

FOR SALE/LEASE

2322 N. 7TH STREET

Harrisburg, PA 17110

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,180,000
LEASE RATE:	\$3.95 SF/YR [NNN]
BUILDING SIZE:	31,000 SF
AVAILABLE SF:	31,000 SF
LOT SIZE:	1.56 Acres
PRICE / SF:	\$38.06
YEAR BUILT:	1920
RENOVATED:	2021
ZONING:	Industrial
MARKET:	Harrisburg
APN:	10-010-003

PROPERTY OVERVIEW

31,000 SF warehouse on the outskirts of Harrisburg, PA. Building includes 6,000 SF office area, kitchen, training, conference rooms and warehouse space. Warehouse area has nine loading docks and two drive-in doors. Quick access to N. Cameron Street, Route 22, I-81 and I-83.

PROPERTY HIGHLIGHTS

- 31,000 SF warehouse in Uptown Harrisburg
- Renovated in 2021
- Large fenced in lot
- 9 - docks
- 2 - drive-in doors
- Portion of warehouse is cross-docked
- Additional storage available in lower level
- Available for lease or sale

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PROPERTY DETAILS

SALE PRICE	\$1,180,000
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LEASE RATE	\$3.95 SF/YR (NNN)
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LOCATION INFORMATION

STREET ADDRESS	2322 N. 7th Street
CITY, STATE, ZIP	Harrisburg, PA 17110
COUNTY	Dauphin
MARKET	Harrisburg

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	Industrial
LOT SIZE	1.56 Acres
APN #	10-010-003

UTILITIES & AMENITIES

NUMBER OF ELEVATORS	1 (Frieght)
HVAC	Gas heat, electric AC in office area
RESTROOMS	5
FENCING	Yes
UTILITIES	Water & Sewer: Public Gas: Available Electric: 1500 AMP, 240V, 3-phase, 4 wire

BUILDING INFORMATION

BUILDING SIZE	31,000 SF
TENANCY	Multiple
CONSTRUCTION	Brick and steel
CEILING HEIGHT	16 ft
COLUMN SPACING	20' x 30'
OFFICE SPACE	6,000 SF
WAREHOUSE SPACCE	25,000 SF
NUMBER OF FLOORS	1
YEAR BUILT	1920
YEAR LAST RENOVATED	2021
ROOF	Rubber
WALLS	Brick and drywall
CEILING	Wood and tile
FLOOR COVERINGS	Quarry tile, carpet and concrete
LIGHTING	Fluorescent
SPRINKLERS	Yes - wet
DRIVE-INS	2
DOCKS	9
BUSINESS SIGN	Yes, on the building
BASEMENT	Partial

PARKING & TRANSPORTATION

NUMBER OF PARKING SPACES	50
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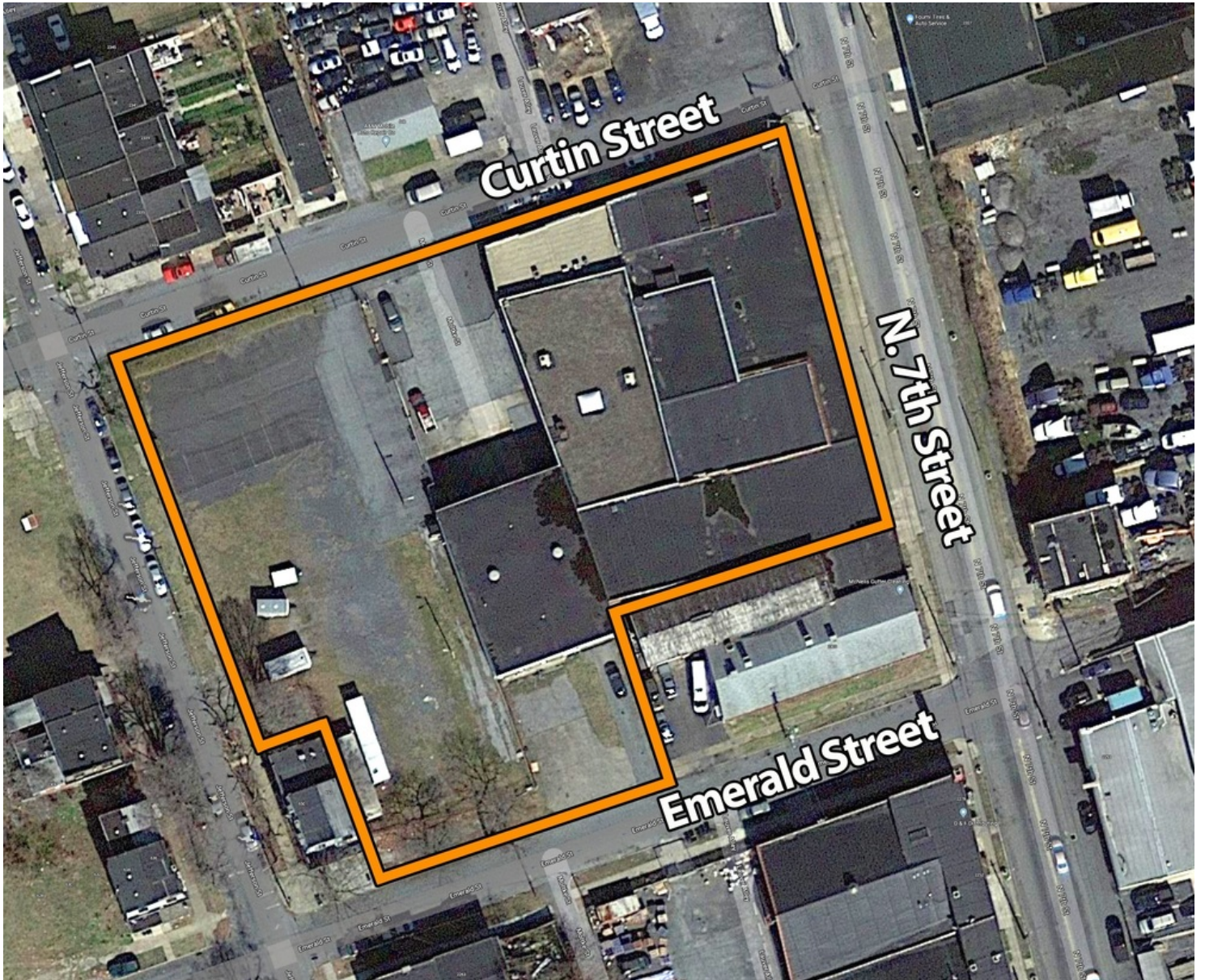
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ADDITIONAL PHOTOS



