

# Commercial Property For Sale or Lease

## 2900 SYCAMORE STREET | HARRISBURG, PA 17111

Presented By:  
**Ida McMurray, CCIM, SIOR**  
PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701  
C: 717.443.5500



# PROPERTY OVERVIEW

2900 Sycamore Street | Harrisburg, PA 17111



## PROPERTY DESCRIPTION

Don't miss this opportunity to purchase or lease this +/- 13,939 SF commercial building located just off of Paxton Street in Harrisburg, PA. This property has (2) 14' drive-in doors, +/- 7,213 SF office and +/- 6,726 SF of warehouse space. Office includes 12 private offices, 2 conference rooms, open space for cubicles and a full kitchen.

## PROPERTY HIGHLIGHTS

- +/- 13, 939 SF Commercial building
- +/- 6, 726 SF of warehouse with +/- 7, 213 of office
- (2) 14'x14' drive-in doors
- Zoned Manufacturing Limited
- Freshly repainted exterior

## OFFERING SUMMARY

Sale Price:	\$740,000
Lease Rate:	\$9.50 SF/yr (NNN)
CAM:	\$1.18/SF
Available SF:	13,939 SF
Lot Size:	0.38 Acres
APN:	63-026-029
Zoning:	Manufacturing Limited
Municipality:	Swatara Twp
County:	Dauphin



**Ida McMurray, CCIM, SIOR**  
PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701 C: 717.443.5500

# PROPERTY DETAILS

2900 Sycamore Street | Harrisburg, PA 17111

Sale Price	<b>\$740,000</b>
------------	------------------

Lease Rate	<b>\$9.50 SF/YR (NNN) CAM: \$1.18/SF/YR</b>
------------	---

## LOCATION INFORMATION

Street Address	2900 Sycamore Street
City, State, Zip	Harrisburg, PA 17111
County	Dauphin
Township	Swatara

## BUILDING INFORMATION

Building Size	13,939 SF
Tenancy	Single
Office Space	7,213 SF
Number of Floors	1
Year Built	1940
Roof	Rubber
Walls	Block, drywall
Ceilings	Exposed, drop ceiling
Floor Coverings	Concrete, carpet and vinyl in offices
Office Buildout	12 private offices, 2 conference rooms, open areas for cubicles, kitchen with range and dishwasher

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	Manufacturing Limited
Lot Size	0.38 Acres
APN #	63-026-029

## PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	1.43
Number of Parking Spaces	20

## UTILITIES & AMENITIES

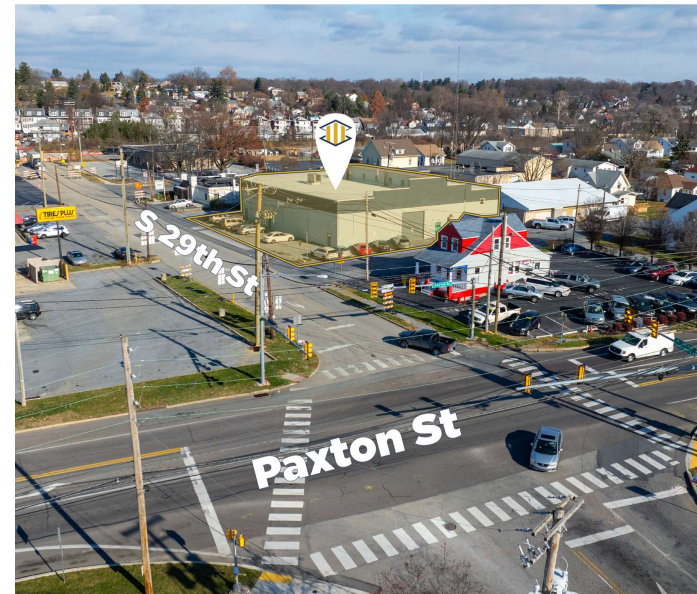
HVAC	Office: Gas heat and electric A/C Warehouse: Radiant heat at drive indoor
Restrooms	Office: 1 men's, 1 women's plus full bath of shower Warehouse: 1 men's
Gas / Propane	Yes



