

## EXECUTIVE SUMMARY



## Property Description

Rarely available in Hershey, 1,400 SF - 3,500 SF of versatile flex/office space perfect for a variety of business uses. Space includes a finished reception/office area as well as a restroom, kitchenette, and additional office space, as well as a shared loading area with an overhead door and drive-in garage. Ideal space for any small distribution business, maker space, workshop, and much more.

## Offering Summary

Available SF:	4,900 SF
Building SF:	6,000
Lease Rate:	1.14/PSF/Month MG
Lot Size:	7,457 SF
Parking:	Ample on-site parking
Year Built:	1964
Zoning:	Office Flex
Township:	Derry Township
County:	Dauphin County

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## EXECUTIVE SUMMARY



### Property Highlights

- 1,400 SF to 3,500 SF of versatile flex/office space with shared loading area
- Located just off of E. Chocolate Avenue/PA-422
- Ideal for any small distribution business or workshop
- Palmdale Mixed Use zoning--please contact agent for permitted uses.

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## PHOTOS



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## AVAILABILITY



Suite	Size	Rate	Type	Description
Lower Level	3,500	\$1.14 /sf/mo	Modified Gross Lease	
1st Floor Suite	1,400	\$1.14 /sf/mo	Modified Gross Lease	

# 30 Baum Street

30 Baum Street, Hershey, PA 17033



## TRADE AERIAL



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