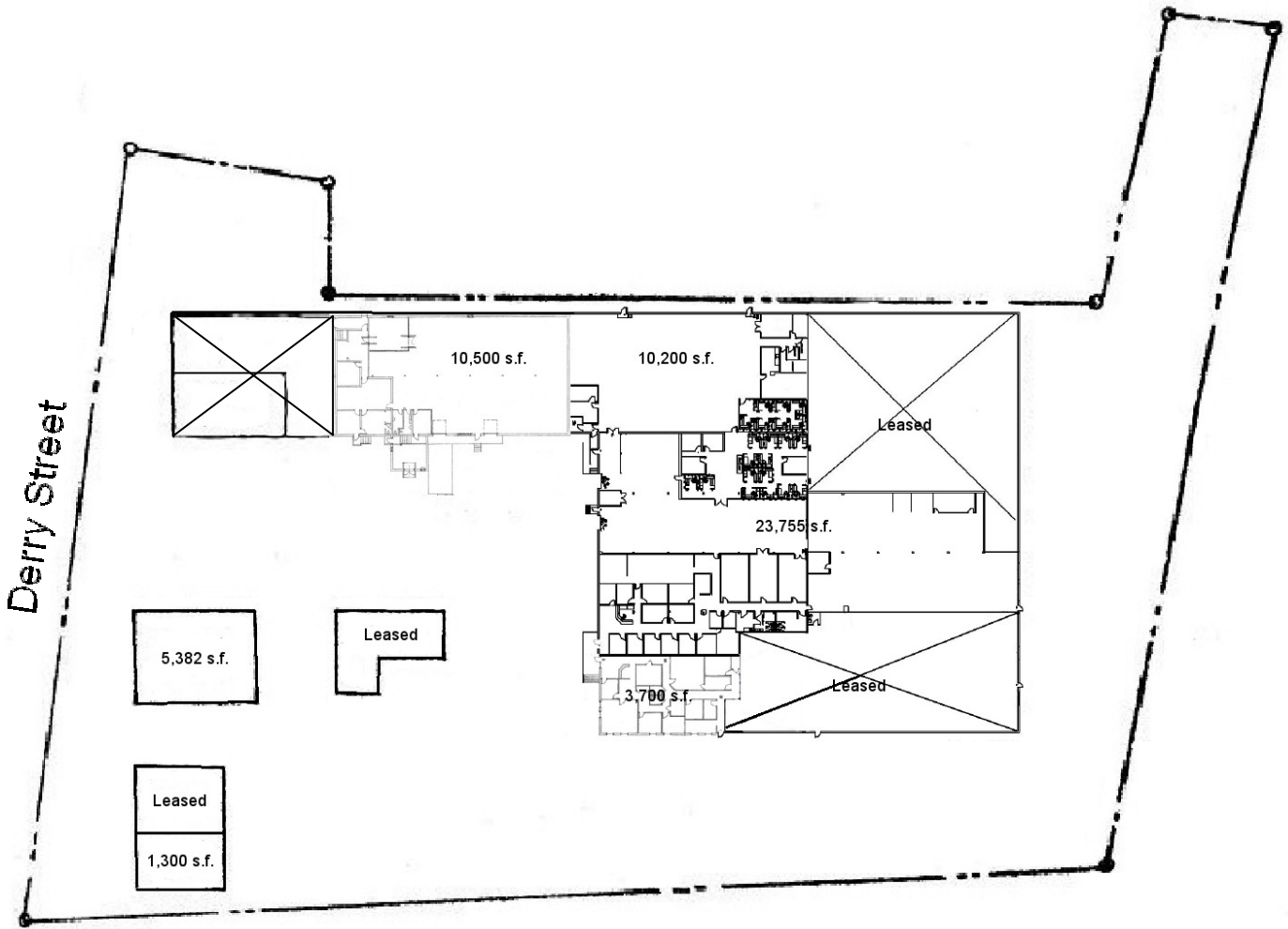
S.F.	Rate:	Term:	Comments:
10,500 s.f.		5 years	
10,200 s.f.±		5 years	
23,755 s.f.±		5 Years	
3,700 s.f.±		5 Years	
1,300 s.f.±		5 years	
5,382 s.f.±		5 years	Free Standing Bldg in Complex



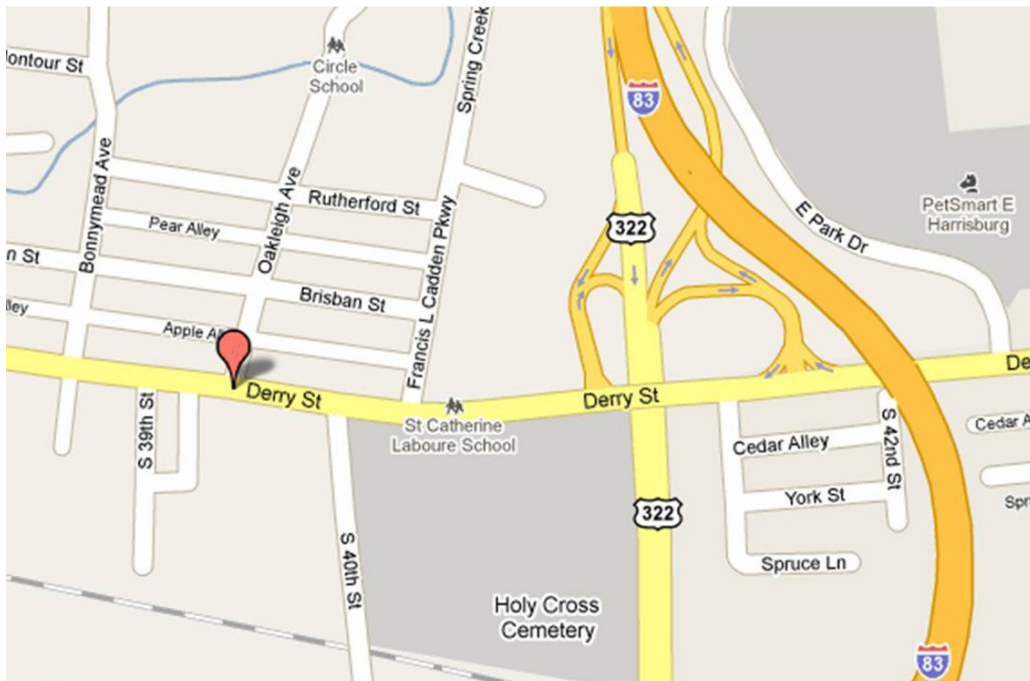
750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Office
717-564-4759 Fax

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



LOCATION – 3901 DERRY STREET COMPLEX, HARRISBURG, PA



WAREHOUSE FLOOR PLANS

