



Pennsylvania
Department of Corrections

INVESTMENT PROPERTY FOR SALE | HARRISBURG, PA



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PROPERTY HIGHLIGHTS

- The Offering consists of a 31,064 SF single tenant investment property in Harrisburg, PA
- Fully occupied by ^{Pennsylvania} **Department of Corrections** as the Harrisburg Community Corrections Center
- Transitional housing operated directly by Commonwealth of PA
- Tenant is state agency of Commonwealth of PA with 2024-2025 budget of \$649,338,265 (4th largest)
- Long term lease for mission critical location expires Q2 2033 with two additional 5 year options with high barrier for relocation
- Quick access to: 
- Excellent location along N Cameron Street () just off of Market Street close to Harrisburg Central Business District includes Pennsylvania State Capitol Complex, UPMC Harrisburg Hospital Campus, Harrisburg University, and the new Sylvia H Rambo United States Federal Courthouse

OFFERING SUMMARY

ADDRESS	27-33 Cameron Street Harrisburg, PA 17101
BUILDING SIZE	31,064 SF
TENANCY	Single Tenant
TENANT	PA Department of Corrections / Commonwealth of PA (Moody's: Aa3)
PROPERTY USE	Harrisburg Community Corrections Center
LOT SIZE	1.25 Acres
BUILT/RENOVATED	1967/2018
PARKING	35 Spaces
PRICE	Subject to Offer
NOI	\$464,598.07 (Current)
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	City of Harrisburg
ZONING	Industrial
TAXES	\$28,570.50 (2025)
APN	09-005-006

OPERATING STATEMENT

INCOME

Base Rent	\$605,378.04
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Total Income	\$605,378.04
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EXPENSES

Utilities	Tenant pays directly
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Fire Alarm/Security	\$3,093.34
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HVAC	\$18,443.47
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Trash Removal	\$20,287.91
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Snow Removal	\$3,862.00
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Building Repairs	\$38,424.42
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Management Fee	\$17,550.00
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Insurance	\$17,754.60
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Real Estate Taxes (2024)	\$21,364.23
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Total Operating Expenses	\$140,779.97
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Net Operating Income	\$464,598.07
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LEASE ABSTRACT

TENANT	Commonwealth of Pennsylvania PA Dept of Corrections
TENANT USE	Community Corrections Center (CCC)
TENANCY	Single
OCCUPANCY	100%
CURRENT RENT	\$19.48 PSF/yr
LEASE TYPE	Modified Gross
LEASE EXPIRATION DATE	April 30, 2033
REMAINING OPTIONS	Two 5-year options (2033 & 2038)
TENANT RESPONSIBILITIES	Utilities
LANDLORD RESPONSIBILITIES	Property taxes, insurance, repairs & maintenance, roof, HVAC, trash & sewer, snow removal, parking lot
LEASE ORIGATION DATE	May 1, 2018
GUARANTOR	Commonwealth of Pennsylvania
CREDIT RATING	MOODY'S Aa3

ADDITIONAL NOTES

Community Corrections Center is a residential facility operated directly by the Bureau of Community Corrections to provide residential and treatment services to certain reentrants.

