

Industrial Space For Lease

808 S 26TH ST

Harrisburg, PA 17111

Presented By:

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FOR LEASE | INDUSTRIAL

808 S 26th Street Harrisburg, PA 17111



PROPERTY DESCRIPTION

Opportunity to lease +/- 12,800 SF of warehouse space with private restrooms, dock access, and an additional +/- 2,000 SF of office buildout. Capital improvements include a new roof, new gas hung heaters, LED lighting and more. Great visibility along I-83 with quick access to the Capital Beltway highway network. Nearby connections include I-81, I-76 (PA Turnpike), Rt. 322 & Rt. 283.

PROPERTY HIGHLIGHTS

- +/- 12,800 SF available
- Dock access
- 14' clear
- Recent upgrades include LED lighting, roof top units and a new roof

OFFERING SUMMARY

Lease Rate:	\$6.95 SF/yr (Gross)
Building Size:	123,500 SF
Available Size:	+/- 14,800 SF
Lot Size:	5.88 Acres
Zoning:	Industrial
APN:	13-093-034



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PROPERTY DETAILS

808 S. 26th Street Harrisburg, PA 17111

Lease Rate | CAM/Opex

\$6.95 SF/YR NNN GROSS

LOCATION INFORMATION

Street Address	808 S 26th St
City, State, Zip	Harrisburg, PA 17111
County	Dauphin
Nearest Highway	I-83
Nearest Airport	Harrisburg International Airport

PROPERTY INFORMATION

Property Type	Industrial
Zoning	Industrial
Lot Size	5.88 Acres
APN #	13-093-034
Lot Size	5.88 acres
Utilities	Water & Sewer: public Gas: available
Power	3 phase, 800 amp

BUILDING INFORMATION

Building Size	123,500 SF
Available Size	+/- 14,800 SF
Year Built	1954
Year Last Renovated	2022
Roof	Rubber
Construction Type	Masonry
Clear Height	14' clear
Walls	Block
Ceiling Type	Exposed
Lighting	LED
Restrooms	In common
Dock Access	Shared
Sprinklers	Wet
HVAC	Gas hung heaters
Additional Information	Outside storage available



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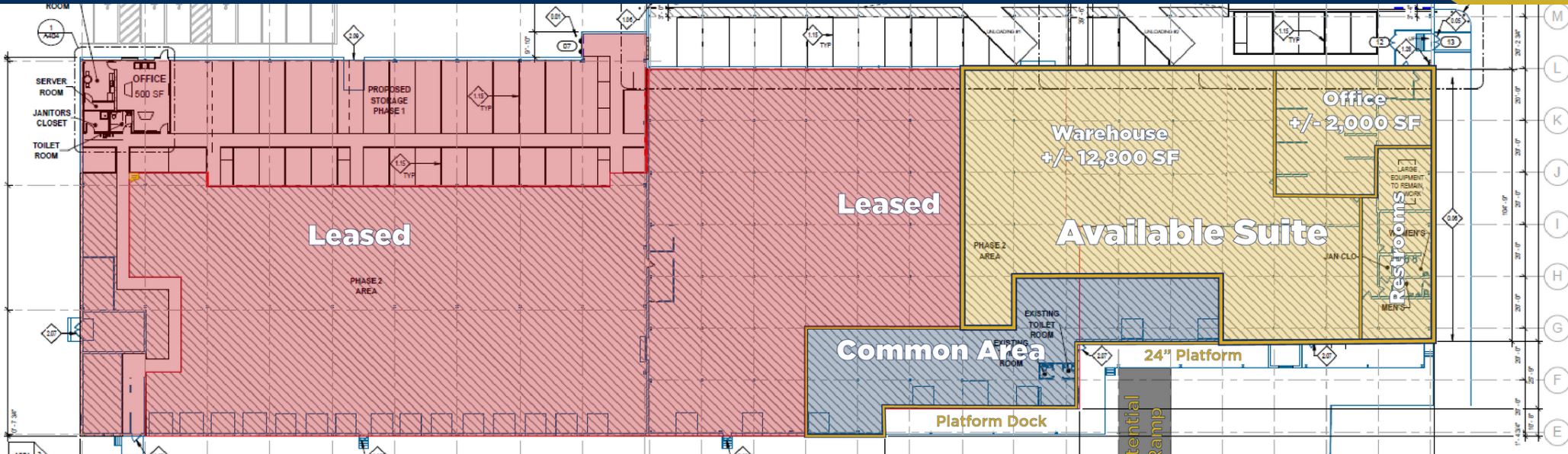
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FLOOR PLAN

