



Rossmoyne Business Center

FLEX | WAREHOUSE BUSINESS CENTER FOR SALE
SUITES AVAILABLE FOR LEASE

5060 RITTER ROAD, MECHANICSBURG, PA

425 N 21ST STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990

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PROPERTY OVERVIEW

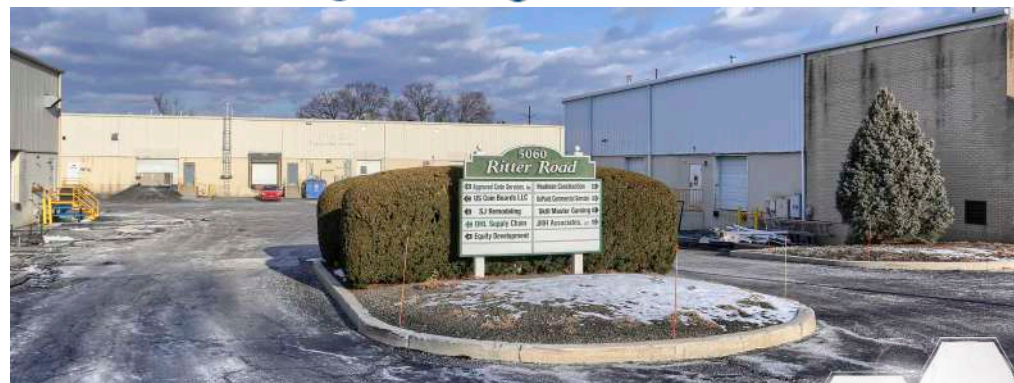
Versatile Office/Flex Facility with Long-Term Tenants & Significant Growth Potential

This three-building Office/Flex facility offers a total of 51,000 SF and is fully leased, featuring a strong roster of long-term tenants. The property provides exceptional flexibility with a variety of suite sizes ranging from 1,500 to 10,416 SF, making it ideal for diverse user needs. Tenants benefit from a highly functional mix of warehouse and office space, multiple loading positions, and a central courtyard designed for full trailer access. With solid historical financial performance and current under-market rental rates, the property presents a compelling value-add opportunity with significant upside potential. In addition to the sale offering, two suites from 7,200 up to 17,616 SF will be available for lease beginning April 1. These suites include a blend of office, warehouse, and flex space and may be leased together or separately, providing additional flexibility for prospective users.

** Financial analysis available from listing agent upon signature of NDA*

PROPERTY HIGHLIGHTS

- Excellent visibility with frontage to **15** 32,255 VPD
- 5.04 acre parcel with ample parking with direct connect to **15** N
- Rossmoyne Business Center is ideally located just off **15** & **76** with quick access to **83**, **111**, and **81**



OFFERING SUMMARY

Building Size	52,501 SF
Sale Price	\$5,650,000
Price per SF	\$107.61 per SF
Property Taxes (2025)	\$59,872.00
Lease Availability	7,200 -17,616 SF
Lease Rate	\$9.25 per SF/Yr
Lease Type	NNN
CAM	\$2.60 per SF
APN	42-10-0256-022
Zoning	Professional Office
Municipality	Upper Allen Township
County	Cumberland County

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PROPERTY DETAILS

Number of Buildings	3
Building Size	52,501 SF
Lot Size	5.04 Ac
Building Class	B
Tenancy	9- Multi-Tenanted
Number of Floors	1
Restrooms	Private
Parking	± 170 spaces
Year Built	± 1990's

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Metal
Ceiling Clear Height	19'-22'
Power	3-Phase 200 Amp
HVAC	Gas Heat Central AC
Sprinklers	Yes
Security	Yes; Per Tenant
Signage	Monument Building

MARKET DETAILS

Cross Streets	PA Turnpike, US-15 & Rossmoyne Rd
Traffic Count at Intersection	32,255 ADT @ Rte 15N
Municipality	Upper Allen Township
County	Cumberland County
Zoning	Professional Office
Permitted Uses	Flexible zoning from office to industrial to manufacturing

