



# *Industrial Building*

MIXED-USE SPACE FOR SALE OR LEASE

**417-419 VAUGHN STREET & 3235 N 4<sup>TH</sup> STREET  
HARRISBURG, PA**

425 N 21<sup>ST</sup> STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990

417-419 VAUGHN STREET & 3235 N 4<sup>TH</sup> STREET  
HARRISBURG, PA 17110

INDUSTRIAL | MIXED USE BUILDING

FOR SALE OR LEASE



## OFFERING SUMMARY

Sale Price	\$1,850,000
Price per SF	\$50.00 per SF
Property Taxes	\$27,385.00
APN	14-005-055/14-011-015
Space Available to Occupy	14,000 SF
Lease Rate	\$7.50 per SF
Lease Type	NNN Lease
CAM	TBD
Zoning	Commercial Neighborhood
Municipality	City of Harrisburg
County	Dauphin County

## EXECUTIVE SUMMARY

Introducing a prime and extremely rare owner-user or investment opportunity in Harrisburg City. This property consists of two buildings on two parcels, totaling approximately 0.91 acres and offering a combined leasable space of 52,000 square feet. Strategically located along the thriving 6th Street industrial corridor in uptown Harrisburg, the property features a balanced mix of high-bay warehouse/ industrial space and recently renovated office space, making it versatile for a wide range of business operations.

417-419 Vaughn consists of roughly 15,000 SF of 20' clear height warehouse/workshop space with 2 docks, 3 interior docks, and a drive-in door, plus 5,000+ SF of recently renovated, above-market office space, making it a perfect owner-user acquisition for any contractor business. 3235 N 4th Street is a recently renovated historic building with two educational tenants in place for additional income, offering approximately 22,000 SF of versatile sprinklered space which could be leased or occupied by an owner. With Commercial Neighborhood zoning that permits various in-demand business uses and potential for further growth and adaptation, and an ideal location out of the floodplain and among many of Harrisburg's most notable industrial businesses and media outlets, this property presents an outstanding opportunity for long-term value.

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## PROPERTY DETAILS

Number of Buildings	2
Building Size	± 52,000 SF
Lot Size	±0.90 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	Multiple
Parking	Off-street
Year Built   Renovated	1912 & 1965   2007 to present

## BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat Rubber
Power	3-Phase (417-419Vaughn St)   220v (3235 N 4 <sup>th</sup> St)
HVAC	Central (office)   Gas (warehouse)
Sprinklers	Yes
Signage	Yes

## MARKET DETAILS

Cross Streets	Vaughn St & N 4 <sup>th</sup> St
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Commercial Neighborhood

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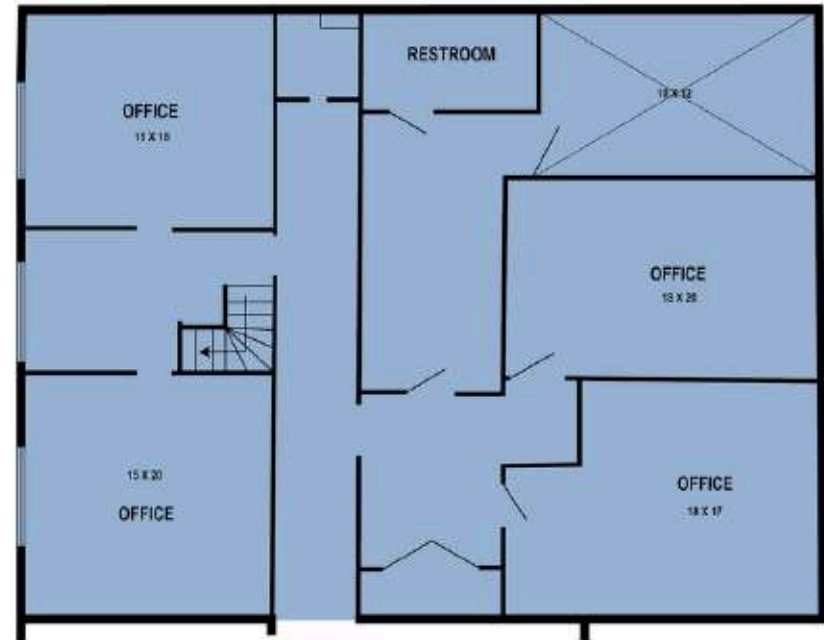
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FLOORPLANS