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	20,400 SF	Lease Rate:	\$6.95 SF/yr

AVAILABLE SPACES



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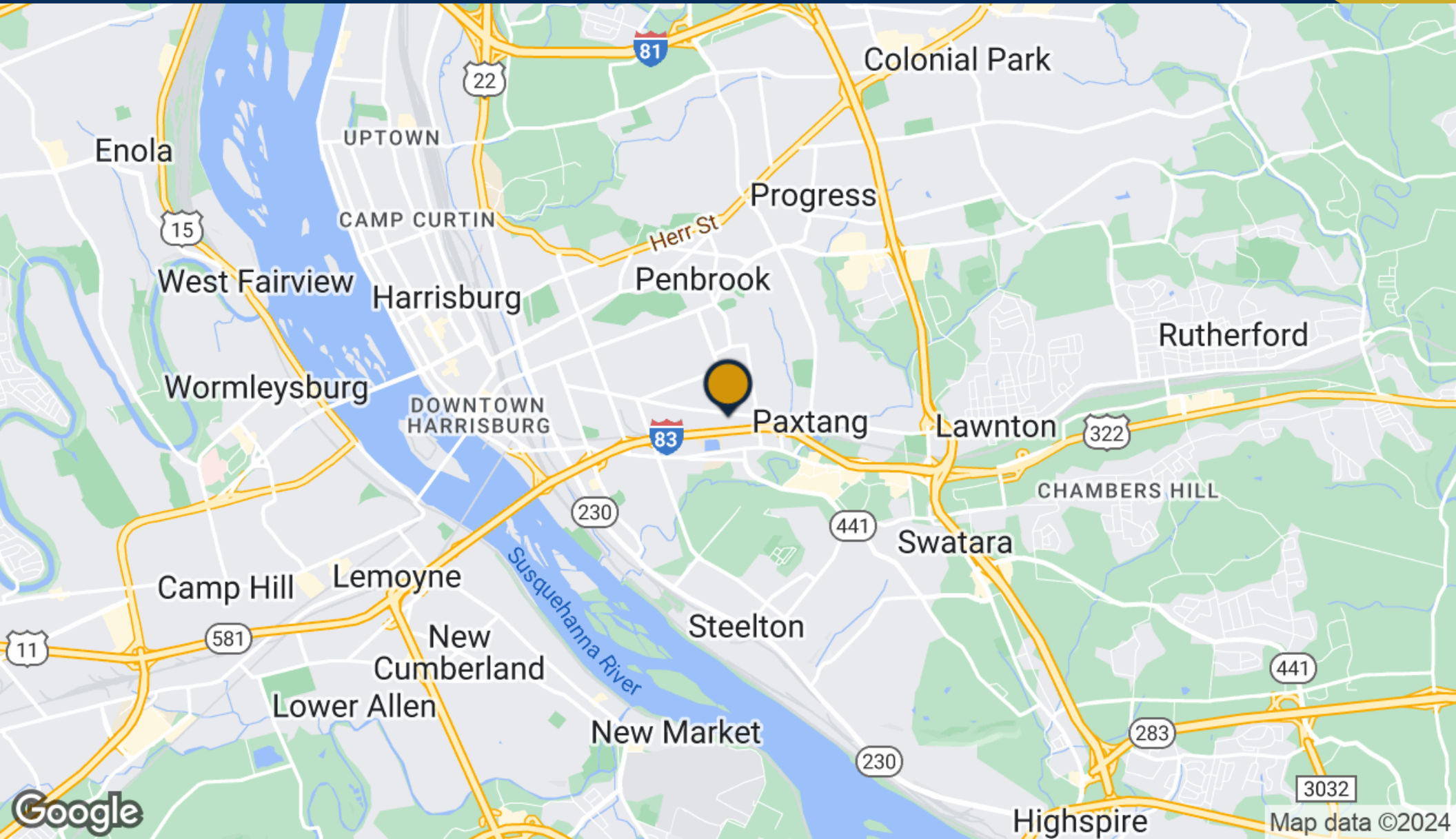
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AREA MAP

