



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

**Location Description**

Address: Union Court  
4337 Union Deposit Rd  
Harrisburg, PA 17111

Cross Street: N/A  
County: Dauphin  
Municipality: Lower Paxton Twp  
Tax Parcel #: 35-074-002  
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.: Bldg One 2,286<sup>±</sup> s.f.  
Bldg One 1,400<sup>±</sup> s.f.

Build Out: Shell

Class:

Construction: Block masonry and  
dryvit

# of Units: 2

Age: Built 1970

Roof Type/Material: Flat/Rubber

Floor Type/Material: Cement

Floors: 1

Elevator: 0

Ceiling Hgt min/max: 8'/8'

Type:

Sprinklers:

Lighting:

HVAC/Source:

Restrooms: Men's & Women's  
handicapped

Business ID Sign: Yes

Parking Spaces: 5/1,000 s.f.

Handicap Access: Yes

Parking Description:

**Site Description:**

Frontage: Along Union Deposit Rd  
Zoning: C-3 Commercial Mixed  
Topography: Level  
Public Transportation: Yes

**Utilities/Services Paid Directly By Tenant**

Utilities - electric and water separately metered and paid by Tenant. Sewer billed to Landlord and reconciled end-of-year.

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: Offices are entirely self-contained offering private entrances, individual interior design, and complete control of HVAC.

Remarks: Many nearby amenities including Best Western Premier, *the* Central Hotel & Conference Center, Hampton Inn, restaurants, shopping, and banking, offer complete convenience.

**Lease Rate/Terms**

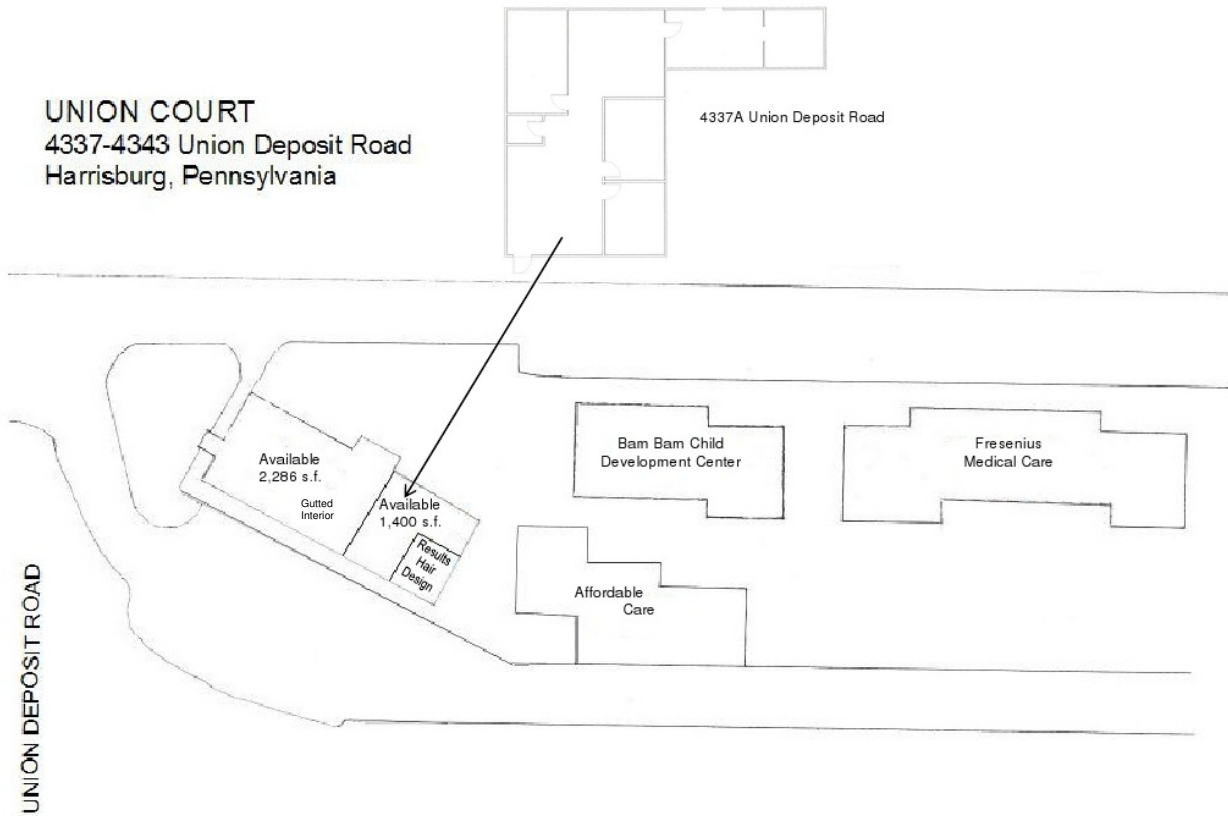
S.F.	Rate:	Term:	Comments:
2,286 <sup>±</sup>		5 Years	
1,400		5 Years	



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 – UNION COURT 4337-4343 UNION DEPOSIT ROAD, HARRISBURG, PA

