

WAREHOUSE & STORAGE SPACE AVAILABLE

FOR LEASE

112 NEWPORT ROAD |  
DUNCANNON, PA 17020

**Presented By:**

**Ida McMurray,  
CCIM, SIOR**

PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701  
C: 717.443.5500

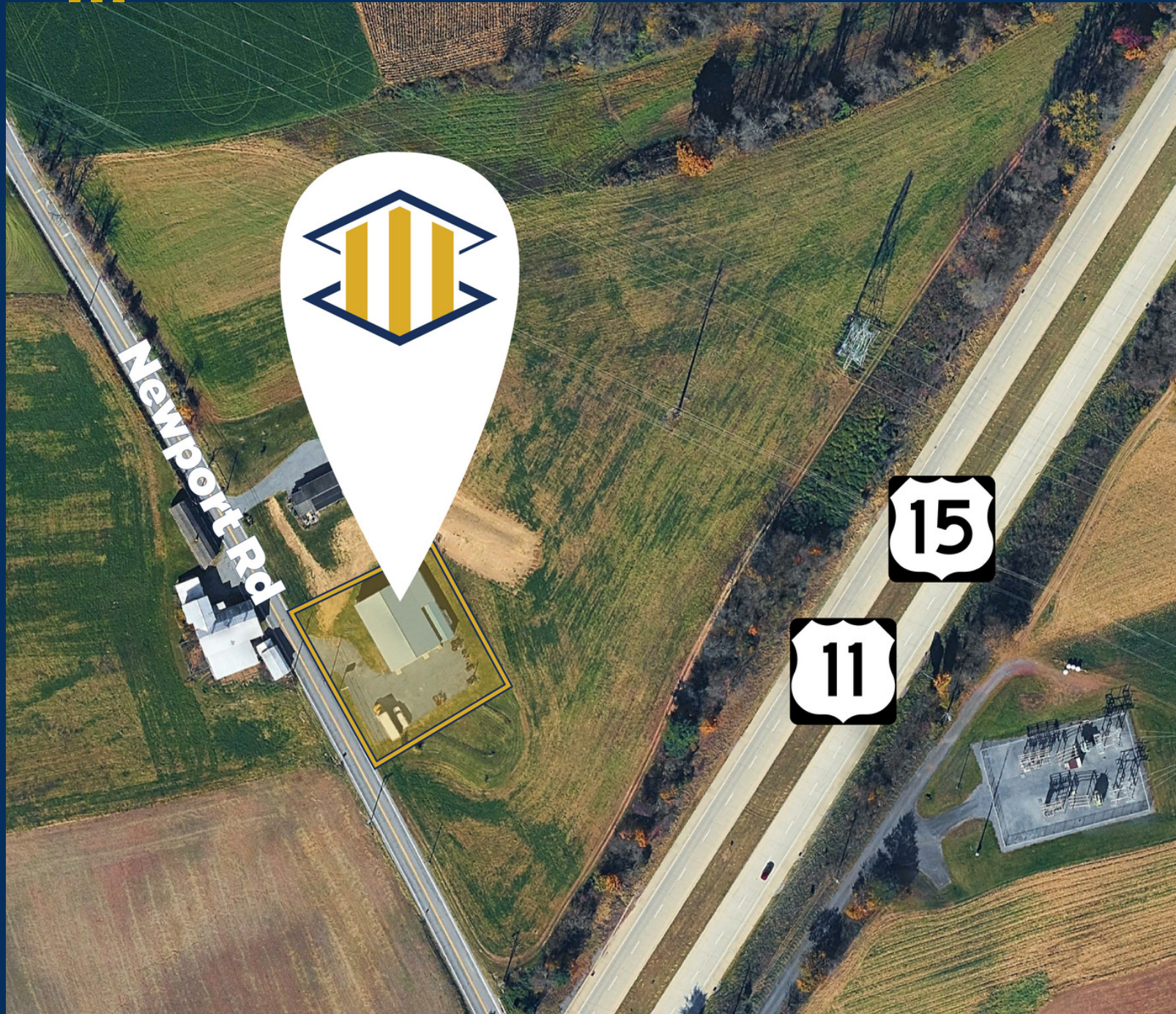
**Rachel  
Rehmeier**

ASSOCIATE ADVISOR  
rrehmeier@capstonecre.com  
O: 717.820.1127 X708  
C: 717.855.8323