1st FLOOR



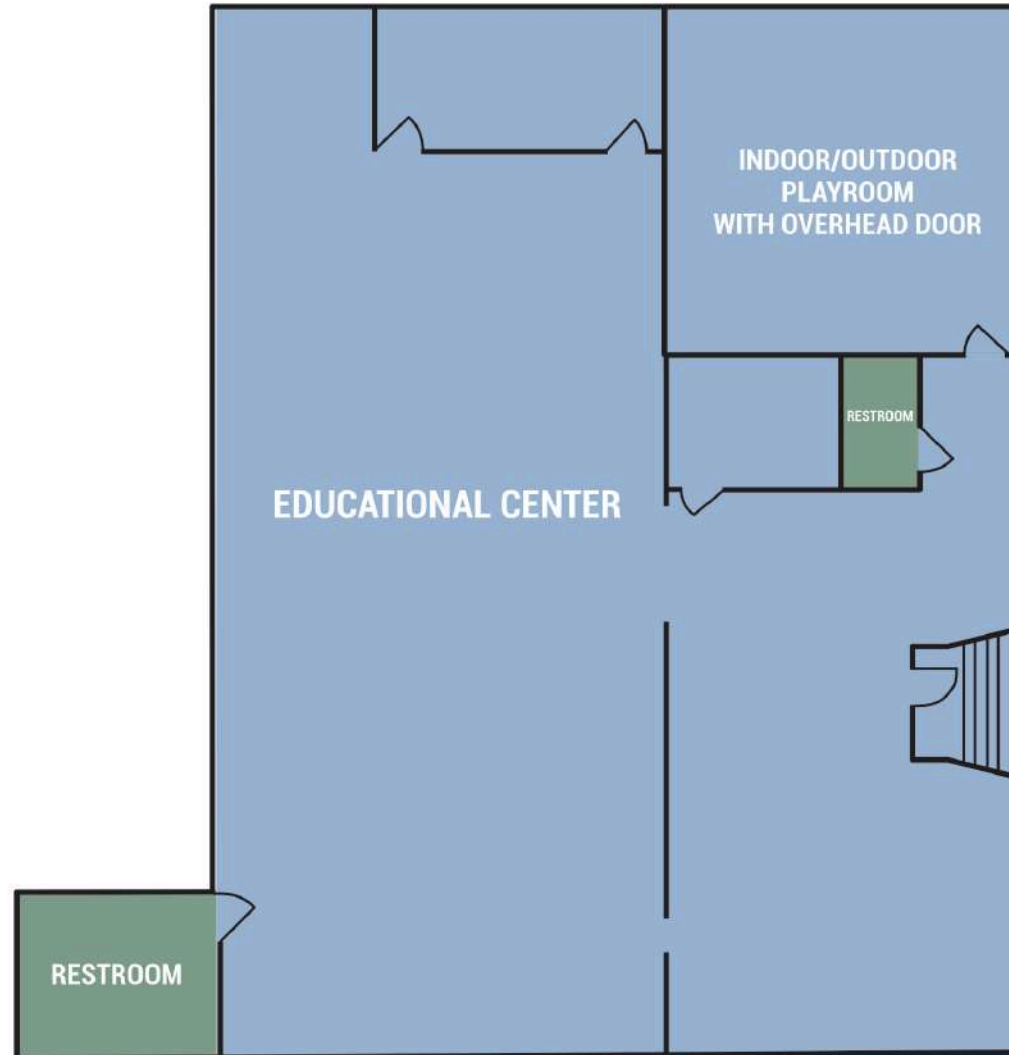
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EDUCATIONAL CENTER FLOOR PLAN



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ADDITIONAL PHOTOS

WAREHOUSE



OFFICE



DAYCARE



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LOCATION



ITALIAN PARK



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AREA



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## AREA OVERVIEW

**DAUPHIN COUNTY** is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



2023 ESTIMATED  
POPULATION

290,352

## DEMOGRAPHICS



39.4

MEDIAN  
AGE



\$108,211

AVERAGE  
HOUSEHOLD  
INCOME



19.3  
MINUTES

AVERAGE  
TRAVEL TIME  
TO WORK



165,765

EST TOTAL  
EMPLOYEES  
(ALL INDUSTRIES)

