

FACT SHEET, SITE PLAN, & MAP



FOR LEASE - 717-564-0832

Location Description

Address: East Park Center
4200 Derry Street
Harrisburg, PA 17111

Cross Street: East Park Drive
County: Dauphin
Municipality: Swatara Township
Tax Parcel #: 63-001-045
Directions: I-83 to Derry Street
exit, East Park Drive,
center on right
Access: East Park Drive

Building Description

Space Available: 6,000 s.f. shop
3,200 s.f. end-cap shop
Up to 52,000 s.f. build-
to-suit available

Build Out:
Class: B
Construction: Block masonry and
dryvit

of Units: 3 and a build-to-suit
Age: Built 1974
Roof Type/Material: Flat/Rubber
Floor Type/Material: Carpet/Vinyl
Floors: 1
Elevator: 0
Ceiling Hgt min/max: 12' /14'
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: In Common

Site Description:

Frontage: Along East Park Drive and
Derry Street; visible from I-83
Zoning: C-G Commercial General
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:

Remarks: Great retail location.
Anchor stores Home
Depot and PetSmart.
High visibility from I-83.
Traffic signal controls at
both I-83 ramps.

Lease Rate/Terms

S.F.	Rate:	Term:	Comments:
6,000 s.f.			
3,200 s.f.			End-cap
Up to 52,000 s.f.			Build-To- Suit



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.

East Park Center
 4200 Derry Street
 Harrisburg, PA 17111