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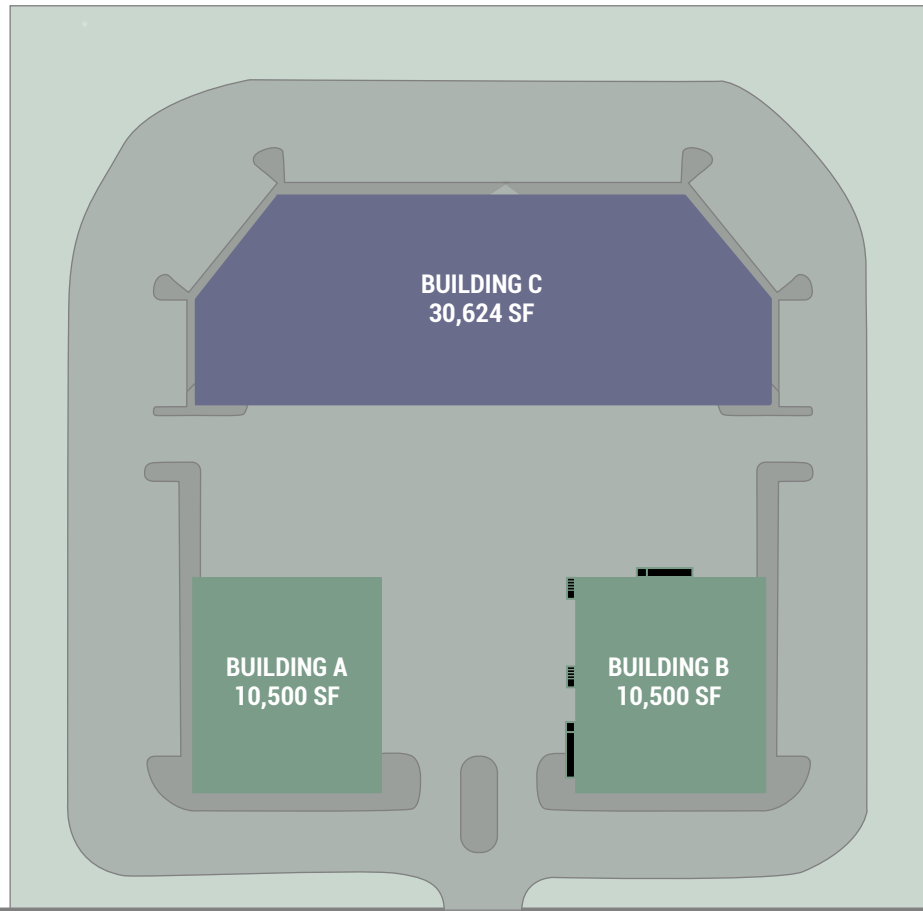
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SITE PLAN