PENNSYLVANIA DEPARTMENT OF CORRECTIONS

Bureau of Community Corrections

Residential housing for inmates returning to the community



Who We Are

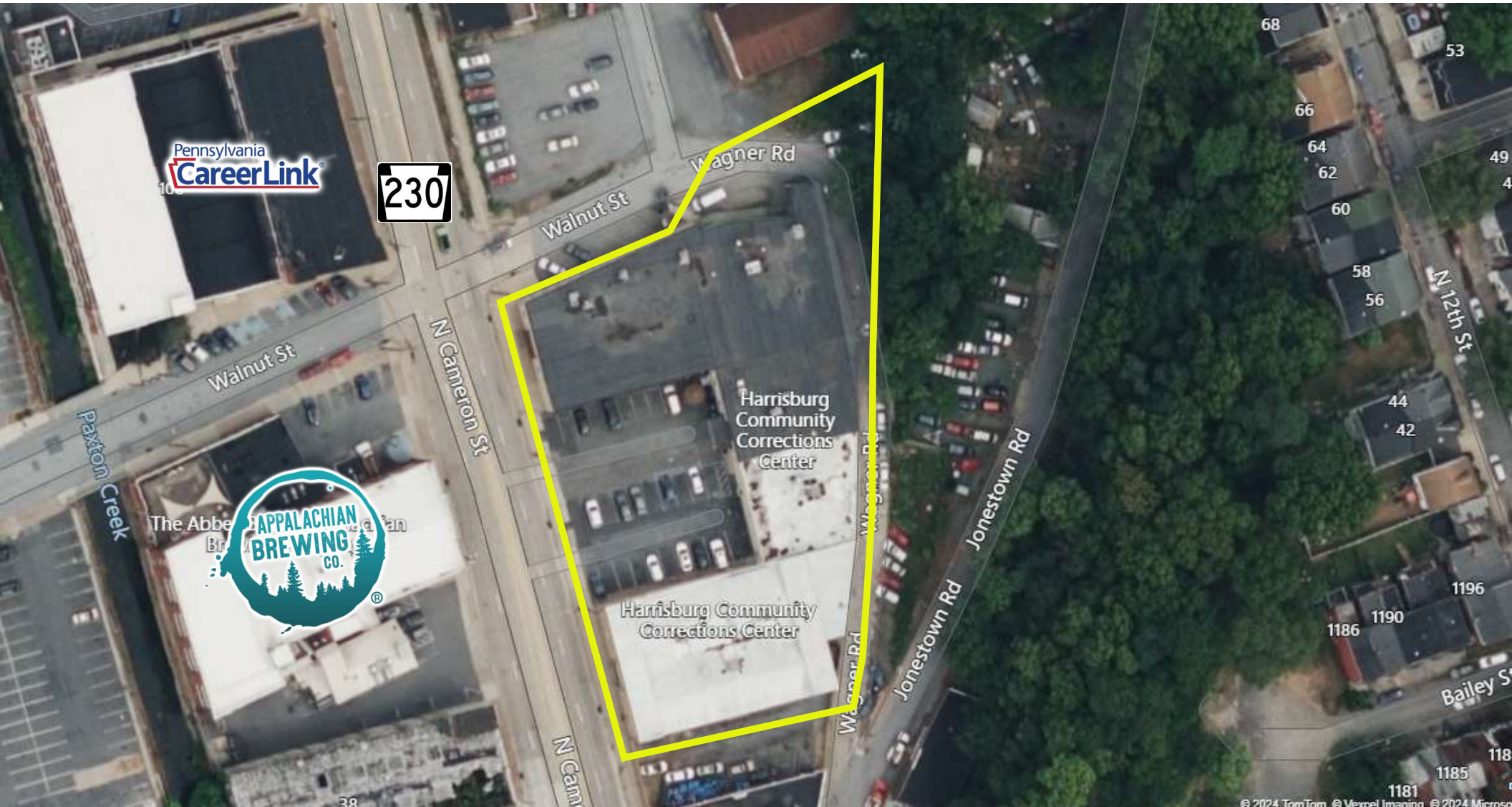
Community Corrections Centers (CCCs) and Community Contract Facilities (CCFs) are not state correctional institutions (SCIs). At a CCC/CCF facility, movement of each reentrant is monitored. Reentrants leave the CCCs/CCFs to go to work, attend treatment services, meet with their parole agent, and secure what they need to prepare for their successful return to the community.



27-33 N CAMERON ST HARRISBURG, PA

STATE LEASED INVESTMENT
FOR SALE

PARCEL AERIAL



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PROPERTY PHOTO



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PROPERTY PHOTO



TENANT PROFILE



PENNSYLVANIA DEPARTMENT OF CORRECTIONS (DOC) enhances public safety through the housing and rehabilitation of incarcerated individuals in facilities throughout the Commonwealth. As the largest agency in Pennsylvania, the DOC oversees the operation of state correctional institutions and community corrections centers 24 hours a day, 7 days a week. Through educational opportunities and treatment programs, it prepares incarcerated individuals for a successful reentry back into the community.

DOC provides those committed to our care with programming, education, and mental health services to reduce recidivism, while respecting victim rights and collaborating with stakeholders to ensure every reentrant has the opportunity to successfully reintegrate back into the community.

DOC is responsible for overseeing the operation of: 24 state correctional institutions and one motivational boot camp - 14 community corrections centers and oversees contracts with nearly 50 contract facilities - a training academy

County prisons in Pennsylvania are not under the jurisdiction of the DOC. Parole decisions for incarcerated individuals is under the authority of the Pennsylvania Parole Board.

The entire state prison system is accredited by the American Correctional Association.

