

555.555.5555 // 325 W. HURON ST. | CHICAGO, IL 60654 // BUILDOUT.COM MWCOMMERCIALREALTY.NET

EXECUTIVE SUMMARY



LEASE RATE

NEGOTIABLE

OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

6.23 Acres

Year Built:

1986

Building Size:

33,456 SF

Zoning:

I-1

Market:

Harrisburg

PROPERTY OVERVIEW

Office/Warehouse for lease

LOCATION OVERVIEW

Just off Hwy 29 next to Lowes Motor Speedway less than 2 miles to I-485.

PROPERTY HIGHLIGHTS

- Former race shop
- HVAC throughout
- 2 canopy areas
- 2 sections available
- - 6,000 sf
- - 14,736 sf

AVAILABLE SPACES

-	-	Negotiable	Negotiable
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Reval Year 2016 Tax Year: 2017

6.231 AC SMISC HOLDINGS INC PROPERTY

Appraised by 11 on 01/05/16 50021 CHARLOTTE MOTOR SPEEDWAY

1

6.231 AC

TW-02

CI-01 FR-19 EX- AT-

SRC = Estimated

LAST ACTION 20160105

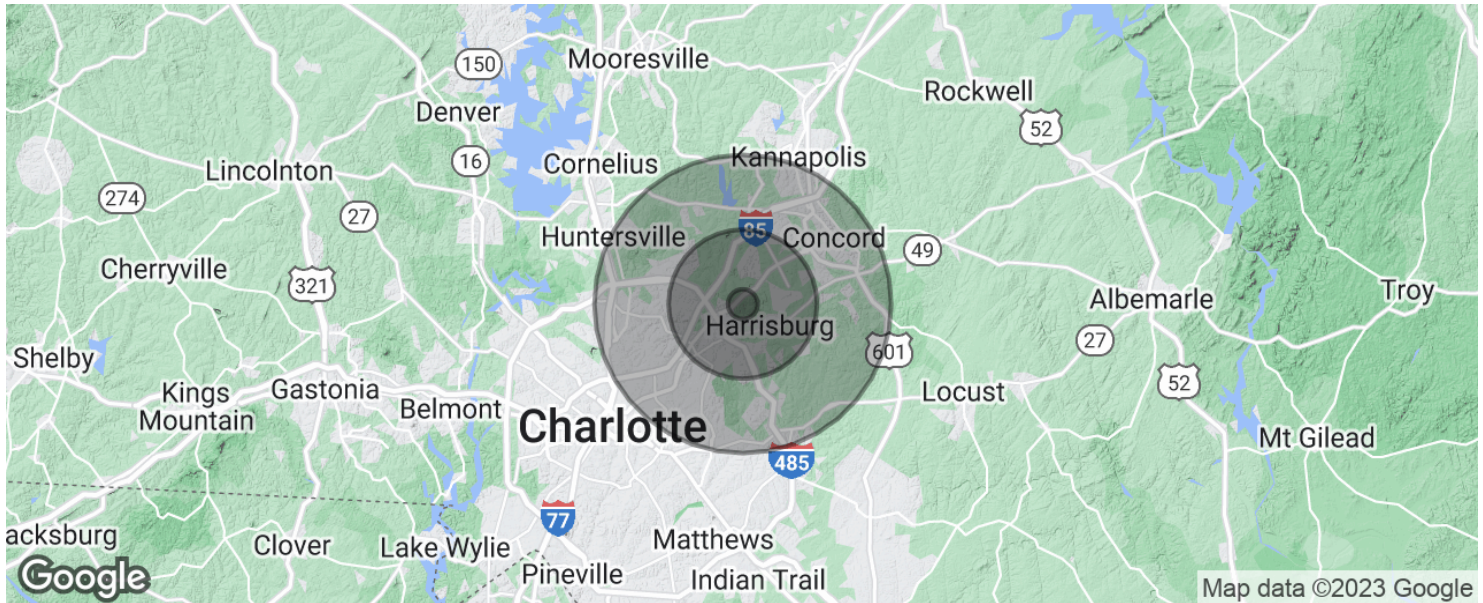
CONSTRUCTION DETAIL										MARKET VALUE										DEPRECIATION										CORRELATION OF VALUE									
Foundation - 4 Spread Footing										USE MOD	EFF. AREA	QUAL	BASE RATE	R CN	EYB	AVE	Standard 0.57000										CREDENCE TO MARKET												
Sub Floor System - 2 Slab on Grade- Residential/Commercial										57	06	49,296	116	57.54	2836492	1964	964	% GOOD										43.0	DEPR. BUILDING VALUE - CARD 1,219,690										
Exterior Walls - 21 Face Brick										TYPE: MOTOR SPORT GARAGE										WAREHOUSE/INDUSTRIAL										DEPR. OB/XF VALUE - CARD 107,440									
Exterior Walls - 24 Modular Metal										STYLE: 1 - 1.0 Story																				MARKET LAND VALUE - CARD 467,330									
Roofing Structure - 10 Steel Frame or Truss																														TOTAL MARKET VALUE - CARD 1,794,460									
Roofing Cover - 12 Metal																														TOTAL APPRAISED VALUE - CARD 1,794,460									
Interior Wall Construction - 5 Drywall/Sheetrock																														TOTAL APPRAISED VALUE - PARCEL 1,794,460									
Interior Floor Cover - 03 Concrete Finished																														TOTAL PRESENT USE VALUE - PARCEL 0									
Interior Floor Cover - 05 Asphalt Tile																														TOTAL VALUE DEFERRED - PARCEL 0									
Heating Fuel - 04 Electric																														TOTAL TAXABLE VALUE - PARCEL 1,794,460									
Heating Type - 10 Heat Pump																																							
Air Conditioning Type - 03 Central																																							
Commercial Heat & Air - 2 Packaged Units																																							
Structural Frame - 06 Steel																																							
Ceiling & Insulation - 01 Suspended - Ceiling Insulated																																							
Floor Number - 01 Floor																																							
Half-Bathrooms BAS - 0 FUS - 0 LL - 0																																							
Plumbing Fixtures S.O. 2.000																																							