**CAPSTONE  
COMMERCIAL**

205 W Caracas Ave | Hershey, PA 17033



# PROPERTY OVERVIEW

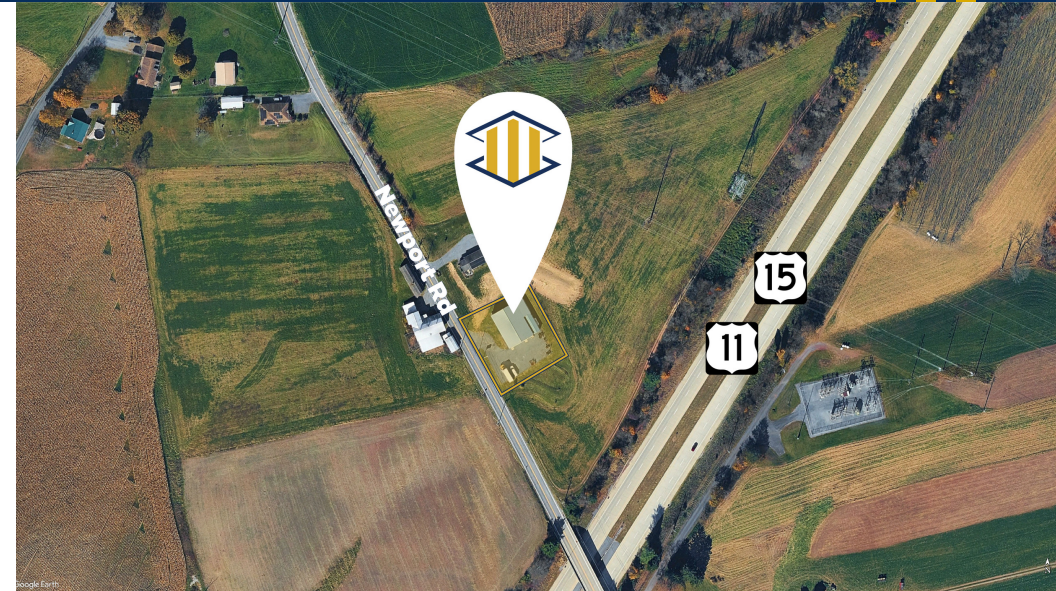
112 Newport Road | Duncannon, PA 17020

## PROPERTY DESCRIPTION

Located in Duncannon, this  $\pm 3,500$  square foot warehouse space offers a practical layout suited for storage, light industrial, or service-oriented users. The space has a small reception area, restroom, insulated warehouse, and a 12' x 12' drive-in door. Additional features include ceiling fans, metal construction, and cement floors throughout. The property has 10-12 parking spaces in addition to a covered outdoor parking/storage area. Available June 2026, the property is offered at a competitive lease rate of \$9.00/SF plus electric and propane.

## PROPERTY HIGHLIGHTS

- 12' x 12' drive-in door
- Insulated warehouse with ceiling fans
- Covered outdoor parking/storage area
- $\pm 10-12$  paved parking spaces
- Competitive lease rate: \$9.00/SF + utilities



## OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (MG)
Available SF:	3,500 SF
Building Size	3,500 SF
Lot Size:	18.71 Acres
APN:	02021-09731
Municipality:	Penn Twp
County:	Perry
Zoning:	Commercial Use Non-Conforming

