



2701 Herr Street Harrisburg, PA 17103 Dauphin County, Penbrook Borough

To-be-built flex warehouse building (approximately 15,000 SF) with several popular options such as front of building (along Herr Street) being an office and the rear portion being the warehouse area. Several parking spaces could be available.

Square Feet Available	15,000 SF
Lot Size	0.55
Date Available	Immediately
Price	\$

Zoning

Commercial – which permits auto body shops, banks, professional offices, personal services, restaurants, wholesale business and warehouses, storage facilities and more.

Building Information

SF Available	15,000
Additional information	Property is to-be-built by Owner; if by Buyer, it will be \$450,000 with approved plans
Total SF in Building	15,000

Leasing Information

Price Per SF	\$12.00
Rentable Useable	Rentable
Real Estate Taxes	Approximately \$14,340 annually (2023)
Operating Expenses	To be paid by Tenant through CAM
Insurance	Building insurance paid through CAM. Liability insurance paid by Tenant.
Finish Allowance	Negotiable
Lease Term	Negotiable
Options	Negotiable
Escalation	3% annual increases on the base rent
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months rent
CAM	To be paid by Tenant

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	T	Trash Removal	T
Insurance	T	Air Conditioning	T
HVAC Repairs	T	Interior Repairs	T
Water and Sewer	T	Supplies	T
Taxes	T	Electric	T
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	T	Light Bulbs	T
Plumbing Repairs	T	Roof Repairs	L

Demographics

Radii	Population	Households	Household Income
1	12,694	5,743	\$55,905
3	93,536	44,107	\$55,965
5	188,506	86,994	\$69,941
Traffic Count:	7,480 ADT (between Canby St. & 24th St.)		

Land Information

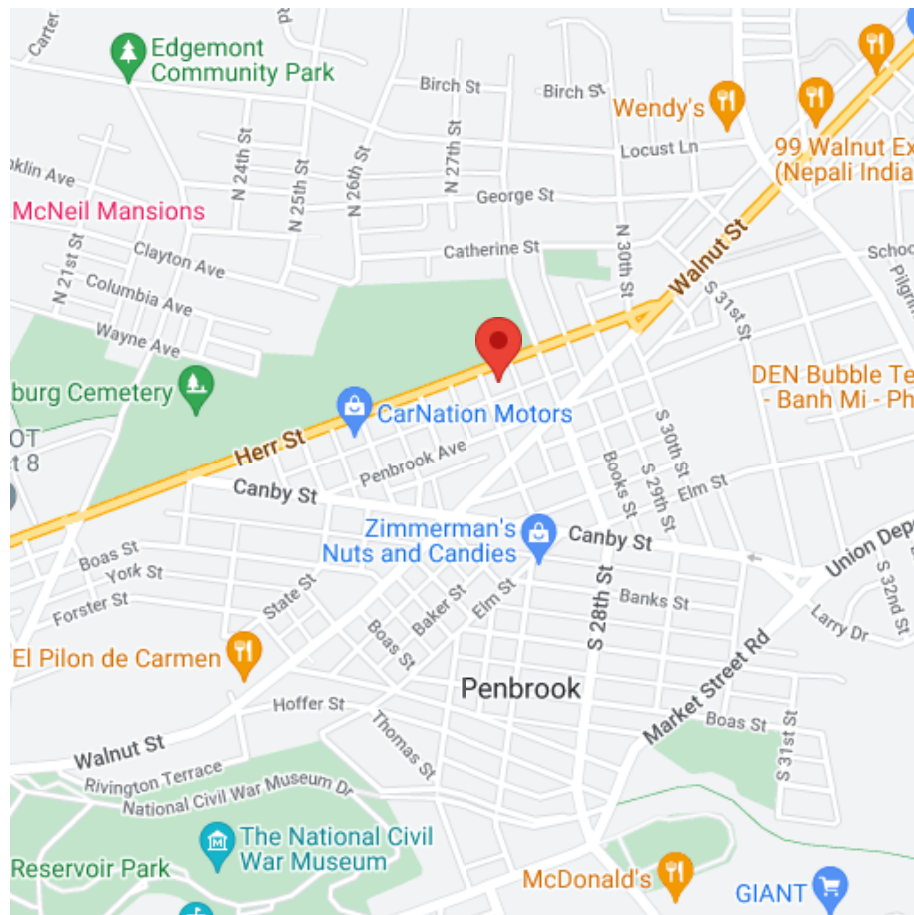
Acres	0.55
Land SF	23,958
Fencing	TBD
Frontage	Approximately 150' along Herr Street and 180' along N 27th Street
Parking	TBD
Topography	Level front with slope to exposed rear
Historic District	No
Flood Zone	No
Tax Parcel Number	49-004-001

Utilities

Water	Public
Sewer	Public
Gas	Yes (UGI)

Sales Information

For Sale	Yes
For Lease	Yes
Price Notes	Property is to-be-built by Owner; if by Buyer, it will be \$450,000 with approved plans.
Date Available	Immediately



DESIGN CONCEPT

VIEW 1



DESIGN CONCEPT

VIEW 2











