



FOR LEASE - 717-564-0832

Location Description

Address: 1095 East Park Drive
Harrisburg, PA 17111
Cross Street: N/A
County: Dauphin
Municipality: Lower PaxtonTwp
Tax Parcel #: 35-074-009
Directions: I-83 to Union Deposit Road exit, East Park Drive, property on left East Park Drive
Access: East Park Drive

Building Description

Total s.f./Avail s.f.: 5,000/5,000
Build Out: "As Is"
Class: B
Construction: Brick masonry
of Units: 1
Age: Built 1977
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 / Oil 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 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: Overhead door in back for receiving, warehouse space, and two office areas.
Remarks: Freestanding retail building. Good high traffic location.

Lease Rate/Terms

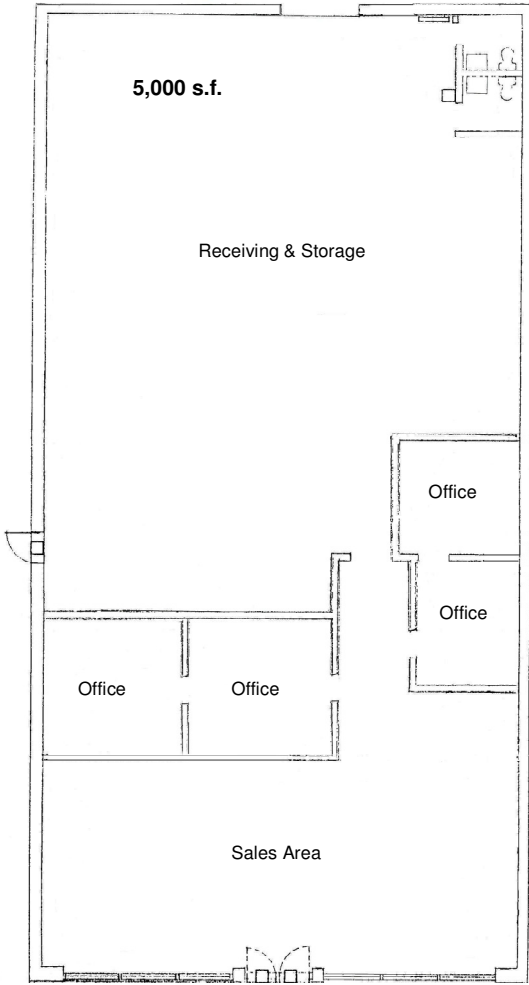
S.F.	Rate:	Term:	Comments:
5,000		5 years	



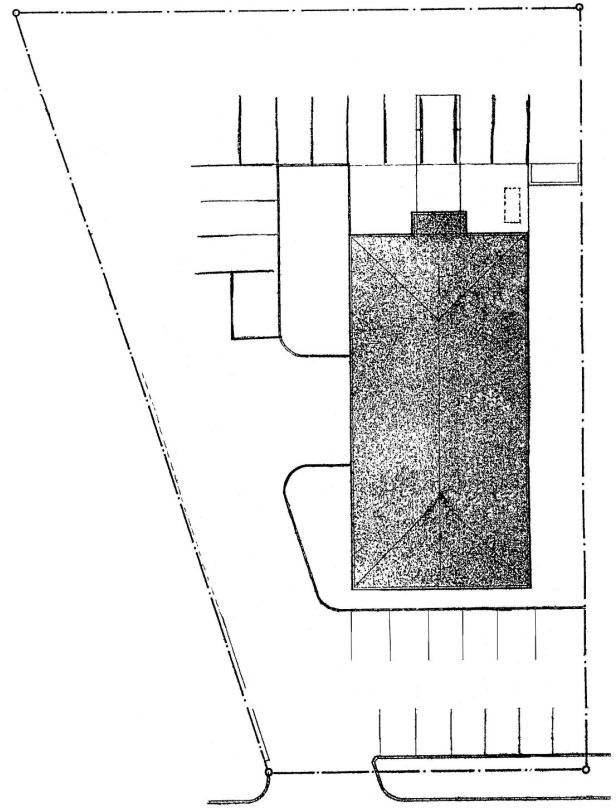
750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Telephone
717-564-4759 Fax

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 Plan



LOCATION – 1095 EAST PARK DRIVE, HARRISBURG, PA