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DEMOGRAPHICS

POPULATION

1 MILE	6,914
2 MILE	69,979
3 MILE	170,689

HOUSEHOLDS

1 MILE	2,663
2 MILE	30,163
3 MILE	72,023

AVERAGE HOUSEHOLD INCOME

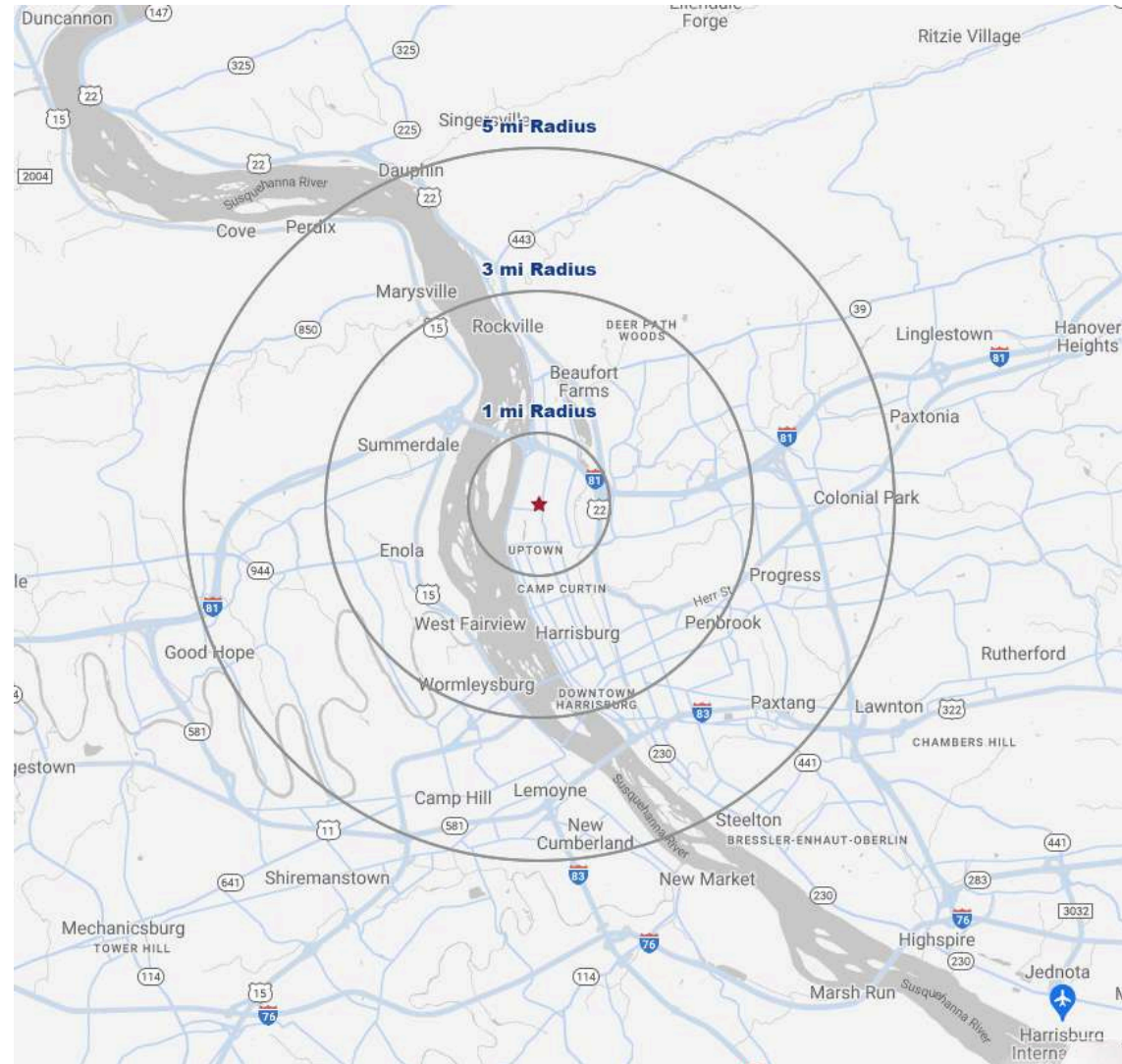
1 MILE	\$89,339
2 MILE	\$94,720
3 MILE	\$102,278

