

5010 E TRINDLE ROAD, MECHANICSBURG

**UNIT 201
SALE OR LEASE**



CAMPBELL

Commercial Partners

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OFFERING SUMMARY

Well maintained, second floor office condominium conveniently located along Trindle Road in Hampden Township. Ideal for any professional office user. Buildout includes a reception area, 3 offices, conference room, training room and break room.

Available SF	1,880±
Sale Price	\$285,000
Lease Rate	\$3,000/MO
Tenant Pays	IN-SUITE JANITORIAL & UTILITIES

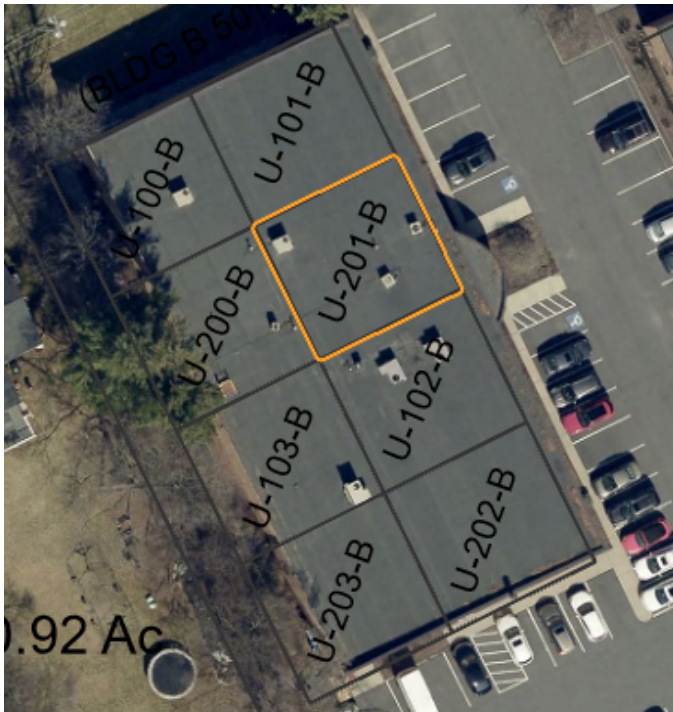


Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes to any other conditions, prior sale, lease, or withdrawal from the market. Value specified in writing otherwise. Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