RITTER ROAD

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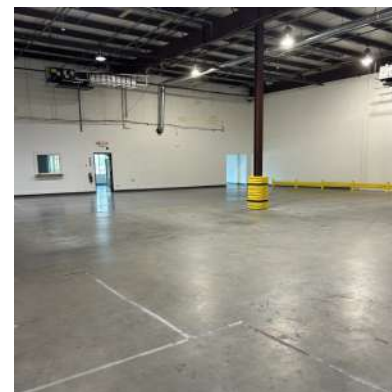
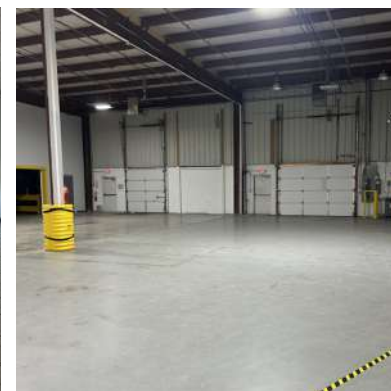
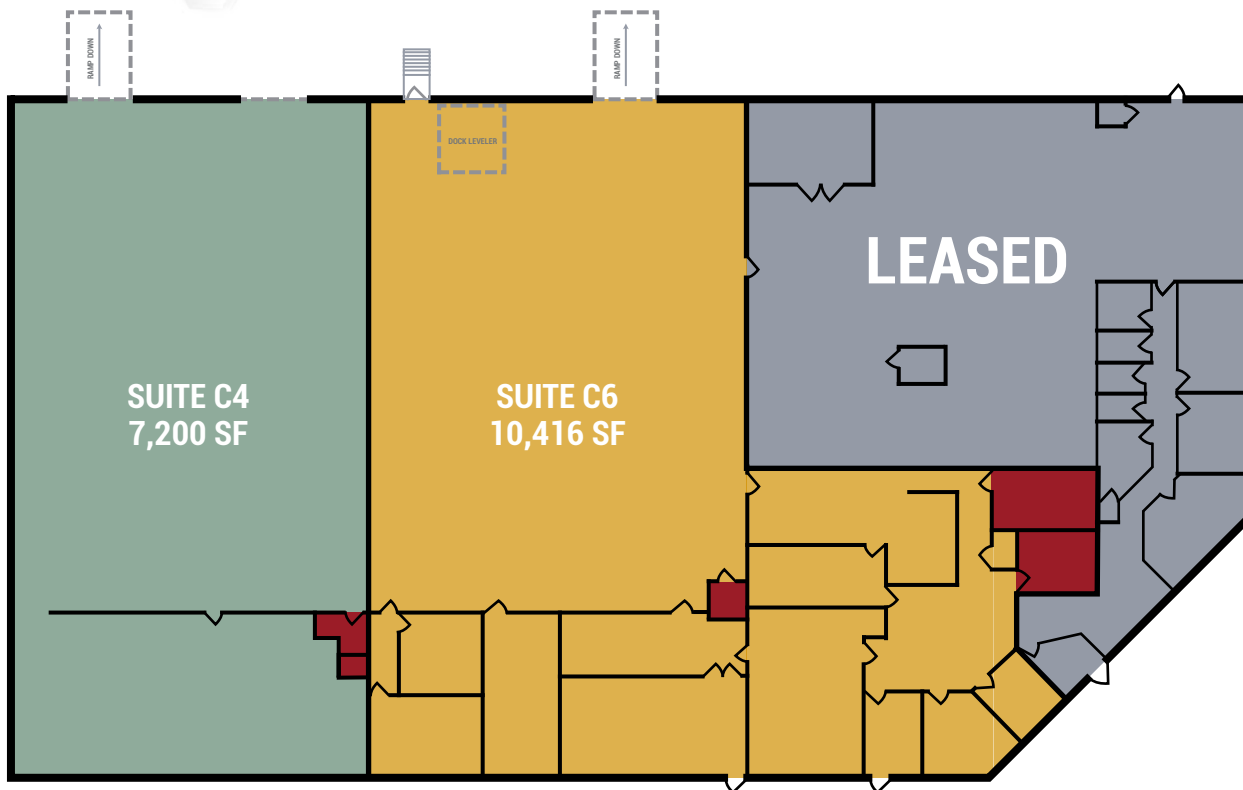
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SUITES AVAILABLE FOR LEASE



SUITE	SIZE	LEASE TYPE	LEASE RATE	CAM RATE	DESCRIPTION
C4	7,200 SF	\$9.25 per SF/Yr	NNN	\$2.60 per SF	Large warehouse space with two (2) dock doors. Two (2) In-suite bathrooms & two (2) private offices
C6	10,416 SF	\$9.25 per SF/yr	NNN	\$2.60 per SF	Offices suites, lunch area, 2 in suite restrooms and warehouse space. One dock door and interior dock leveler.

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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	7,554
2 MILE	53,630
3 MILE	126,258

