



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

**Location Description**

Address: 2801 Valley Road  
Harrisburg, PA 17110

Cross Street: Commercial Way

County: Dauphin

Municipality: Susquehanna Twp

Tax Parcel #: 62-023-044

Directions: I-81 to Progress Ave  
exit, Valley Road,  
property on right.

Access: Brindle Drive

**Building Description**

Space Available: 125,584 s.f.  
37,465 s.f.  
102,948 s.f.

Class: A

Construction: Block masonry & dryvit

# of Units: Open floor plan; flexible  
design

Age: Newly renovated 1998  
and 2003

Roof Type/Material: Flat/Rubber

Floor Type/Material: Carpet/Vinyl

Floors: One plus 18,000 s.f.  
second floor

Elevator: 0

Ceiling Hgt min/max: 8'/10'

Type: 2x4 Acoustic Grid

Sprinklers: Yes

Lighting: Parabolic 2x4

HVAC/Source: VAV; constant volume /  
gas and electric

Restrooms: Men's & Women's  
handicapped

Business ID Sign: Yes

Parking Spaces: 6/1,000 s.f.

Handicap Access: Yes

Parking Description: In Common

**Site Description:**

Frontage: Along Valley Road;  
visible from I-81

Zoning: CH Commercial  
Highway

Topography: Graded

Public: Yes

Transportation:

**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: 56'x56' o.c. column spacing, fire  
system w/off-site monitoring

Remarks: Located in Susquehanna  
Marketplace neighboring The  
Shoppes at Susquehanna  
Marketplace. High profile  
property; former call center.

**Lease Rate/Terms**

S.F.	Rate:	Term:	Comments:
up to 125,584 (minimum divisible 45,000)		5 years	
37,465		5 years	
102,948		5 years	



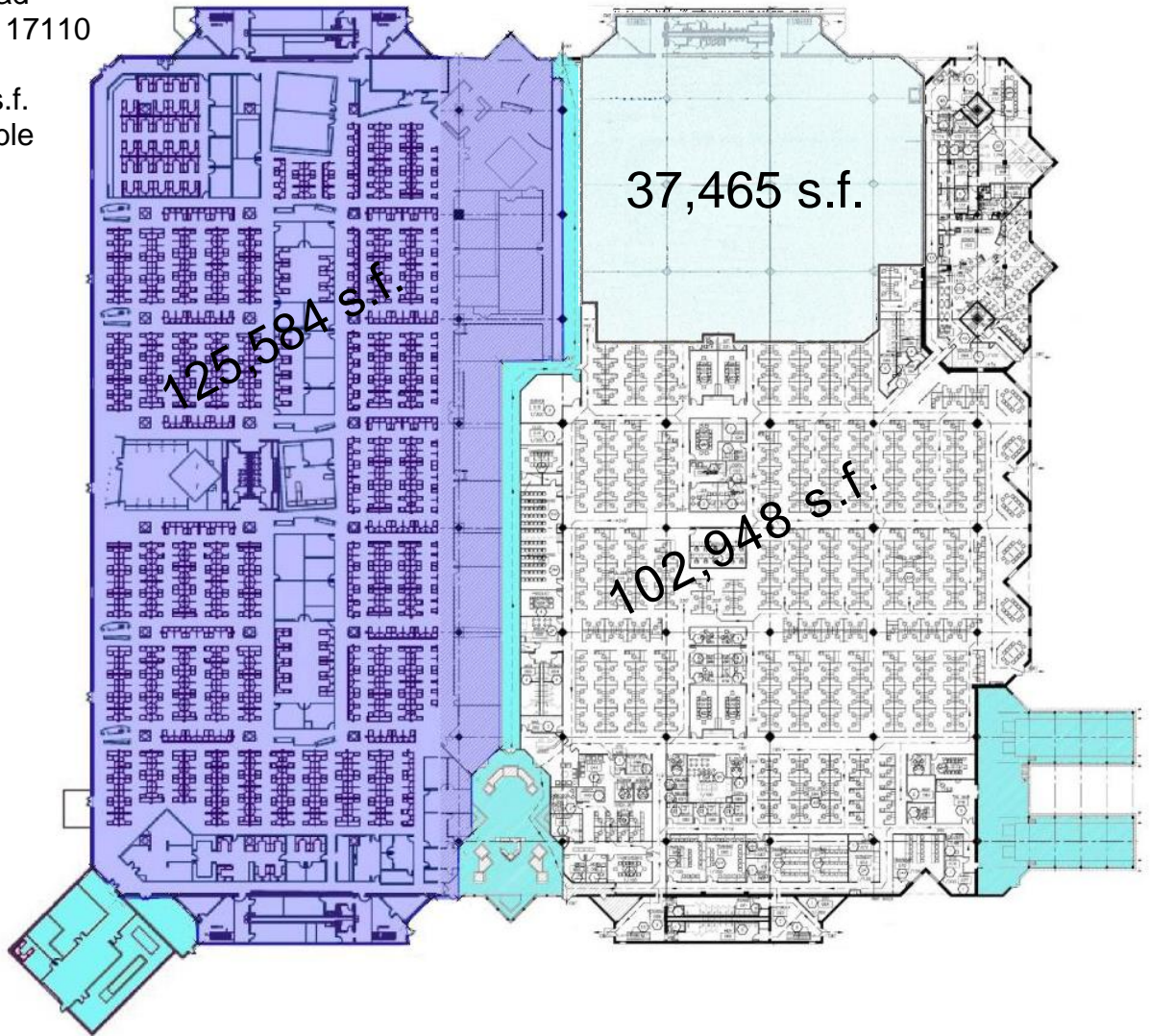
750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832 Telephone  
717-564-4759 Fax

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

2801 Valley Road  
Harrisburg, PA 17110

Up to 125,584 s.f.  
Minimum Divisible  
45,000 s.f.



# LOCATION MAP

