

# FLEX WAREHOUSE FOR LEASE

525 W CHOCOLATE AVE |  
HERSHEY, PA 17033

**Presented By:**

**Michael**

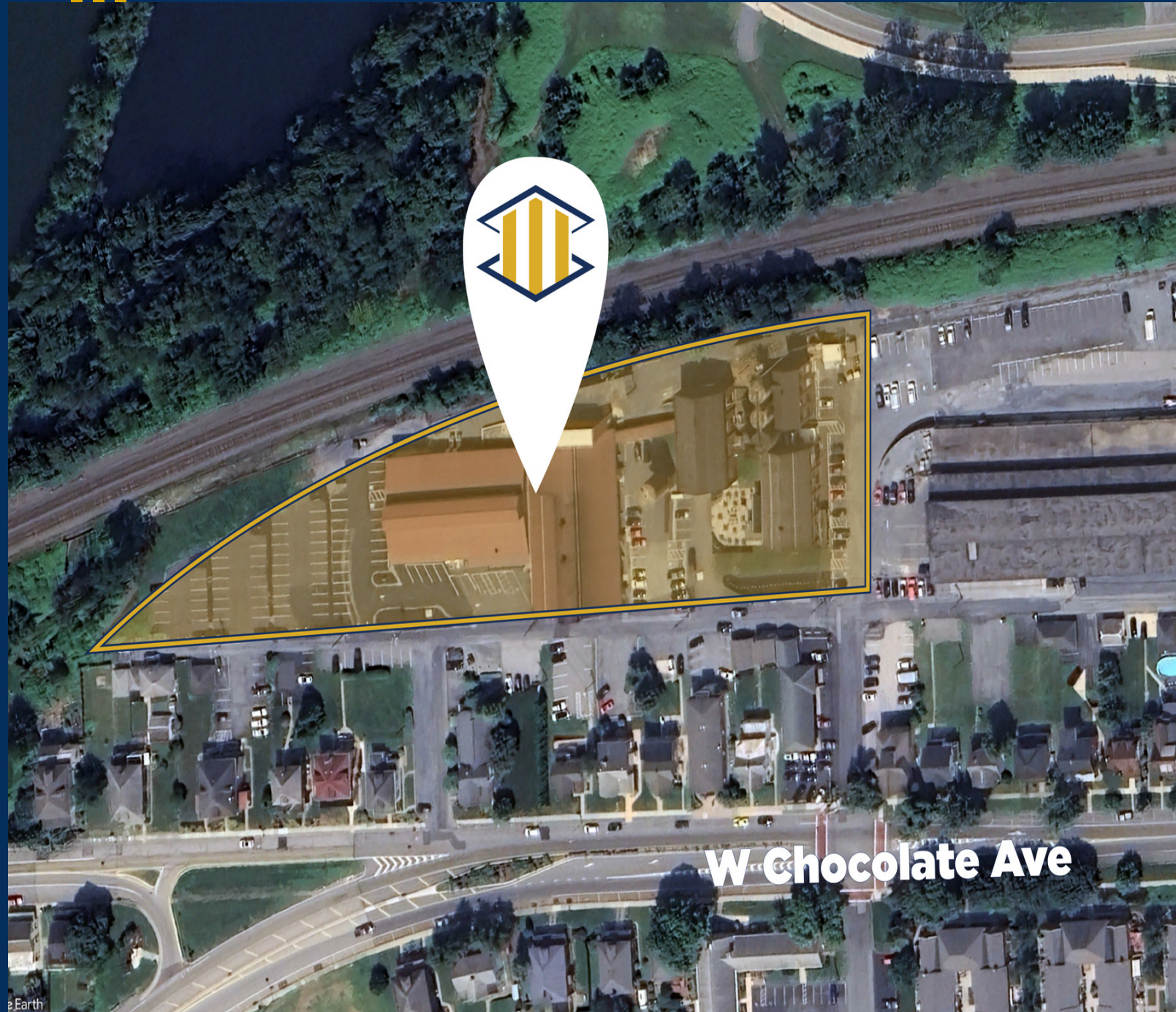
**Kushner, CCIM**

SENIOR ADVISOR

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**W Chocolate Ave**



**CAPSTONE**  
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033

# PROPERTY OVERVIEW

525 W Chocolate Ave | Hershey, PA 17033



## PROPERTY DESCRIPTION

This +/-9,660 SF flex space is below Stumpy's Hatchet House, with a minimum divisible size of +/- 2,448 SF. The sprinklered space features concrete deck ceiling, block walls, and concrete flooring. The owner is willing to add a restroom if the tenant desires. There is 1 drive-in door measuring 9'7"x7'6", and 1 dock door measuring 9'7"x9'8" that sits 2'6" high. The warehouse is handicap accessible. 18'5"x14'5" column spacing with a clear height of 11'1", 10'4" clear to the bottom of the sprinklers.

