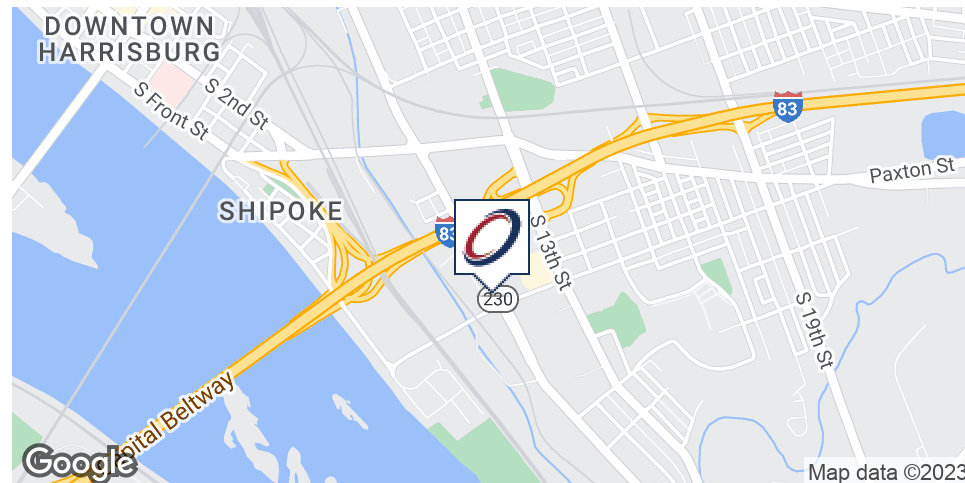


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	11,971 SF
Available SF:	
Lot Size:	0.98 Acres
Price / SF:	\$48.03
Year Built/Renovated	1984/2020
Zoning:	C-1
Traffic Count:	15,000

PROPERTY OVERVIEW

Fully leased 11,971 SF industrial building with office/showroom space in a great location on the Cameron Street corridor. First floor consists of 6,300 SF of flex/industrial space with 10'+ ceilings, a drive-in door and a dock, and an area built out as office/showroom space. Second floor consists of newly renovated open loft space for offices or storage. Highly flexible Industrial zoning allows for a wide variety of uses. Great location with high degree of visibility, easy access to I-83, Paxton Street, and downtown Harrisburg, and traffic counts of up to 15,000 VPD.

PROPERTY HIGHLIGHTS

- Fully leased building currently undergoing extensive renovations
- One drive-in and two docks
- Plentiful newly renovated showroom and office space
- Excellent location with great visibility and access to I-83



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1070 S Cameron Street

INDUSTRIAL PROPERTY FOR SALE

1070 S Cameron Street Harrisburg, PA 17104

PROPERTY PHOTOS



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BUSINESS AERIAL



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1070 S Cameron Street

INDUSTRIAL PROPERTY FOR SALE

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LOCATION MAP



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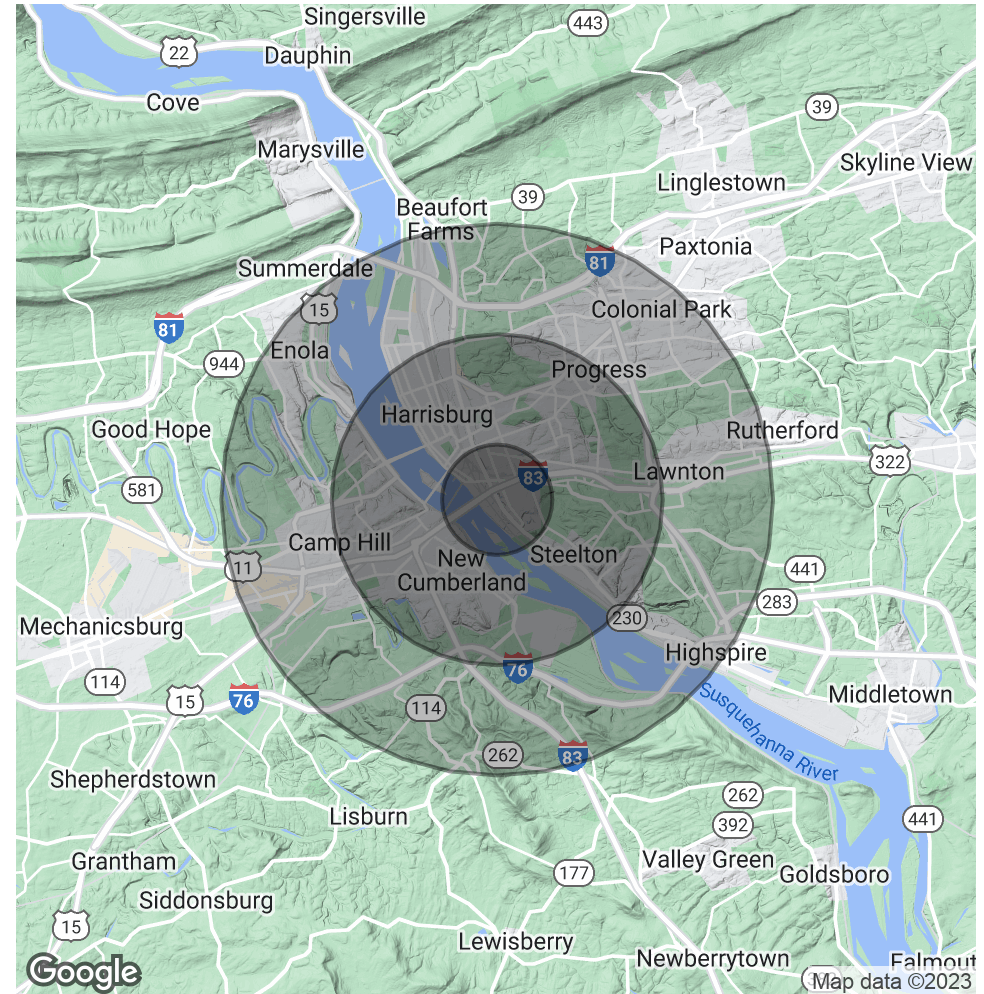
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,544	99,864	188,518
Average age	27.5	35.9	37.5
Average age (Male)	22.8	33.6	35.4
Average age (Female)	29.7	37.6	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,546	42,567	78,607
# of persons per HH	2.5	2.3	2.4
Average HH income	\$30,153	\$49,294	\$56,951
Average house value	\$77,899	\$136,682	\$152,327

* Demographic data derived from 2020 ACS - US Census



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