



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

**Location Description**

Address: 979 East Park Drive  
Harrisburg, PA 17111  
Cross Street: N/A  
County: Dauphin  
Municipality: Lower PaxtonTwp  
Tax Parcel #: 35-074-058  
Directions: I-83 to Union Deposit  
Road exit, East Park  
Drive, property on left  
East Park Drive  
Access:

**Building Description**

Total s.f./Avail s.f.: 7,000/7,000  
Build Out: "As Is"  
Class: B  
Construction: Brick with block back-up  
# of Units: 1  
Age: Built 1970  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Cement/Carpet & Vinyl  
Floors: 1  
Elevator: 0  
Ceiling Hgt min/max: 9' /15'  
Type: Acoustical tile  
Sprinklers: No  
Lighting: Fluorescent  
HVAC/Source: Forced hot air; Central AC  
Electric  
Restrooms: Men's & Women's  
handicapped  
Business ID Sign: Yes  
Parking Spaces:  
Handicap Access: Yes  
Parking Description: Parking in front and rear

**Site Description:**

Frontage: Along East Park Drive  
Zoning: C-3 Commercial Mixed  
Topography: Level  
Public Transportation: Yes

**Utilities/Services Paid Directly By**

Water:	T	Janitorial:	T
Sewer:	T	Heat:	T
Trash:	T	HVAC Repairs:	T
Electricity:	T	Interior Repairs:	T
Air Conditioning:	T	Parking Maint.	T
Plumbing Repair:	T	Structure Repairs:	L
Lawn Maint:	T	Snow Removal:	T
Taxes:	T	Light Bulbs:	T
Insurance:	T		

T=Tenant; L=Landlord

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: Three overhead doors in back for receiving, warehouse space, reception area, private offices, conference room, break room, and training room  
Remarks: Freestanding office building. Easy access off I-83 and Union Deposit Road.

**Lease Rate/Terms**

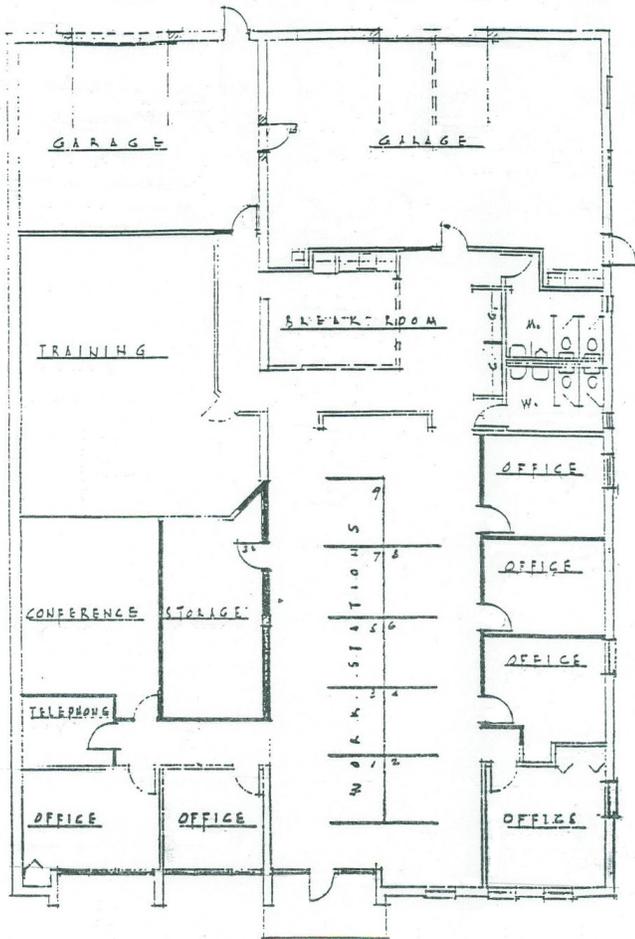
S.F.	Rate:	Term:	Comments:
7,000		5 years	



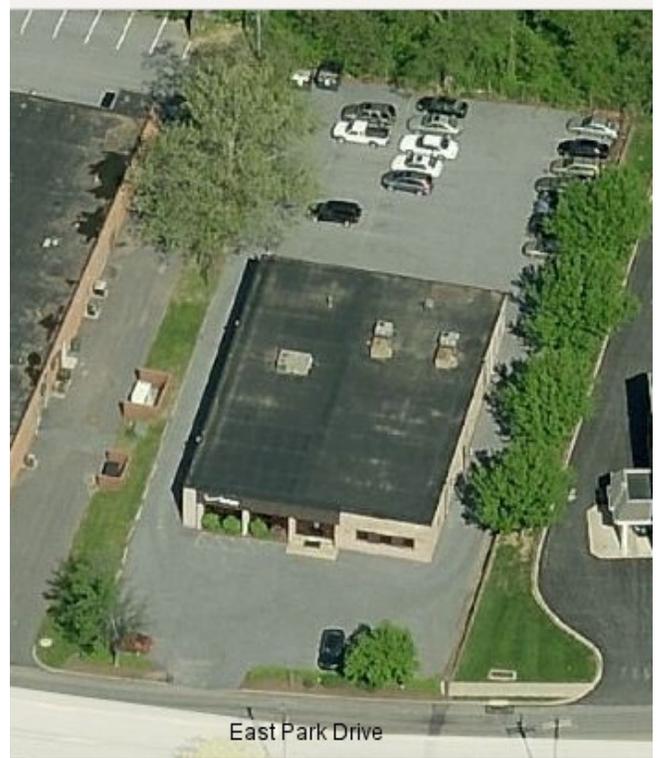
750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832 Telephone  
717-564-4759 Fax

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.

Floor Plan



Site View



LOCATION – 979 EAST PARK DRIVE, HARRISBURG, PA

