



# INDUSTRIAL ISF/IOS SPACE AVAILABLE

415 RAILROAD AVE | CAMP HILL, PA



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(717) 731.1990





**415 RAILROAD AVENUE  
CAMP HILL, PA 17011**


**INDUSTRIAL ISF/IOS SPACE  
FOR LEASE**



## OFFERING SUMMARY

<b>Available SF</b>	21,025 SF
<b>Lease Rate</b>	\$17.95 /SF (NNN)
<b>Building Size</b>	42,700 SF
<b>Lot Size</b>	7.38 Acres
<b>Building Type</b>	Industrial ISF/IOS
<b>Submarket</b>	Harrisburg West
<b>Municipality</b>	Hampden Twp
<b>Zoning</b>	Industrial General
<b>County</b>	Cumberland

## PROPERTY HIGHLIGHTS

- Turn-key industrial ISF/IOS space available for lease in established industrial park setting in Camp Hill, PA
- The property is centrally located just off Trindle Rd & St John's Church Rd which offers quick access to 
- Space offers:
  - Ideal location & zoning for contractor pickup, service/repair uses, transportation, warehousing & supply distributors
  - Up to nine (9) drive in doors
  - Two (2) dock doors
  - Abundant parking, outdoor storage
- Join corporate neighbors: Land O'Lakes - Purina Mills, Foot Locker Corporate Services, Pierce Phelps, NAPA Transportation, RXO, New Penn, Eastern Consolidation & Distribution Services, GXO, D&H Distributing, Global Supply Chain & Trucking, Sunbelt Rentals, and more

**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

**JASON GRACE, CCIM, SIOR**  
CEO & MANAGING PRINCIPAL  
JGRACE@LandmarkCR.com  
C: 717.421.1943

**MICHAEL CURRAN, SIOR**  
PRESIDENT & MANAGING DIRECTOR  
MCURRAN@LandmarkCR.com  
C: 717.805.9277

**JESSICA LILLY, MBA**  
SENIOR ASSOCIATE  
JLILLY@LandmarkCR.com  
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### PROPERTY DETAILS

Property Address	415 Railroad Ave Camp Hill, PA 17011
Property Type	Industrial Flex/ISF
Tenancy	Multi
Property Size	42,700 SF
Available Space	21,025 SF
Tenancy	Multi
Lot Size	3.79 Acres
Year Built	1981
Year Renovated	2018
Drive In Doors	9
Dock Doors	2 (Expandable)
Clear Ceiling Height	18'-22'
Construction	Steel Frame
Roof	Standing Seam
Lighting	Fluorescent
Power	3-Phase
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	Hampden Twp
Zoning	Industrial General
Cross Streets	Trindle Rd & Railroad Ave
APN	10-22-0529-004
Taxes	\$19,458.40 (2025)

### PROPERTY HIGHLIGHTS

Excellent opportunity to lease industrial service facility (ISF) / industrial outdoor storage (IOS) space in Hampden Township. Building underwent full renovation in 2018. General industrial zoning and high visibility makes this an attractive space. Ideal for contractor pickup, service and repair uses, transportation, warehousing & supply distributors.

Abundant parking and outside storage options exist. Quick connection via Rt. 581 Capitol Beltway to I-83, & I-81 transportation corridors. Hard to find infill location. Industrial rental rates along heavily traveled (Rt. 641) Trindle Road commercial corridor.

### AVAILABLE SPACE

LEASE INFORMATION			
Suite	Available SF	Lease Rate	Notes
A	21,025 SF	\$17.95 SF/yr (NNN)	2 Dock Doors & 9 Drive-in Doors