Office BAS - 0 FUS - 0 LL - 0																																							
TOTAL POINT VALUE										129.000																													
BUILDING ADJUSTMENTS																																							
Non-Std Wall Height										14	Non-Std Wall Height		1.0000																										
Quality										2	Below Average		0.9000																										
Shape/Design										3	MF3		1.0000																										
Size										2	Size		1.0000																										
TOTAL ADJUSTMENT FACTOR										0.900																													
TOTAL QUALITY INDEX										116																													
SUBAREA																																							
TYPE	GS AREA	%	RPL CS	10	PAVING CON	0	0	3.600	3.70	100	1	1.15	1986	1998	SS	50	6052																						
ACF	11,840	200	1362547	09	PAVING ASP	0	0	67,000	2.75	100	1	1.00	1986	1998	SS	50	92125																						
BAS	20,736	100	1193149	06	FENCE CL4	0	0	1,330	11.40	100	1	0.90	1986	1994	SS	30	4094																						
CAN	10,600	030	162977	05P	FEN WD PRV	0	0	330	16.00	100	1	1.00	1991	1994	SS	30	1584																						
FOF	860	150	75953	08	TRUCK WELL	50	12	600	8.60	100	1	1.00	1986	1996	SS	30	1546																						
PTO	364	010	2167		TOTAL OB/XF VALUE													107,436																					
ULP	1,140	030	19679																																				
FIREPLACE	1 - None																																						
SUBAREA TOTALS										45,580										2,836,492																			
BUILDING DIMENSIONS										ACF=E148N60W146S0Aarea:11840;ULP=E12N95W128S9Aarea:1140;PTO=W48N6E46S6Aarea:364;FCF=N5E125SW12Aarea:95;BAS=W36N6W12S16W32N6S6W28N132E28W6S6N24E100S114E46S70Aarea:14736;FOF=N26W28S26E28Aarea:784;CAN=W40S120E40N120Aarea:4800;CAN=N36E100S89W100Aarea:5800;BAS=N60E100S60W100Aarea:6000;TotalArea:45580																													
LAND INFORMATION																																							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	RF	AC	LC	TO	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERWRITE VALUE	LAND NOTES																		
INDUSTRIAL	0600	I-1	281	0	1.3160	6	0.5700	-03 -40 +00 +00 +00	SP	100,000.00	6.231	AC	0.750	79,000.00	467325			467,330																					
TOTAL MARKET LAND DATA										6.231																													
TOTAL PRESENT USE DATA																																							

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6780 Hudspeth Rd.	-	6,000 SF	Modified Gross	\$7.50 SF/yr	-
6780 Hudspeth Rd. (copy)	-	14,736 SF	Modified Gross	\$7.50 SF/yr	-

LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,799	98,785	399,875
Median age	34.5	31.9	33.2
Median age (Male)	34.1	31.7	32.5
Median age (Female)	34.3	32.1	34.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,070	34,876	150,184
# of persons per HH	2.6	2.8	2.7
Average HH income	\$74,531	\$77,466	\$65,655
Average house value	\$208,270	\$233,914	\$203,160

* Demographic data derived from 2020 ACS - US Census