



4031 Executive Park Drive Harrisburg, PA 17111 Dauphin County, Swatara Township

Exceptional opportunity for office building investors in the Harrisburg area. This prime property, nestled on 2.60 AC, encompasses a 33,705 SF building featuring versatile zoning permitting offices, medical/dental facilities, personal services, apartments, hotels, and more. This property offers ample parking and includes a vacant 1.23 AC lot—providing additional flexibility and potential. With new pricing, this office building presents a lucrative investment with multiple usage possibilities.

Square Feet Available	33,705 SF
Lot Size	3.83 AC
Date Available	Immediately
Price	\$2,995,000

Zoning

C-L – Limited Commercial District which permits offices, medical/dental, personal services, apartments/hotels and much more. Some uses have additional requirements. See listing agent for details.

Building Information

SF Available	33,705
Max Contiguous SF	33,705
Additional information	Comcast currently services the building for internet. There is a 60 kw generator for life safety.
Total SF in Building	33,705
Construction	Brick and masonry
Year Constructed	1985
Elevator	Yes
Elevator Capacity	2500 lbs
Number of Floors	Three
Sprinklers	Yes
HVAC	Hot water heat (boiler system) and electric A/C
Ceiling Type	Acoustic tile
Ceiling Height	10' - 11'10"
Floor Type	Carpet with tile in restrooms
Business ID Sign	Yes; pole sign at entrance and monument sign in front of building
Basement	None
Restroom	Two per floor; men's and women's w/ lockers and showers
Electrical Capacity	3 phase; 280/120 volt
Roof	Flat rubber
Walls	Painted drywall and wall paper
Lighting	Fluorescent and canned

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	L	Trash Removal	L
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	L
Plumbing Repairs	L	Roof Repairs	L

Land Information

Acres	3.83 AC
Land SF	166,835

Fencing	None
Frontage	Over 300' along Executive Park Drive
Parking	100+ lined spaces
Topography	Generally level directly around the building
Historic District	No
Flood Zone	No
Tax Parcel Number	63-027-158 and 63-027-193

Utilities

Water	Public
Sewer	Public
Gas	Yes; propane

Sales Information

For Sale	Yes
For Lease	No
Price	\$2,995,000
Real Estate Tax	Approximately \$85,015 annually (2023) for the building/land and \$4,140 annually (2023) for the smaller land parcel
Transfer Tax	To be split equally between Buyer and Seller
Insurance	Per Buyer's carrier
Inventory	None
Financing	Cash or conventional
Date Available	Immediately