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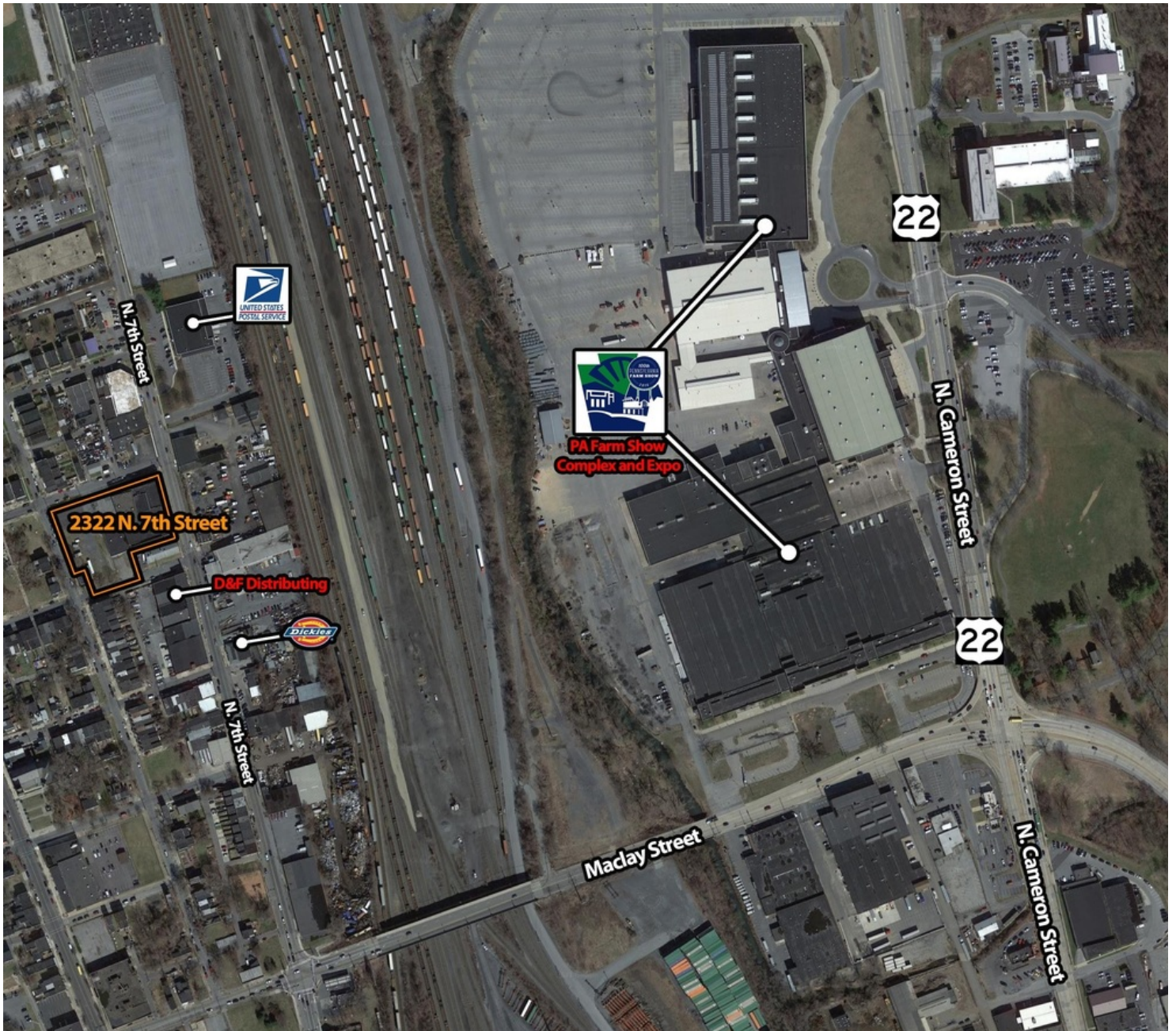
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RETAILER MAP