Learn more about the Pennsylvania Department of Corrections at <https://www.pa.gov/en/agencies/cor.html>



GENERAL INFORMATION

TENANT	PENNSYLVANIA DEPARTMENT OF CORRECTIONS
FOUNDED	1829
EMPLOYEES	17,000+
ANNUAL BUDGET	\$647,148,639.46 (2024-2025)
CREDIT RATING	MOODY'S Aa3
HEADQUARTERS	1920 TECHNOLOGY PKWY, MECHANICSBURG, PA
GUARANTOR	COMMONWEALTH OF PENNSYLVANIA
GOVERNOR	GOV. JOSH SHAPIRO
WEBSITE	WWW.PA.GOV/EN/AGENCIES/COR.HTML



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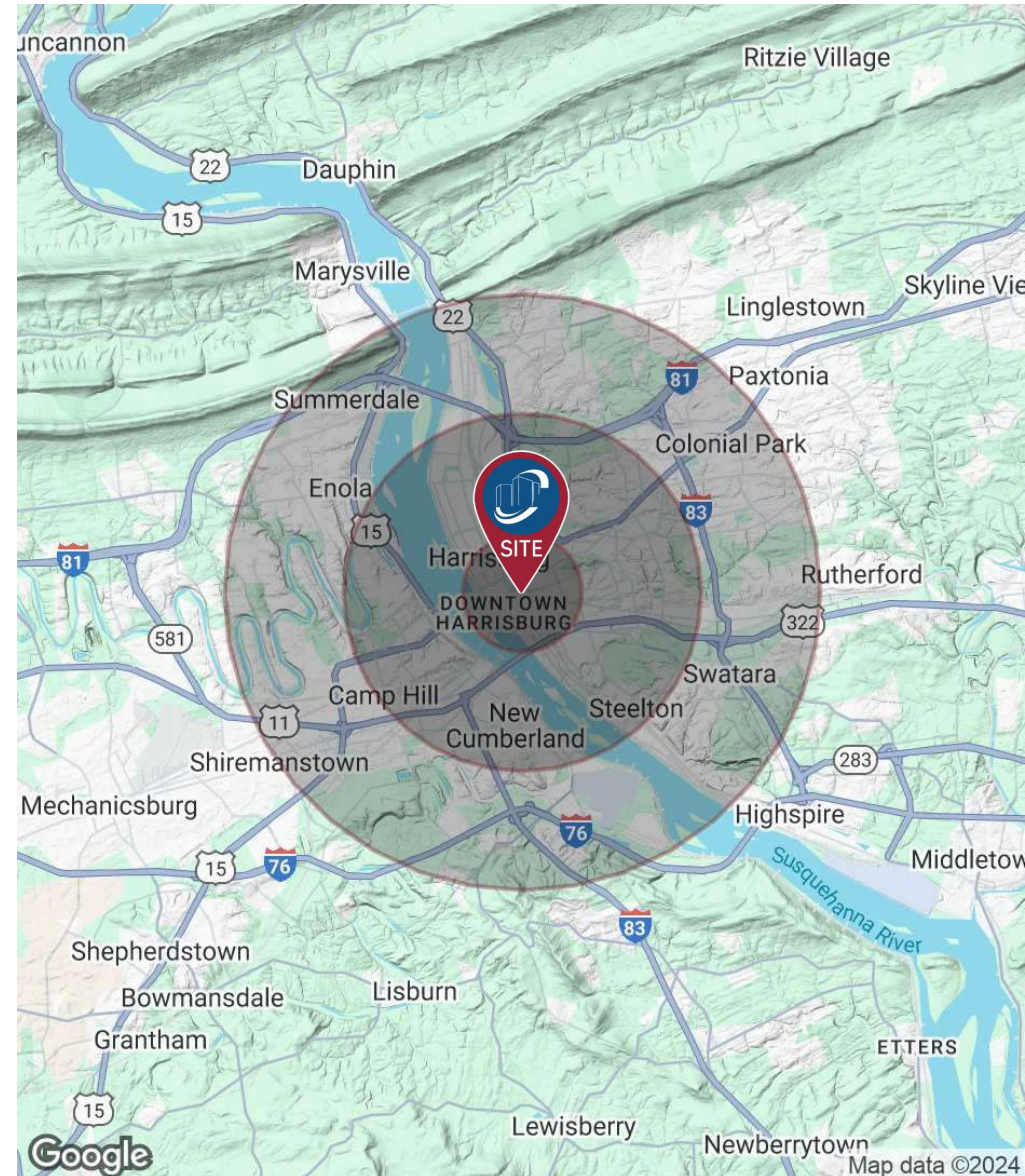
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	23,565	107,015	207,307
Population Density	7,501	3,785	2,639
Median Age	37	39	41
Median Age (Male)	36	38	39
Median Age (Female)	38	40	42
Total Households	10,486	44,965	85,390
# of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$57,806	\$78,084	\$93,723
Average House Value	\$133,710	\$187,753	\$236,322



LOCATION 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.





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