



## 5275 E. Trindle Road Mechanicsburg, PA 17050 Hampden Township, Cumberland County

Second floor offices serviced by stairs or an elevator allows good views out of the windows. Owner has just reconfigured the space (2023) to feature office options from 693 SF, up to 7,018 SF (the entire side). The suites feature carpet squares and fresh paint. There is also a common-area kitchen and restroom for the tenant's use.

Square Feet Available	6,562 SF
Lot Size	3.780 AC
Price	\$16.00 / SF

## Zoning

Commercial General (C-G); permits professional office uses, medical uses

## Building Information

SF Available	6,562
Min Contiguous SF	693
Max Contiguous SF	6,562
Additional information	West side office - 2nd floor: 6,562 SF - can be demised into 2-4 suites
Total SF in Building	20,800
Construction	Dryvit
Year Constructed	1978
Elevator	Yes
Elevator Capacity	2000 lbs / 13 passengers
Number of Floors	Two
Sprinklers	Yes
HVAC	Gas heat; electric air conditioning
Ceiling Type	2x4 acoustical tile
Ceiling Height	10'
Floor Type	Carpet tiles and vinyl in kitchen/restroom
Business ID Sign	Yes; monument, lobby and door
Basement	Yes; not for Tenant use
Restroom	Private in-suite
Electrical Capacity	800 amp, 3-phase with sub-panels
Roof	Rubber
Walls	Painted drywall
Lighting	Parabolic

## Leasing Information

Price Per SF	\$16.00
Price Notes Leasing	Suite #1 - 2,657 SF   \$3,543.00/month Suite #2 - 693 SF   \$924.00/month Suite #3 - 1,305 SF   \$1,740.00/month Suite #4 - 1,907 SF   \$2,543.00/month
Monthly	Varies on amount of space leased
Annually	Varies on amount of space leased
Real Estate Taxes	Included in the rent
Insurance	Included in the rent
Finish Allowance	Negotiable
Lease Term	3 - 5+ years
Options	Negotiable
Escalation	3% annually
Possession	At lease commencement

Building Hours	Unlimited
Security Deposit	Amount equal to first month's rent
CAM	Included in rent

### Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	L	Trash Removal	*
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	T
Water and Sewer	L	Supplies	T
Taxes	L	Electric	L
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	T
Plumbing Repairs	L	Roof Repairs	L
Other	*Trash removal is split between tenants		

### Demographics

Radii	Population	Households	Household Income
1	6,368	2,956	\$67,023
3	48,650	22,236	\$72,178
5	102,541	42,195	\$83,439
Traffic Count:			

### Land Information

Acres	3.780 AC
Fencing	None
Frontage	Over 400' on E. Trindle Road
Dimensions	400' x 400' +/-
Parking	Over 100 spaces in common Small number of spaces reserved for patrons of other tenants
Topography	Flat
Tax Parcel Number	10-23-0563-024A