**Ida McMurray, CCIM, SIOR**  
PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701 C: 717.443.5500

# ADDITIONAL AERIAL PHOTOS

2900 Sycamore Street | Harrisburg, PA 17111

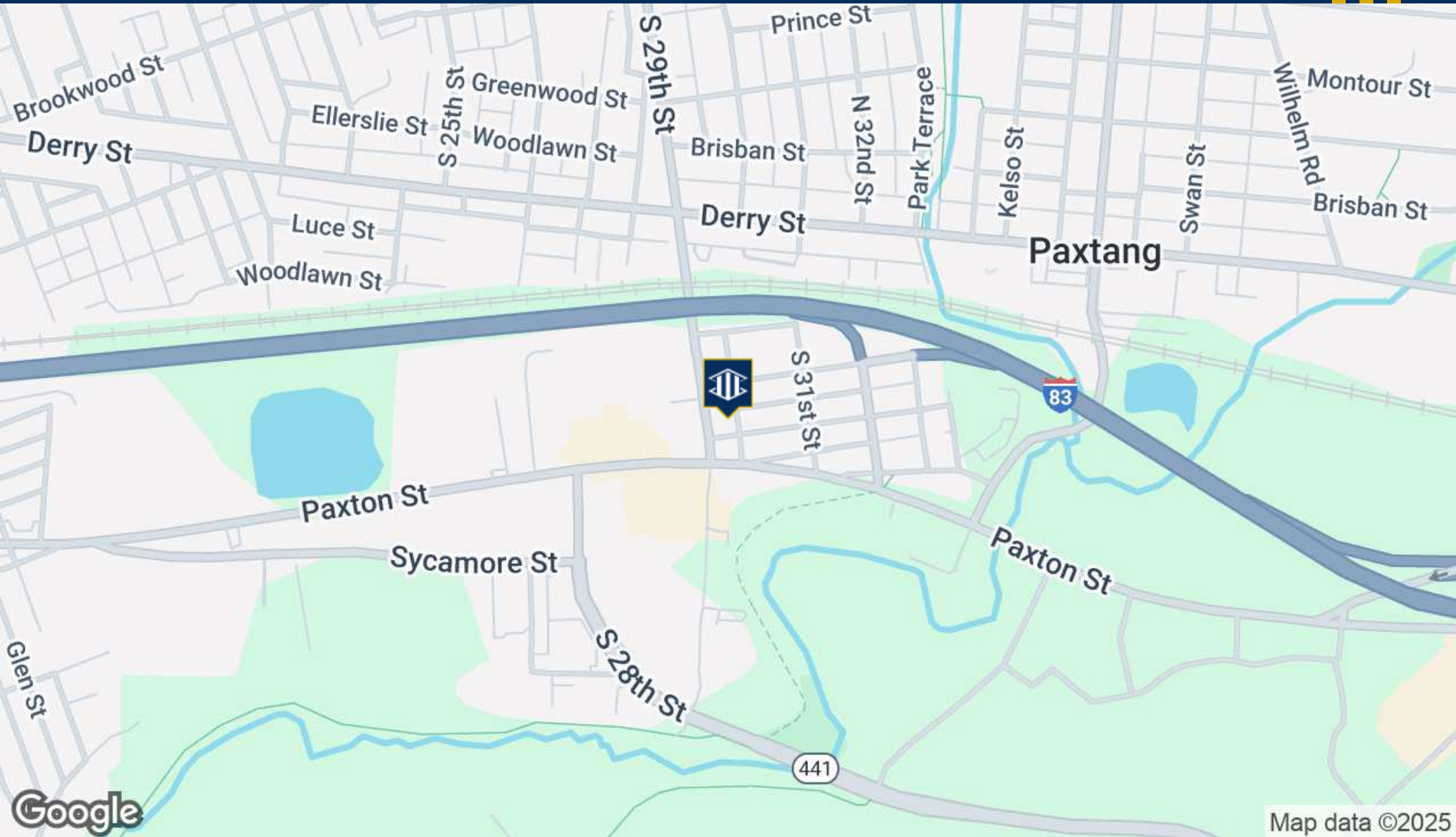


**Ida McMurray, CCIM, SIOR**  
PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701 C: 717.443.5500



# AREA MAP

2900 Sycamore Street | Harrisburg, PA 17111



**Ida McMurray, CCIM, SIOR**  
PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701 C: 717.443.5500

# DEMOGRAPHICS

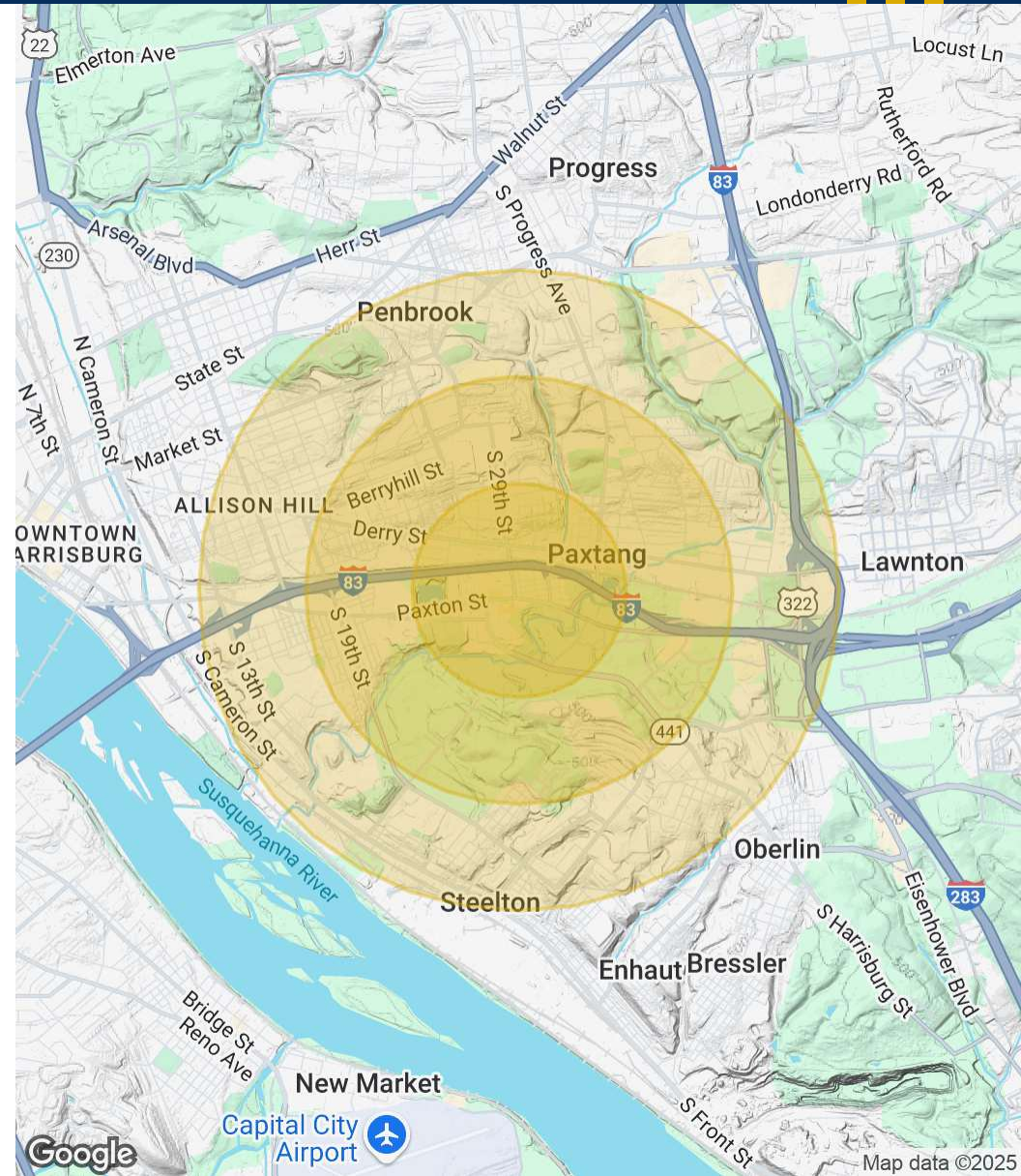
2900 Sycamore Street | Harrisburg, PA 17111

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,552	10,608	30,545
Average Age	39.1	37.2	32.9
Average Age (Male)	37.4	35.8	31.4
Average Age (Female)	42.9	39.5	35.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	868	4,418	12,515
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$60,893	\$56,745	\$50,971
Average House Value	\$95,963	\$102,429	\$97,092

2020 American Community Survey (ACS)



**Ida McMurray, CCIM, SIOR**  
 PRINCIPAL & SENIOR ADVISOR  
 imcmurray@capstonecre.com  
 O: 717.820.1127 X701 C: 717.443.5500

# ADVISOR BIO

2900 Sycamore Street | Harrisburg, PA 17111



## **Ida McMurray** **CCIM, SIOR**

Principal & Senior Advisor

imcmurray@capstonecre.com  
(O) 717.820.1127 x701  
(C) 717.443.5500

Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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.



**Ida McMurray, CCIM, SIOR**  
PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701 C: 717.443.5500

# LEGAL

2900 Sycamore Street | Harrisburg, PA 17111

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Capstone Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Capstone Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Capstone Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Capstone Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Capstone Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Capstone Commercial in compliance with all applicable fair housing and equal opportunity laws.



**Ida McMurray, CCIM, SIOR**  
PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701 C: 717.443.5500