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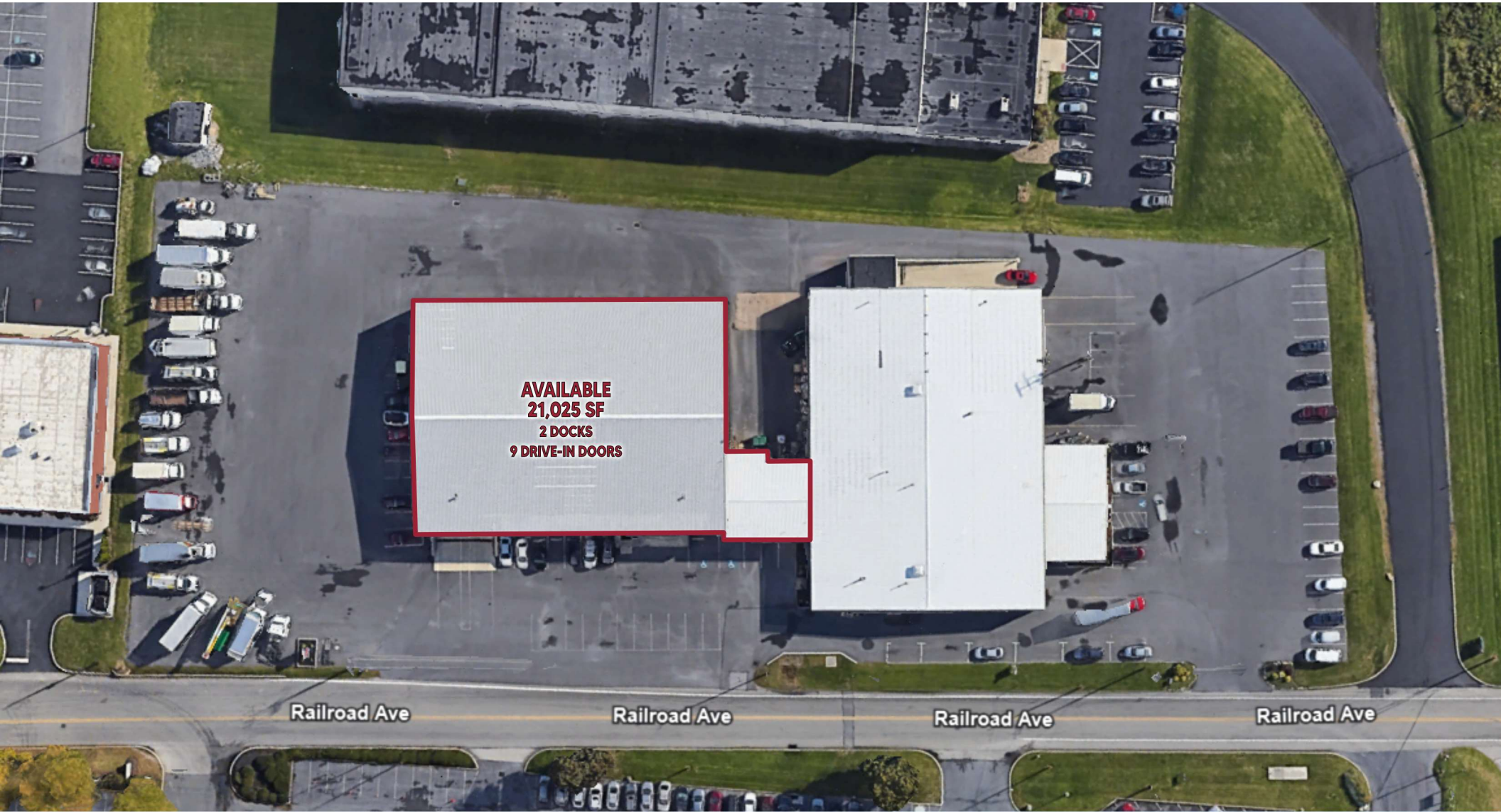




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## INDUSTRIAL ISF/IOS SPACE FOR LEASE

AERIAL



Railroad Ave

Railroad Ave

Railroad Ave

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### PHOTOS



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TRADE AERIAL



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## INDUSTRIAL ISF/IOS SPACE FOR LEASE

### AREA OVERVIEW

**Cumberland County** is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland County contains many western suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).

