

# 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:  
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  
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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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