PROPERTY INFORMATION

TOTAL ESTIMATED TAXES: \$2,456.90

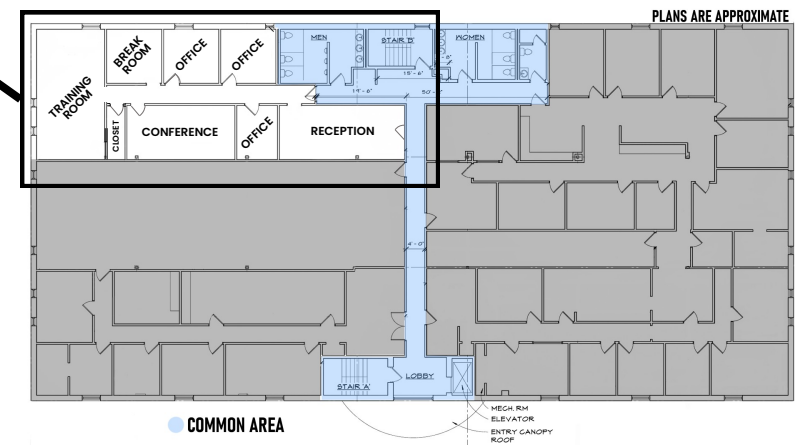
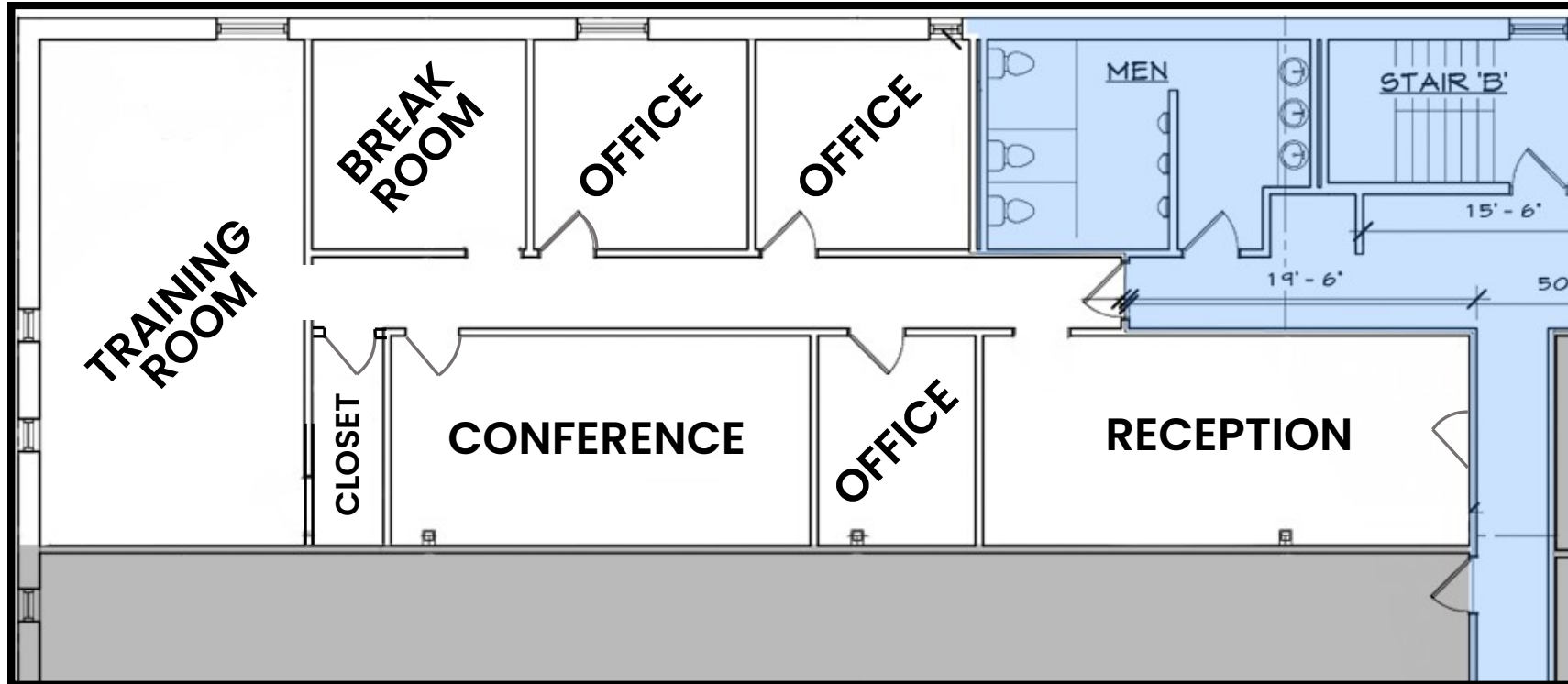
TAXES					
COUNTY:	\$	154,000.00	X	0.002875	= \$ 442.75
MUNICIPAL:	\$	154,000.00	X	0.000156	= \$ 24.02
SCHOOL:	\$	154,000.00	X	0.0129229	= \$ 1,990.13
TOTAL:					\$ 2,456.90
INDICATED MARKET VALUE:	\$	154,000.00	X	1.56	= \$ 240,240.00



PROPERTY OVERVIEW

Municipality	HAMPDEN TOWNSHIP
Elevator	1
Restrooms	MEN'S & WOMEN'S RESTROOMS IN COMMON ON FLOOR
Parking	IN COMMON
Signage	MONUMENT
HVAC	GAS
Flooring	VINYL
Lighting	FLUORESCENT
Ceiling Type	CEILING TILES
Roof	FLAT RUBBER
Suite Renovated	2025

FLOOR PLAN



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VICINITY MAP



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