#### TOP EMPLOYERS

- FEDERAL GOVERNMENT
- GIANT FOOD STORES, LLC
- AMAZON.COM DEDC LLC
- STATE GOVERNMENT

#### KEY INDUSTRIES

- EDUCATION
- FOOD PROCESSING & AGRIBUSINESS
- HEALTHCARE
- MANUFACTURING



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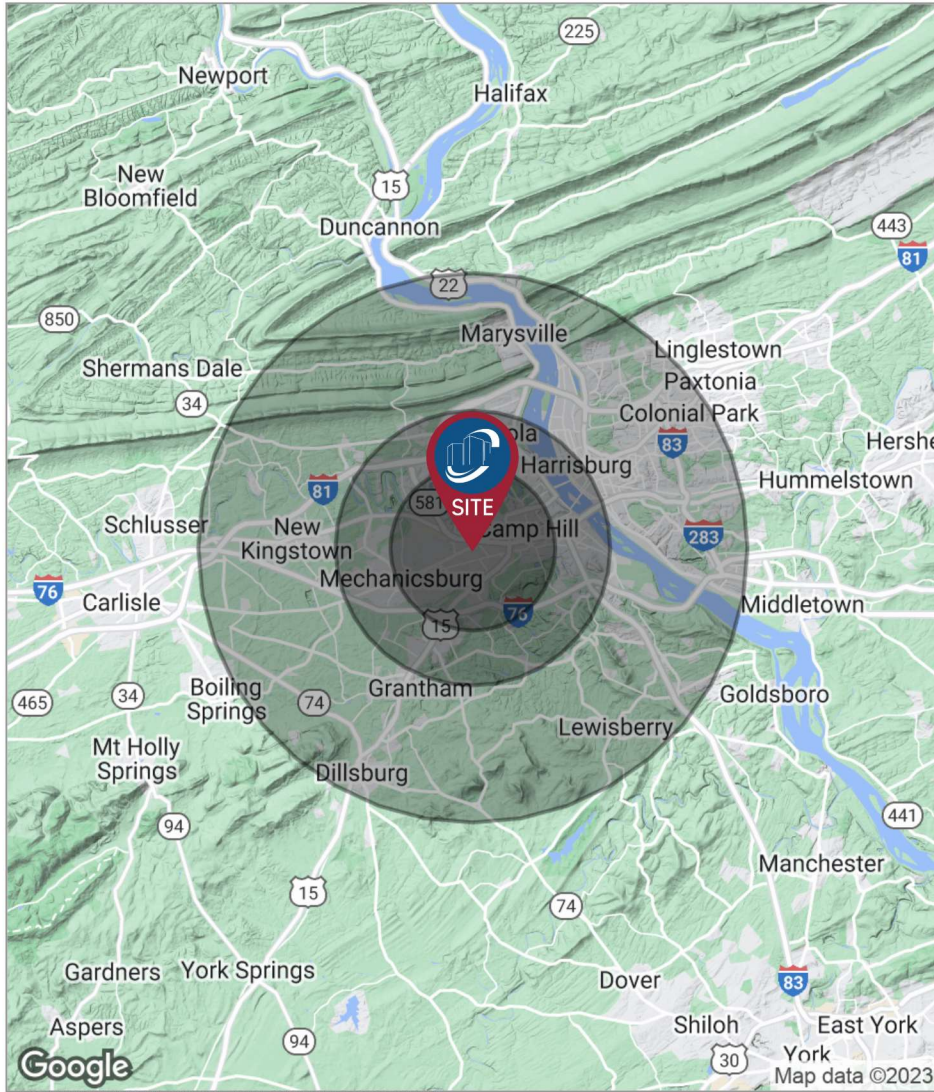
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### DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	55,417	134,954	328,232
<b>Population Density</b>	1,960	1,718	1,045
<b>Median Age</b>	43.2	41.4	39.3
<b>Median Age (Male)</b>	40.3	39.4	37.5
<b>Median Age (Female)</b>	44.5	42.2	40.3
<b>Total Households</b>	23,881	57,698	135,428
<b># of Persons Per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$79,712	\$77,174	\$69,527
<b>Average House Value</b>	\$191,414	\$201,303	\$179,498



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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 Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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