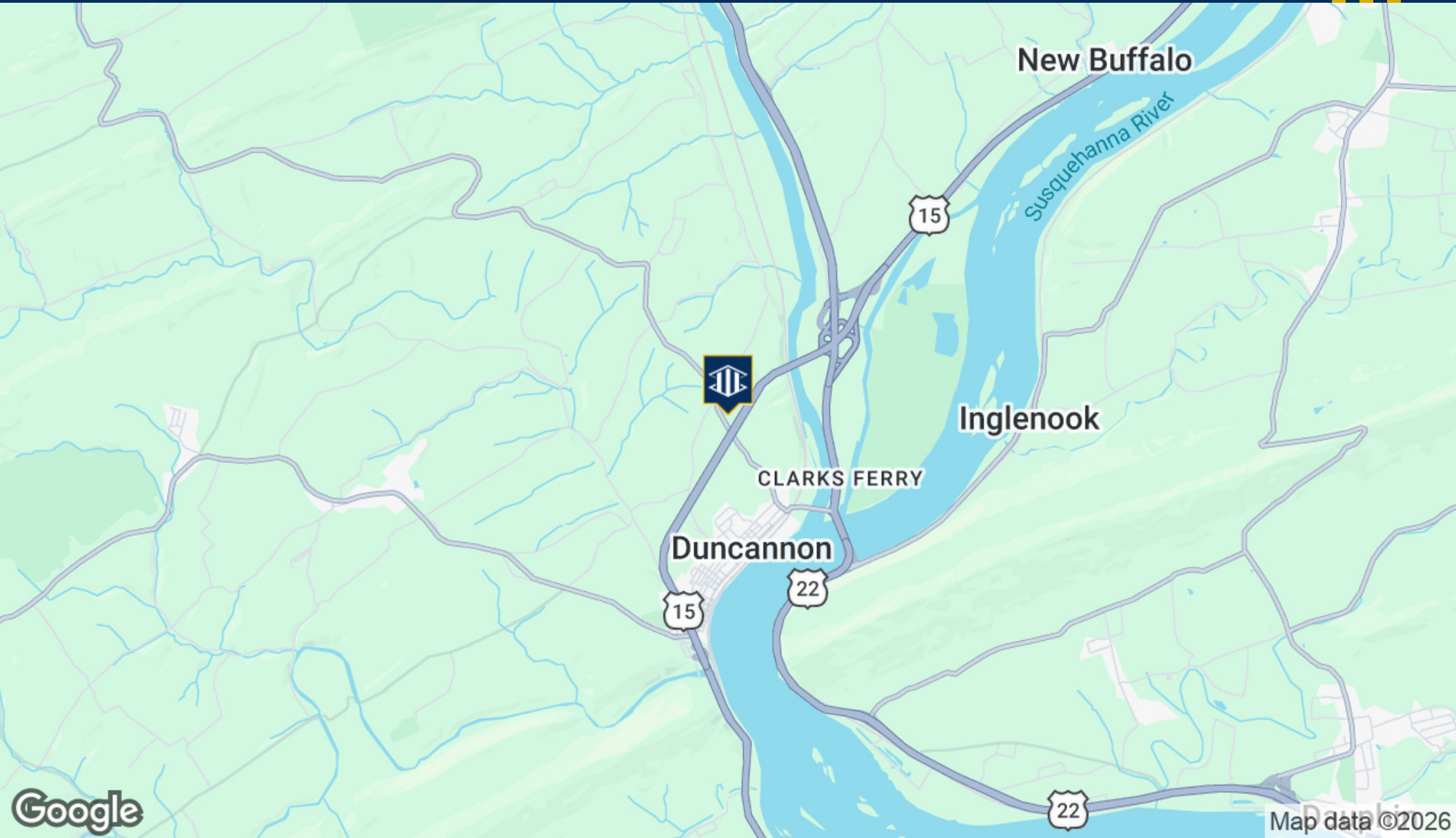


**Ida McMurray, CCIM, SIOR**  
PRINCIPAL & SENIOR ADVISOR  
imcmurray@capstonecre.com  
O: 717.820.1127 X701 C: 717.443.5500

**Rachel Rehmeier**  
ASSOCIATE ADVISOR  
rrehmeier@capstonecre.com  
O: 717.820.1127 X708 C: 717.855.8323

# AREA OVERVIEW

112 Newport Road | Duncannon, PA 17020



**Ida McMurray, CCIM, SIOR**

PRINCIPAL & SENIOR ADVISOR

[imcmurray@capstonecre.com](mailto:imcmurray@capstonecre.com)

O: 717.820.1127 X701 C: 717.443.5500

**Rachel Rehmeyer**

ASSOCIATE ADVISOR

[rrehmeyer@capstonecre.com](mailto:rrehmeyer@capstonecre.com)