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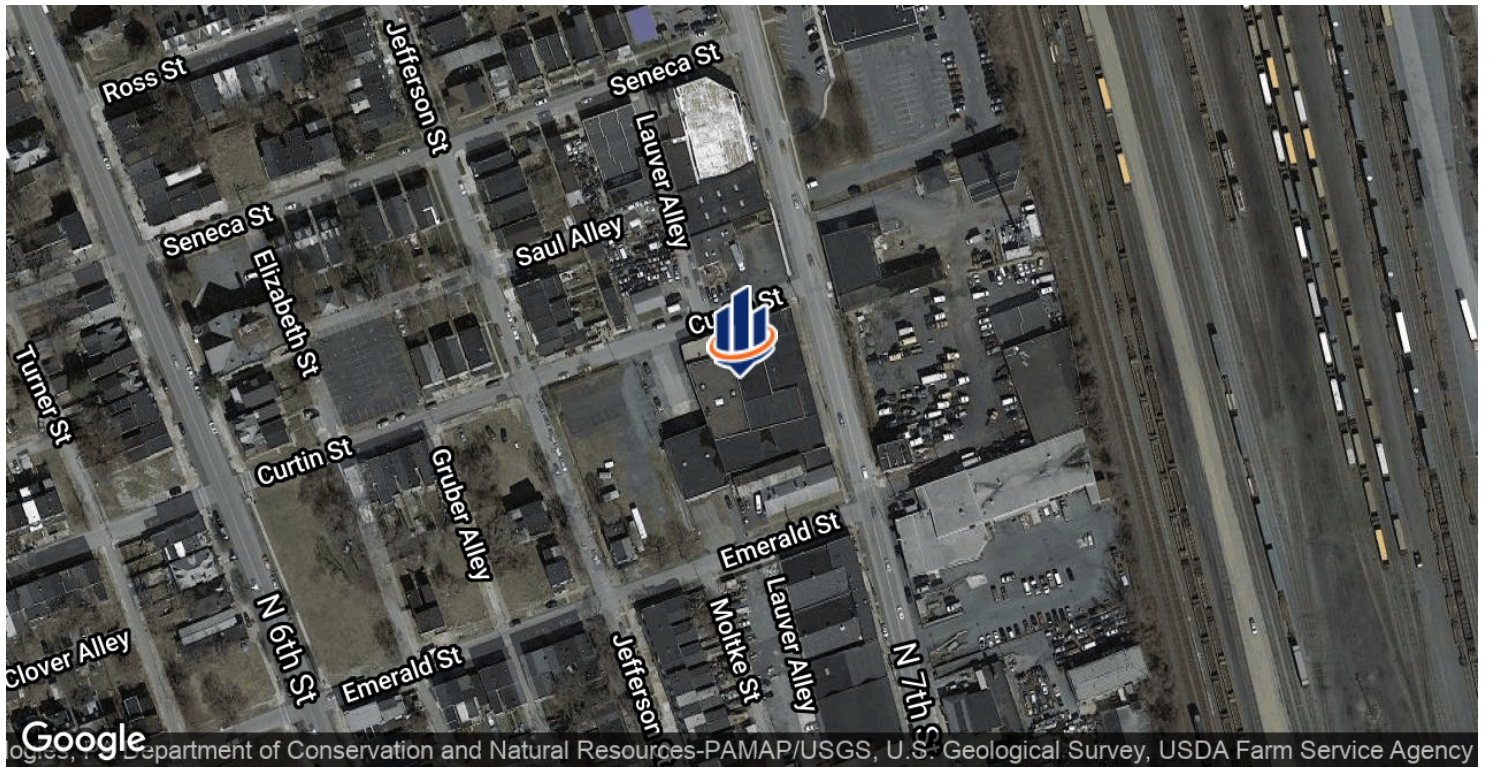
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LOCATION MAP