## OFFERING SUMMARY

Lease Rate:	undisclosed
Available SF:	2,448 - 9,660 SF
Lot Size:	3.26 Acres
Building Size:	31,758 SF
APN:	24-009-046
Zoning:	C-25: Commercial/Industrial Hershey Mixed-Use with Downtown Core 9.1 Overlay District
Municipality:	Derry Twp
County:	Dauphin



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# SUITE PHOTOS

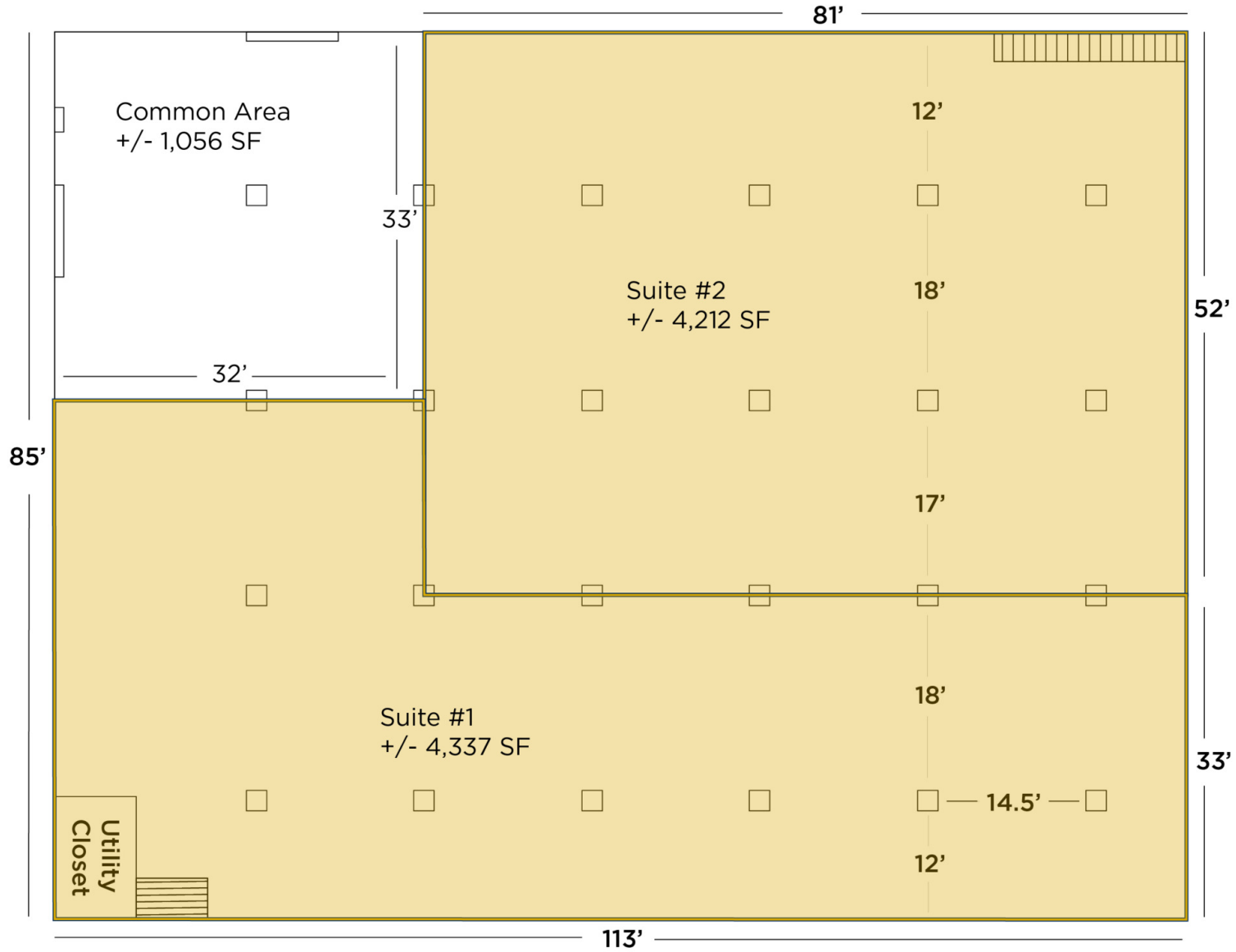
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# FLOORPLAN

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# AREA OVERVIEW

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# ADVISOR BIO

525 W Chocolate Ave | Hershey, PA 17033



## Michael Kushner CCIM

Senior Advisor

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Mike entered commercial real estate in 1986, and soon developed a passion for helping businesses find their perfect space. That passion led him to create his own firm, Omni Realty Group, in 1998, and he has been exclusively practicing buyer/tenant representation ever since. Since his start, Mike has been directly responsible for the successful repositioning and redevelopment of over 500 apartment units and 8 million square feet of retail, office, industrial, and residential product in Central Pennsylvania, as well as closing sale and lease transactions in excess of \$100 million. Mike is committed to knowing his clients and their businesses on a more personal level, developing deep trust and detailed understanding of their business operation, financial position, and their risk profile. Mike joined our team in March of 2024, ready to offer his unique specialty with the highest level of service, loyalty, and confidence for each client. Mike was raised in Central PA, and received his degree in Economics from the University of Pennsylvania.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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