HOUSEHOLDS

1 MILE	3,433
2 MILE	21,960
3 MILE	49,918

AVERAGE HOUSEHOLD INCOME

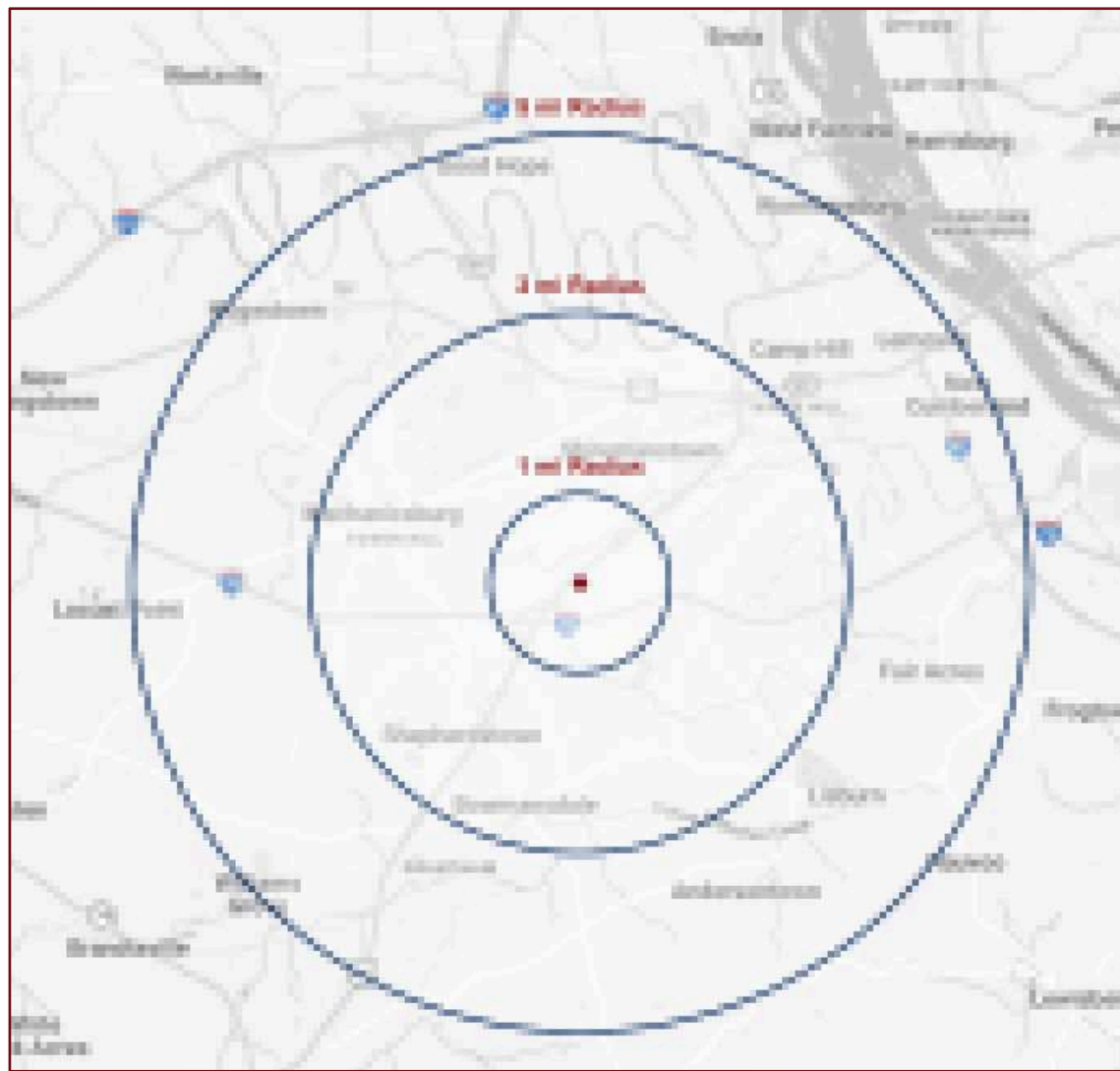
1 MILE	\$105,787
2 MILE	\$118,295
3 MILE	\$129,292

TOTAL BUSINESSES

1 MILE	542
2 MILE	2,595
3 MILE	5,254

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	9,397
2 MILE	33,618
3 MILE	65,513



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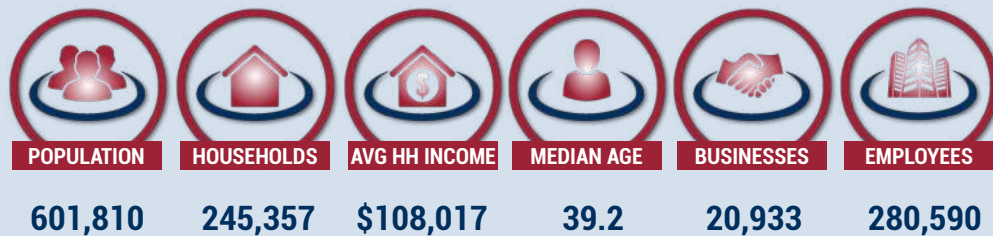
AREA OVERVIEW

Lower Allen Township, located in Cumberland County, Pennsylvania, boasts a population of approximately 11,500 residents. Situated just outside the state capital of Harrisburg, the township offers an ideal blend of urban conveniences and natural beauty. Residents enjoy easy access to Harrisburg's amenities and attractions while relishing in the tranquility of their surroundings. The community is enriched by several parks, including Lower Allen Community Park and Summerdale Park, providing abundant opportunities for outdoor activities such as biking and sports.