O: 717.820.1127 X708 C: 717.855.8323

# DEMOGRAPHICS

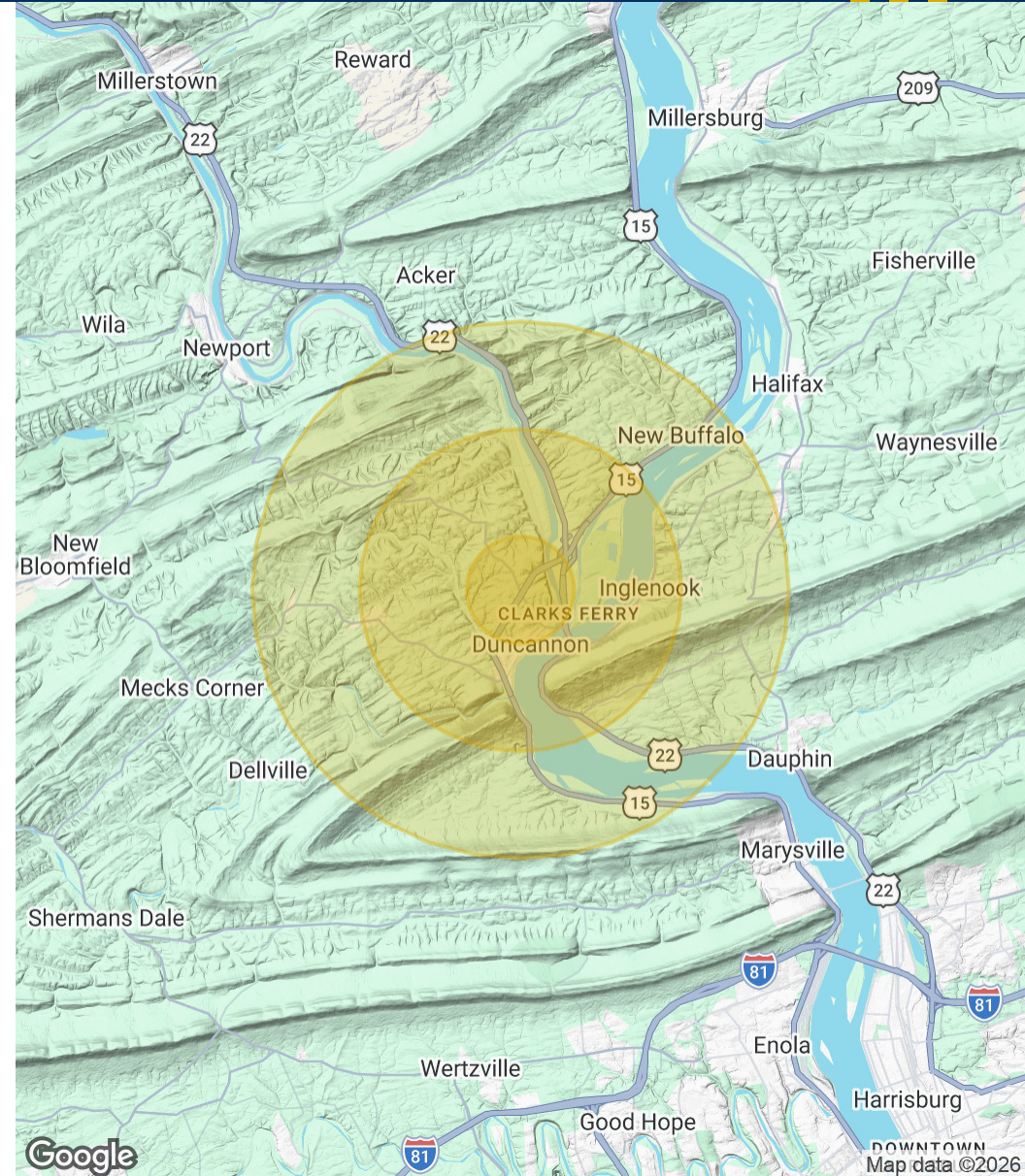
112 Newport Road | Duncannon, PA 17020

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,023	5,527	10,985
Average Age	43.1	46.6	48.3
Average Age (Male)	35.1	44.3	47.0
Average Age (Female)	50.9	48.9	50.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	434	2,353	4,626
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$80,946	\$89,517	\$95,963
Average House Value	\$191,891	\$213,870	\$222,493

2023 American Community Survey (ACS)



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

**Rachel Rehmeyer**  
 ASSOCIATE ADVISOR  
 rrehmeyer@capstonecre.com  
 O: 717.820.1127 X708 C: 717.855.8323

# ADVISOR BIO

112 Newport Road | Duncannon, PA 17020



## **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

**Rachel Rehmeyer**

ASSOCIATE ADVISOR

rrehmeyer@capstonecre.com

O: 717.820.1127 X708 C: 717.855.8323

# ADVISOR BIO

112 Newport Road | Duncannon, PA 17020



## Rachel Rehmeyer

Associate Advisor

rrehmeyer@capstonecre.com

(O) 717.820.1127 x708

(C) 717.855.8323

Joining the team in 2025 as a Brokerage Advisor, Rachel brings a strong foundation in marketing and communications to her client relationships. She began her commercial real estate career in Boston with Marcus & Millichap, where she specialized in retail and earned an early promotion after completing the firm's rigorous training program. A Penn State graduate with a Bachelors in Public Relations, Rachel has six years of public relations and marketing experience across nonprofit and private sectors, including her role as Director of Marketing & Community Outreach for Creative York. Rachel's entrepreneurial drive led her to found Magical Moments at age 15 and, later, RachelReh Custom Embroidery.

Born and raised in York, PA, Rachel is an artist and musician who enjoys journaling, dancing, and spending time in nature. Her enthusiasm, curiosity, and ability to form meaningful connections guide her approach as she helps clients navigate their commercial real estate goals with clarity and care.

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

**Rachel Rehmeyer**

ASSOCIATE ADVISOR

rrehmeyer@capstonecre.com

O: 717.820.1127 X708 C: 717.855.8323

# LEGAL

112 Newport Road | Duncannon, PA 17020

## 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](mailto:imcmurray@capstonecre.com)

O: 717.820.1127 X701 C: 717.443.5500

**Rachel Rehmeyer**

ASSOCIATE ADVISOR

[rrehmeyer@capstonecre.com](mailto:rrehmeyer@capstonecre.com)

O: 717.820.1127 X708 C: 717.855.8323