### Utilities

Water	Public
Sewer	Public
Gas	Yes; propane



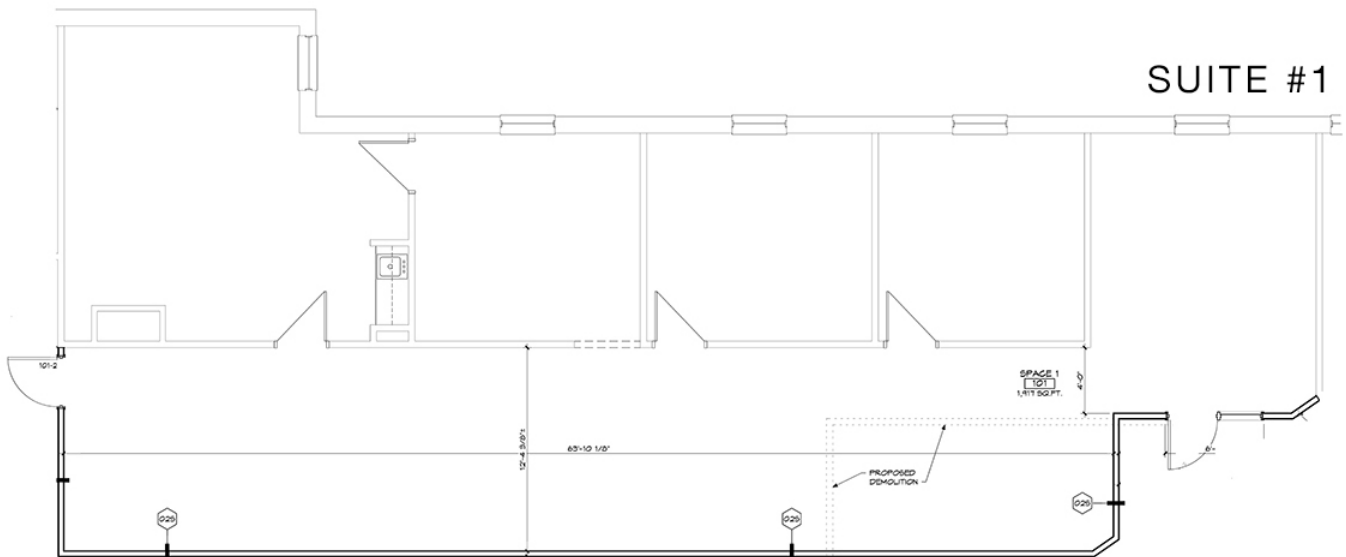






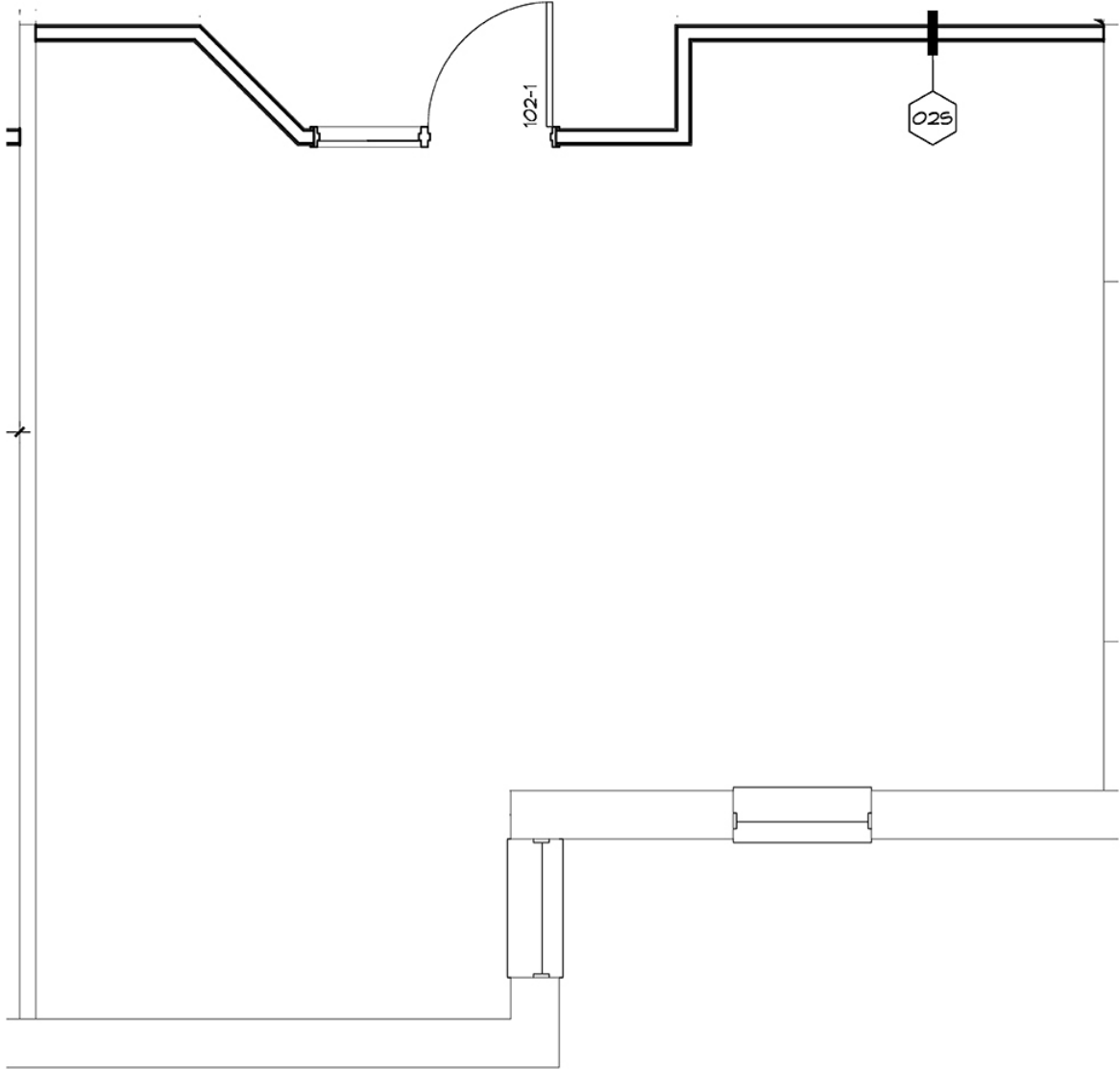




