



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

#### Location Description

Address: 4299 Union Deposit Road  
Harrisburg, PA 17111  
Cross Street: East Park Drive  
County: Dauphin  
Municipality: Lower PaxtonTwp  
Tax Parcel #: 35-075-097  
Directions: I-83 to Union Deposit Road  
exit, property on right  
Access: Union Deposit Road and  
East Park Drive

#### Building Description

Total s.f./Avail s.f. : 10,004 s.f.  
Build Out: "As Is"  
Class: B  
Construction: Brick with block back-up  
# of Units: 1  
Age: Built 1996  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Cement & Vinyl  
Floors: 1  
Elevator: 0  
Ceiling Hgt min/max: 9' /15'  
Type: Acoustical tile  
Wet Sprinklers: Yes  
Lighting: Fluorescent  
HVAC/Source: Central AC / Gas and  
Electric  
Restrooms: Men's & Women's  
handicapped  
Business ID Sign: Yes  
Parking Spaces: 35  
Parking Description: Asphalt w/lighting  
Handicap Access: Yes

#### Site Description:

Frontage: Along Union Deposit Road  
Zoning: COM Commercial  
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 |
|--------------|--------------|----------|
| Electricity: | PPL          | On Site  |
| Gas:         | UGI          | On Site  |
| Water:       | Veolia       | On Site  |
| Sewer:       | Lower Paxton | On Site  |

#### Comments

Special Features: Open Floor Plan. Drive-thru Window. Canopy, Roof/Slab.  
Remarks: Freestanding retail building. Good high traffic location.

#### Lease Rate/Terms

| S.F.   | Rate: | Term:   | Comments: |
|--------|-------|---------|-----------|
| 10,004 |       | 5 years |           |

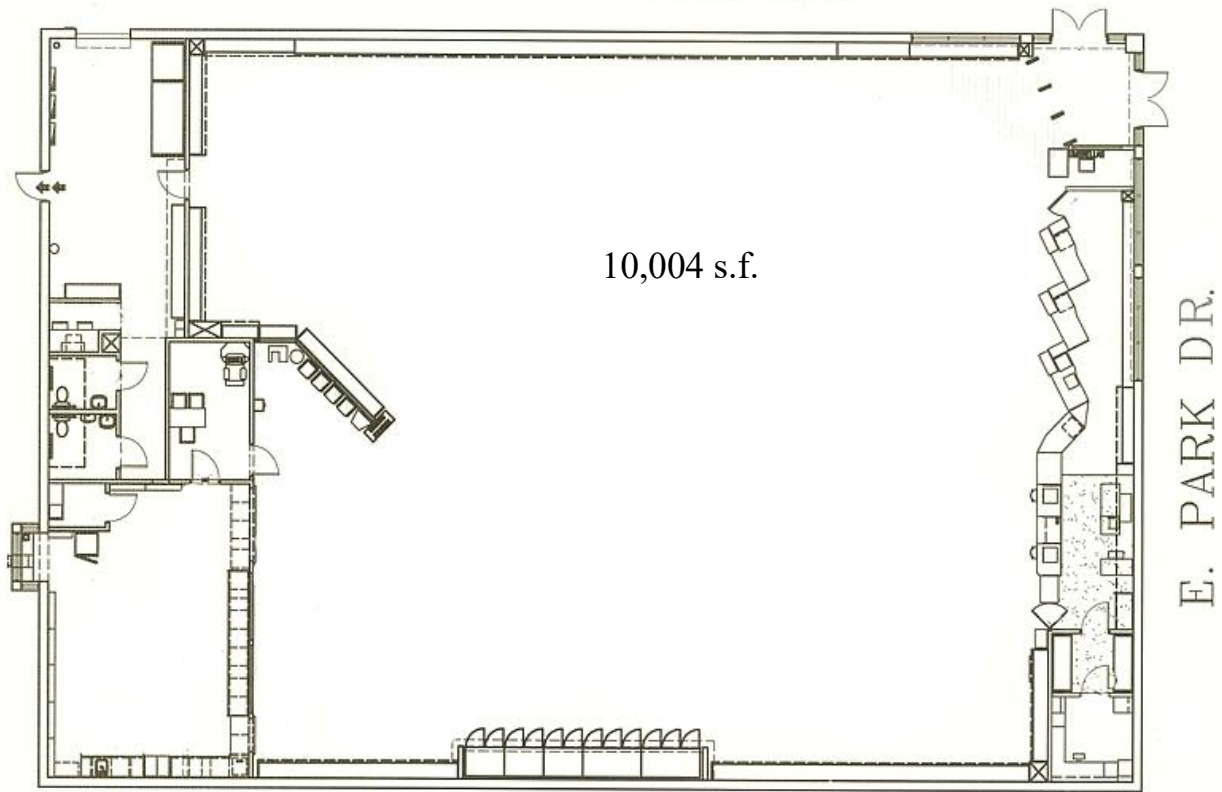


750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832 Telephone  
717-564-4759 Fax

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

UNION DEPOSIT RD.



LOCATION – 4299 UNION DEPOSIT ROAD, HARRISBURG, PA 17111