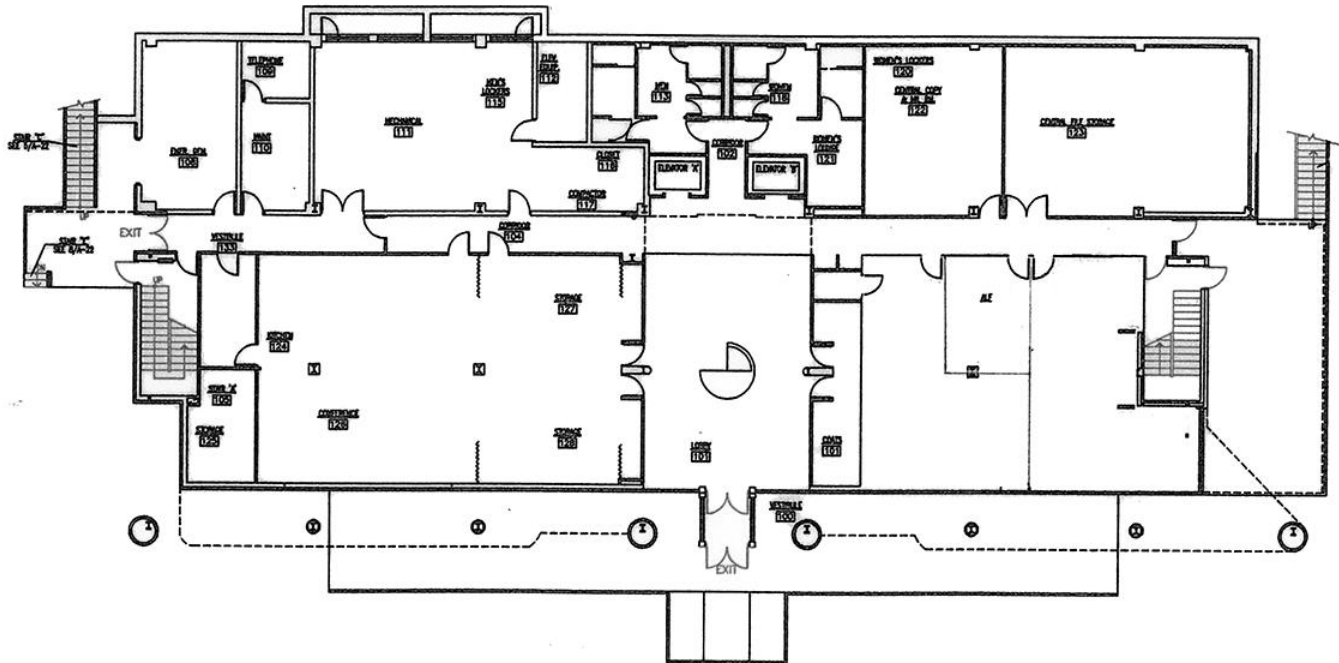




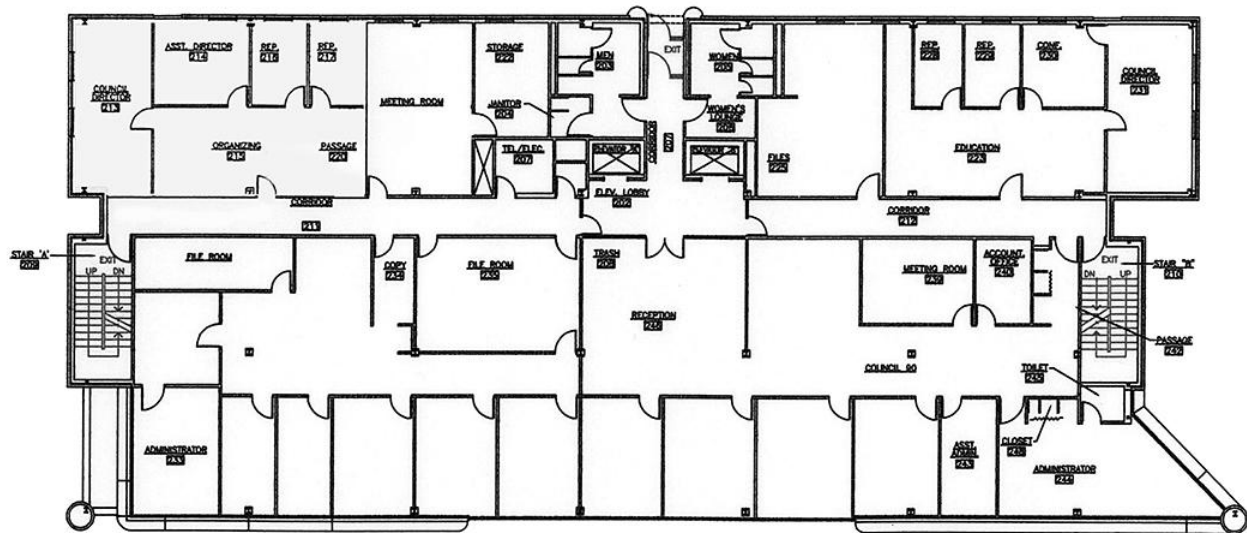




First Floor

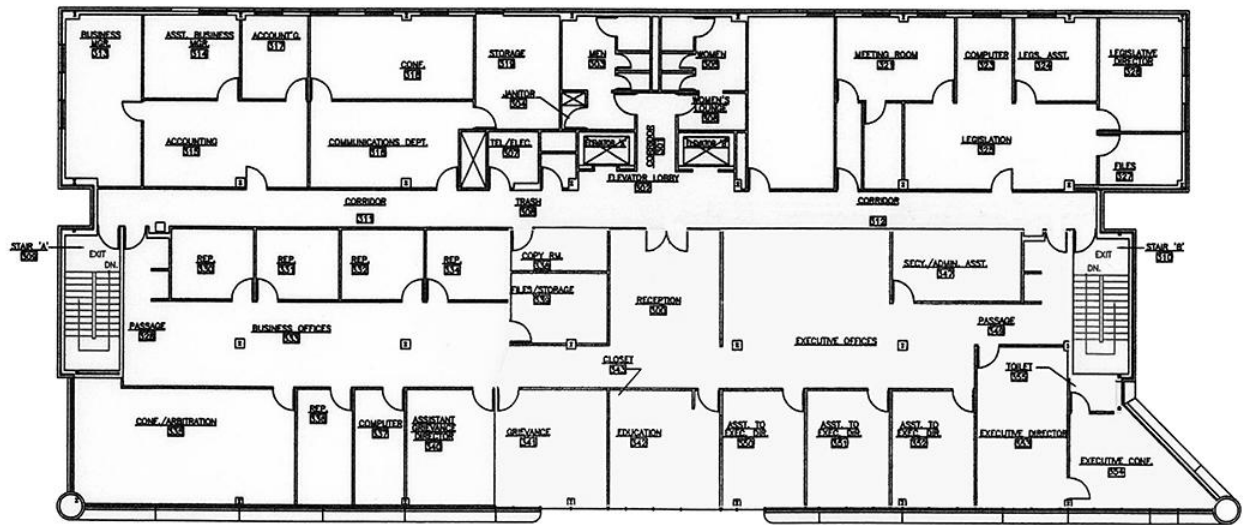


Second Floor



SECOND FLOOR PLAN

Third Floor



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.

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