With numerous stores and restaurants scattered throughout the area, Lower Allen Township caters to both shoppers and food enthusiasts. Notably, the development of Lower Allen Commons adds a vibrant touch, featuring well-known establishments like Trader Joe's, Chick-fil-A, Springhill Suites, and a variety of shops and restaurants. This expansion enhances the township's appeal, making it an ideal haven for families seeking a harmonious blend of nature and city life in Southeast-central Pennsylvania along the scenic Susquehanna River.



LOWER ALLEN TOWNSHIP DEMOGRAPHICS



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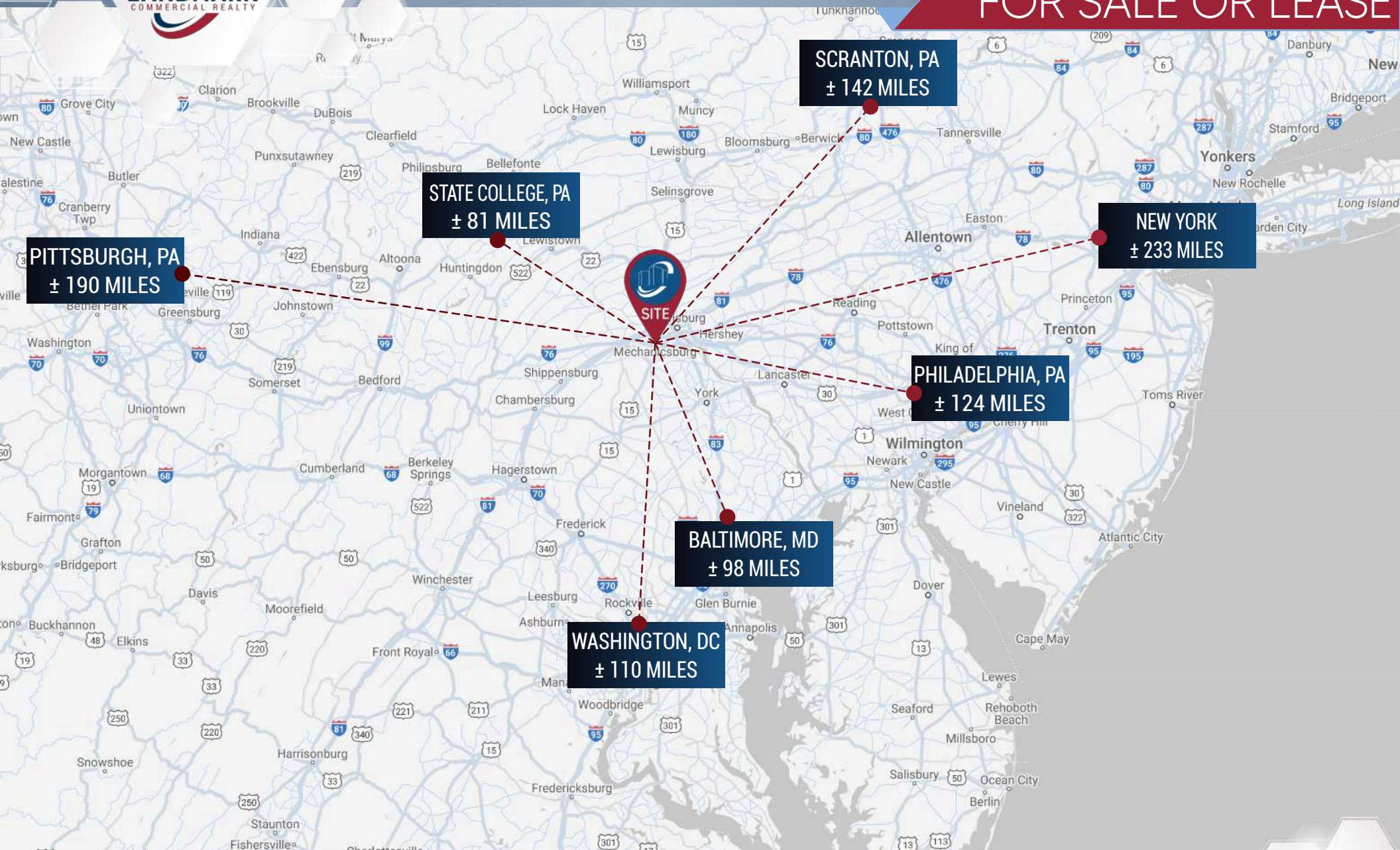


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