



**FOR  
LEASE**

**3901 DERRY STREET COMPLEX  
Harrisburg, PA 17111**



750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832  
[uniondepositcorporation.com](http://uniondepositcorporation.com)



Free Standing Building in Complex  
3869R Derry Street 2,800± s.f.



**Location Description**

Address: 3901 Derry St Complex  
 3901 Derry Street  
 Cross Street: N/A  
 County: Dauphin  
 Municipality: Swatara Township  
 Tax Parcel #: 63-008-024  
 Directions: I-83 to Derry Street exit, property on left  
 Access: Derry Street

**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.	C
Plumbing Repair:	T	Structure Repairs:	L
Lawn Maint:	C	Snow Removal:	C
Taxes:	C	Light Bulbs:	T
Insurance:	C		

T=Tenant; L=Landlord, C=CAM

**Building Description**

Build Out: "As Is"  
 Class: B  
 Construction: Block masonry  
 # of Units: 4  
 Age: Built 1960  
 Roof Type/Material: Flat/Rubber  
 Floor Type/Material: Carpet/Vinyl  
 Floors: 1  
 Elevator: 0  
 Ceiling Hgt min/max: 10' /10'  
 Type: Acoustical tile  
 Sprinklers: No  
 Lighting: Fluorescent  
 HVAC/Source: Forced hot air; central AC / Gas and Electric  
 Restrooms: Men's & Women's handicapped  
 Business ID Sign: Yes  
 Handicap Access: Yes  
 Parking Description: In Common

**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**

Remarks: Excellent retail location.

**Lease Rate/Terms**

**S.F. Rate: Term: Comments:**

7,013 s.f.±		5 Years	
3,700 s.f.±		5 Years	
5,382 s.f.±		5 years	Free Standing
2,800 s.f.±		5 years	Free Standing

**Site Description:**

Frontage: Along Derry Street  
 Zoning: C-G Com General  
 Topography: Level  
 Public Transportation: Yes