TOTAL BUSINESSES

1 MILE	405
2 MILE	3,515
3 MILE	7,874

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,755
2 MILE	66,264
3 MILE	119,562



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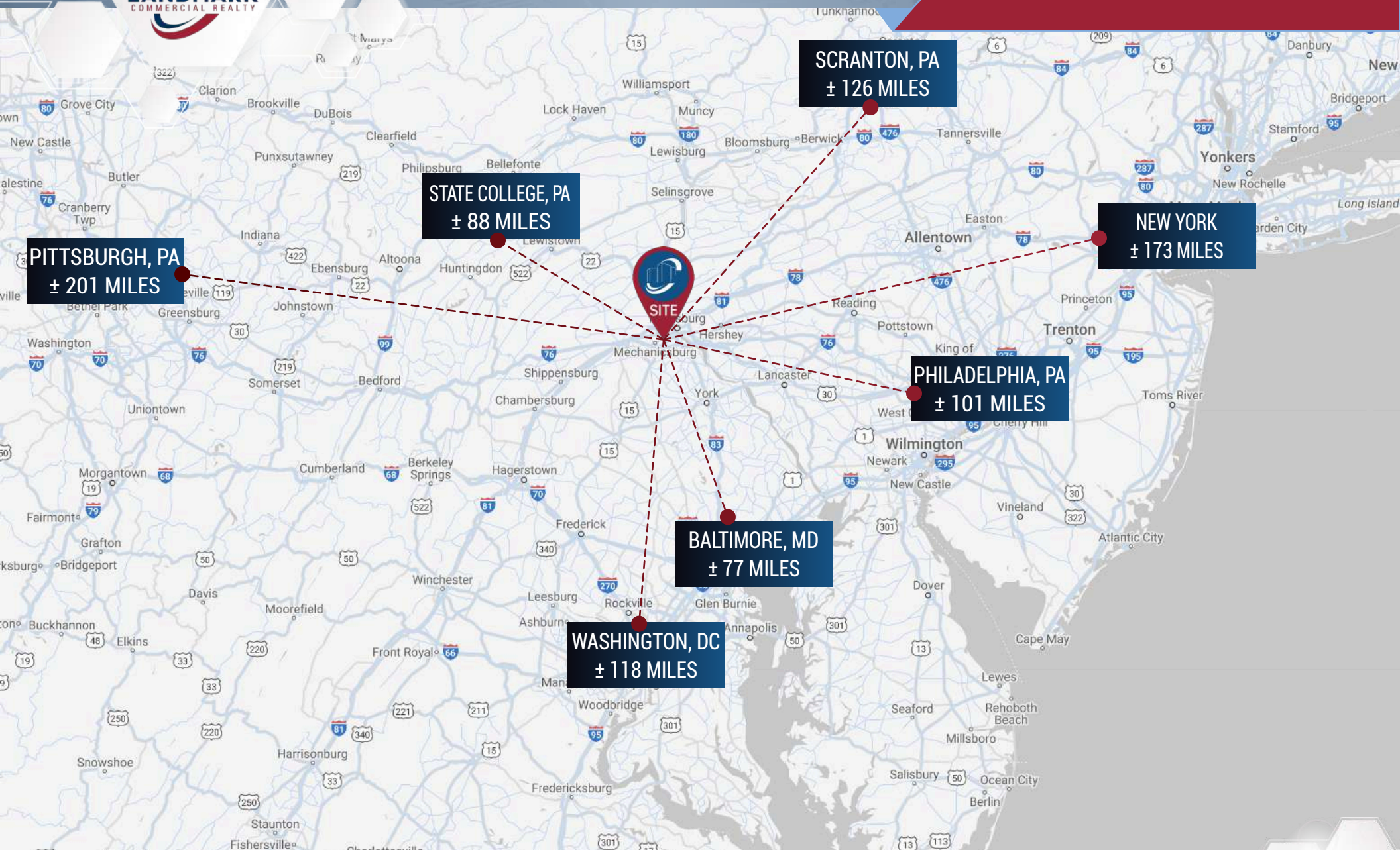


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