

FACT SHEET, SITE PLAN, & MAP



FOR LEASE - 717-564-0832

Location Description

Address: East Park Center
4200 Derry Street
Harrisburg, PA 17111

Cross Street: East Park Drive

County: Dauphin

Municipality: Swatara Township

Tax Parcel #: 63-001-045

Directions: I-83 to Derry Street exit, East Park Drive, center on right

Access: East Park Drive

Building Description

Space Available: 6,000 s.f. shop
3,200 s.f. end-cap shop
Up to 52,000 s.f. build-to-suit available

Build Out:

Class: B

Construction: Block masonry and dryvit

of Units: 3 and a build-to-suit

Age: Built 1974

Roof Type/Material: Flat/Rubber

Floor Type/Material: Carpet/Vinyl

Floors: 1

Elevator: 0

Ceiling Hgt min/max: 12' /14'

Type: Acoustical tile

Sprinklers: No

Lighting: Fluorescent

HVAC/Source: Forced hot air; central AC / Electric

Restrooms: Men's & Women's handicapped

Business ID Sign: Yes

Parking Spaces: 593

Handicap Access: Yes

Parking Description: In Common

Site Description:

Frontage: Along East Park Drive and Derry Street; visible from I-83

Zoning: C-G Commercial General

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:

Remarks: Great retail location.
Anchor stores Home Depot and PetSmart.
High visibility from I-83.
Traffic signal controls at both I-83 ramps.

Lease Rate/Terms

S.F.	Rate:	Term:	Comments:
6,000 s.f.			
3,200 s.f.			End-cap
1,219 s.f.			
Up to 52,000 s.f.			Build-To-Suit



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.

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