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DEMOGRAPHICS

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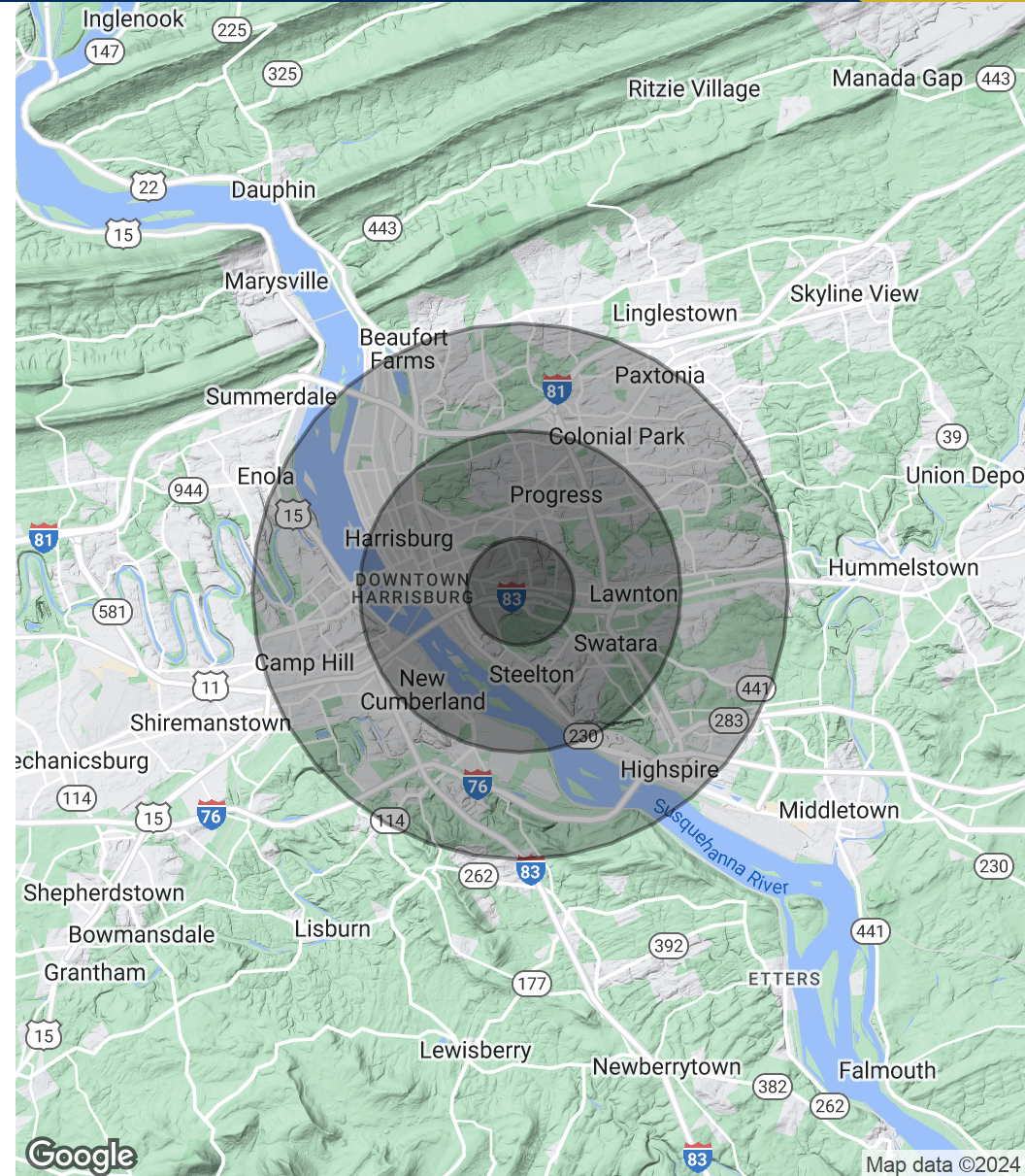
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,854	90,227	182,315
Average Age	34.3	35.3	37.6
Average Age (Male)	33.0	33.3	36.2
Average Age (Female)	36.6	37.8	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,277	42,806	83,525
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$51,737	\$55,223	\$67,659
Average House Value	\$93,060	\$124,155	\$151,240

2020 American Community Survey (ACS)



DISCLAIMER

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