



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



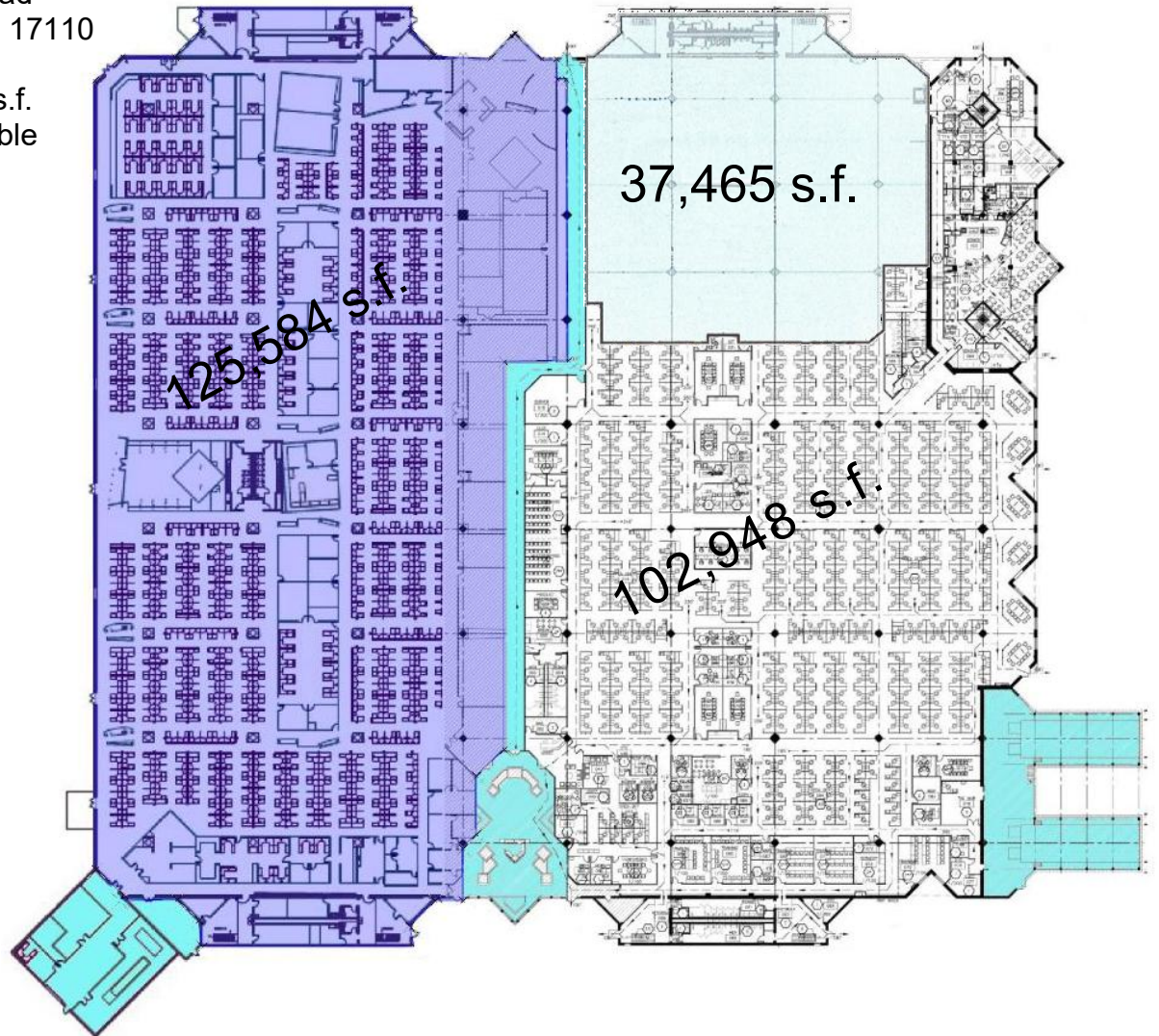
750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Telephone
717-564-4759 Fax

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