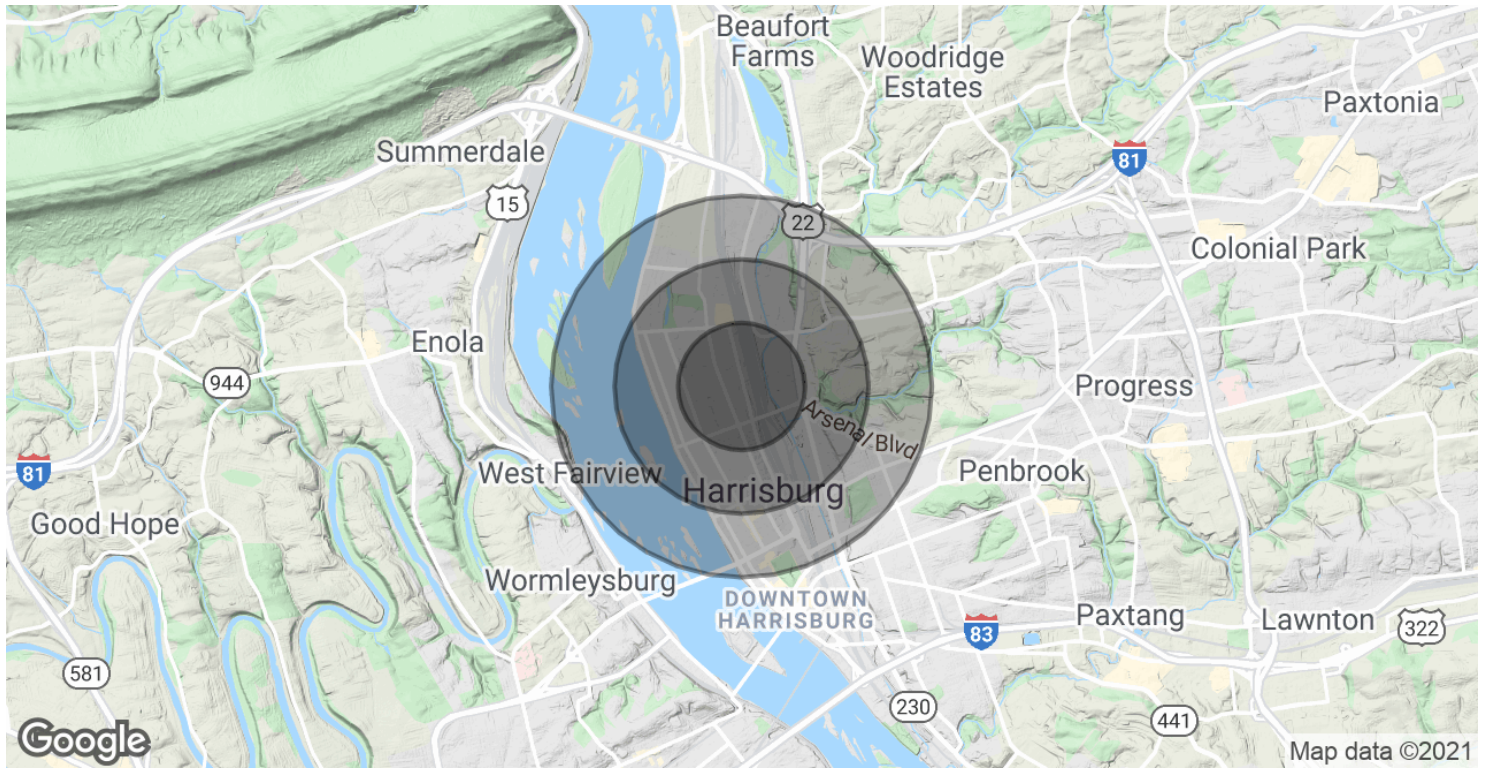
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	4,795	11,357	21,758
AVERAGE AGE	29.6	33.6	35.5
AVERAGE AGE (MALE)	24.3	30.1	32.9
AVERAGE AGE (FEMALE)	34.3	36.8	37.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,638	4,371	9,488
# OF PERSONS PER HH	2.9	2.6	2.3
AVERAGE HH INCOME	\$35,697	\$42,083	\$45,135
AVERAGE HOUSE VALUE	\$73,816	\$97,353	\$108,583

* Demographic data derived from 2010 US Census

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