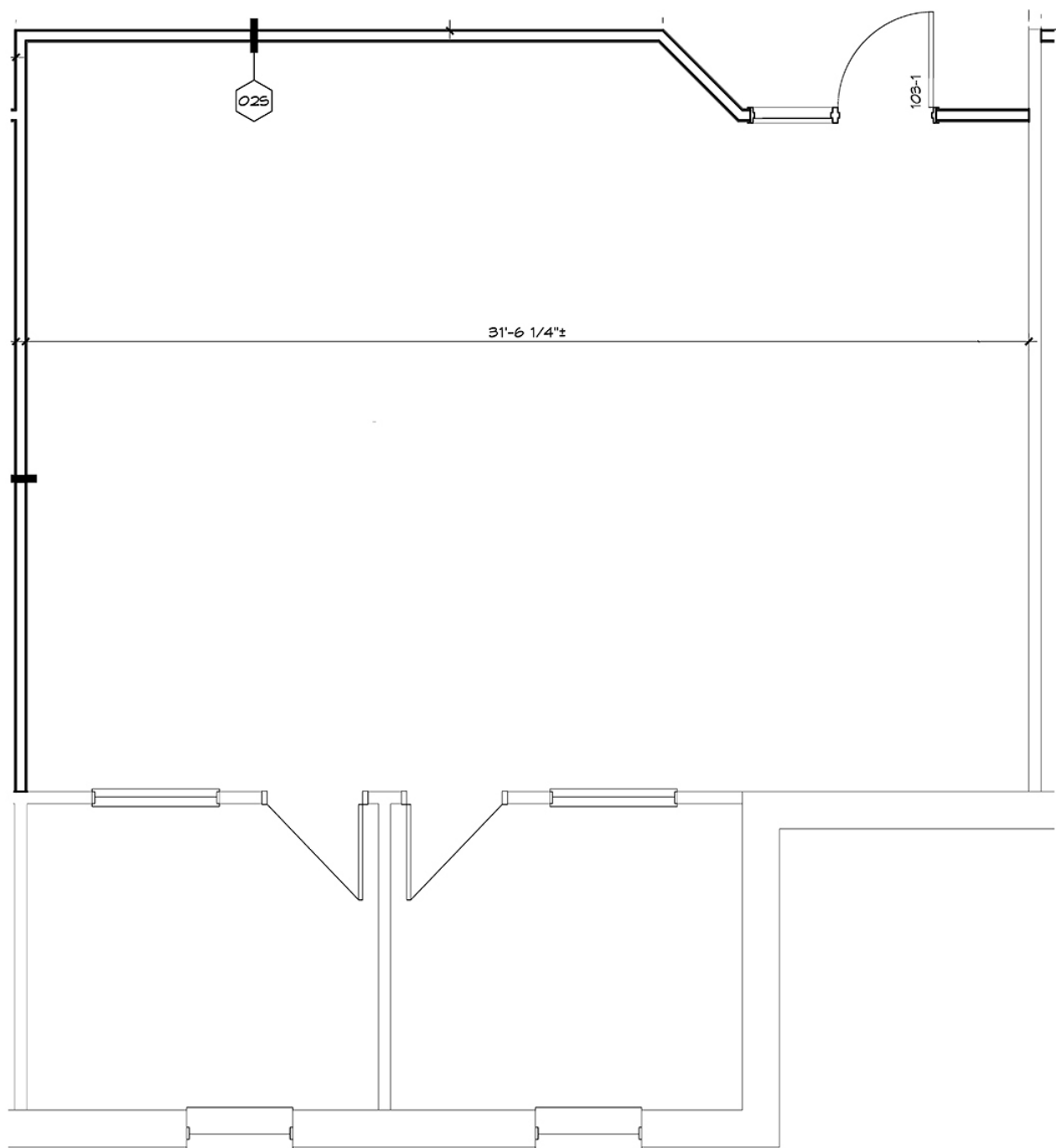




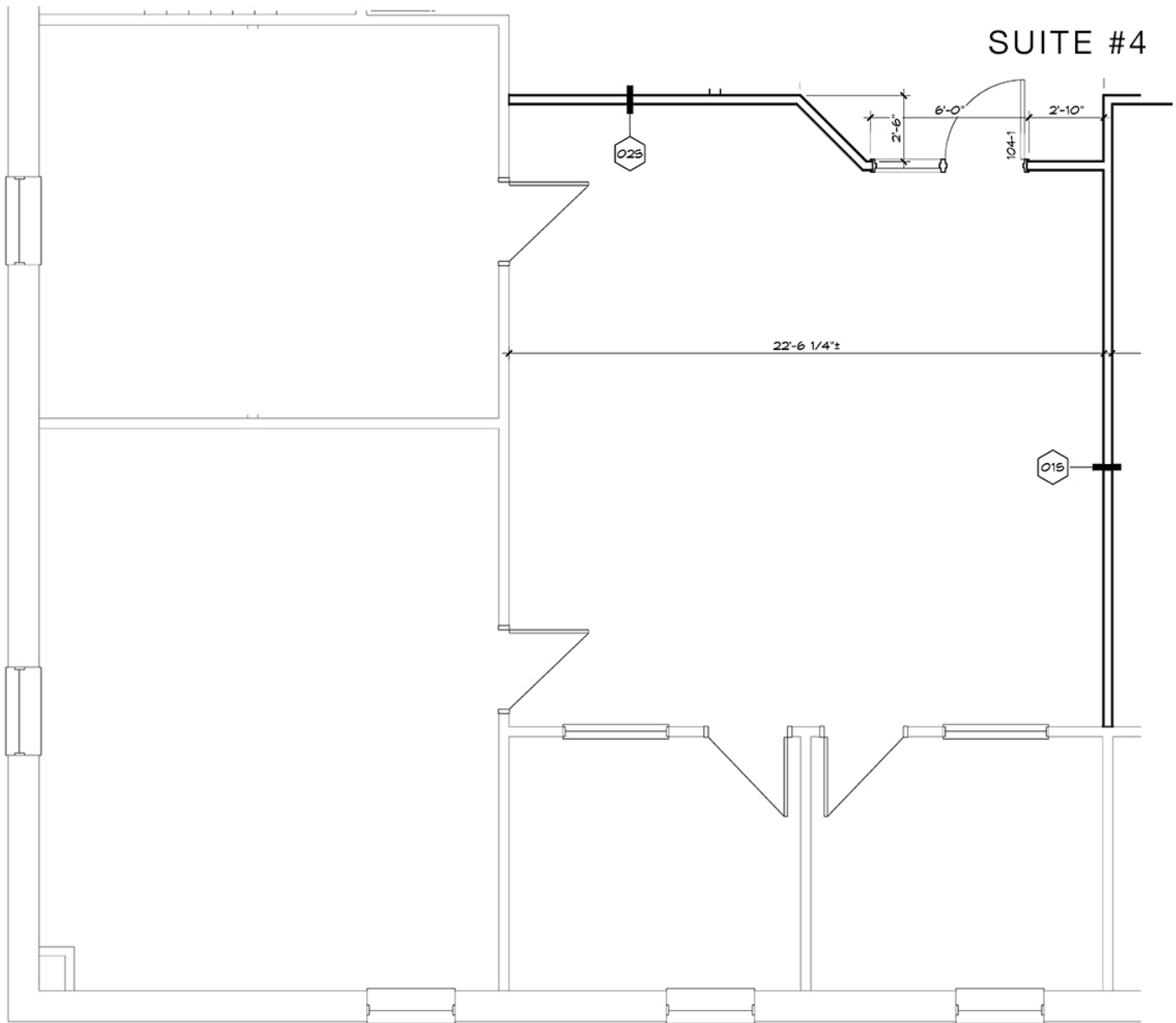
SUITE #2



# SUITE #3







Information concerning this offering is from sources 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.

NAI CIR | 1015 Mumma Road, Lemoyne, PA 17043 | PA Licence #RB024320A