



3309 N. 6th Street  
Harrisburg, PA 17110  
Dauphin County, Susquehanna Township

**Freestanding 10,050 SF warehouse building with excellent access to I-81. Recently updated and well maintained, the property offers a functional mix of office and warehouse space with 18'3" clear height, multiple drive-in doors, and flexible outdoor storage. Exterior space includes a 2,200 SF concrete pad and a newly paved 6,000 SF area—ideal for storage or additional parking, if needed.**

<b>Square Feet Available</b>	<b>10,050 SF</b>
<b>Lot Size</b>	<b>1.0 AC</b>
<b>Date Available</b>	<b>Immediately</b>
<b>Price</b>	<b>\$890,000</b>

## Zoning

**Industrial General (IG) – Permits commercial and industrial machinery and equipment rental and leasing services and repair, wholesale trade, general warehousing and storage, manufacturing, mini or self-storage, motor freight transportation support activities, truck terminals, service and maintenance facilities and more.**

## Building Information

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<b>SF Available</b>	<b>10,050</b>
<b>Additional information</b>	<b>There is an existing outside concrete pad (2,200 SF) on which storage could be utilized.</b>
<b>Total SF in Building</b>	<b>10,050</b>
<b>Construction</b>	<b>Brick and concrete block</b>
<b>Year Constructed</b>	<b>1960</b>
<b>Renovation Year</b>	<b>2024</b>
<b>Elevator</b>	<b>None</b>
<b>Number of Floors</b>	<b>One</b>
<b>Sprinklers</b>	<b>None</b>
<b>HVAC</b>	<b>Office: electric heat and A/C</b> <b>Warehouse: oil-fired steam heat (disconnected)</b>
<b>Ceiling Type</b>	<b>Office: acoustical tile</b> <b>Warehouse: exposed (insulated in 2023)</b>
<b>Ceiling Height</b>	<b>Office: 8'10"</b> <b>Warehouse: 18'3" clear</b>
<b>Floor Type</b>	<b>Office: carpet and LVT</b> <b>Warehouse: concrete</b>
<b>Business ID Sign</b>	<b>On building</b>
<b>Basement</b>	<b>Yes; partial basement with exterior access</b>
<b>Restroom</b>	<b>Two in the office area (newly renovated)</b>
<b>Electrical Capacity</b>	<b>200 Amp</b>
<b>Roof</b>	<b>Flat rubber</b>
<b>Walls</b>	<b>Office: painted drywall</b> <b>Warehouse: exposed (newly painted)</b>
<b>Lighting</b>	<b>Fluorescent</b>

## Land Information

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<b>Acres</b>	<b>1.0 AC</b>
<b>Land SF</b>	<b>43,560</b>
<b>Fencing</b>	<b>Along rear of property and partially around the outside storage area</b>
<b>Parking</b>	<b>8+/- spaces around the front and side of building. 10+/- spaces in the newly paved area at rear of the building</b>
<b>Topography</b>	<b>Generally level</b>
<b>Historic District</b>	<b>No</b>
<b>Flood Zone</b>	<b>No</b>
<b>Tax Parcel Number</b>	<b>62-018-134</b>

## Industrial Information

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<b>Dock Doors</b>	<b>Five Total - four (interior docks) and one: 10x10' (to the exterior)</b>
<b>Drive-in Doors</b>	<b>Three drive-in doors (2- 16' x 12'6" and 1- 25' x 12'6") that lead to the four interior dock doors</b>

## Utilities

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<b>Water</b>	<b>Public</b>
<b>Sewer</b>	<b>Public</b>
<b>Gas</b>	<b>None</b>

## Sales Information

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<b>For Sale</b>	<b>Yes</b>
<b>For Lease</b>	<b>No</b>
<b>Price</b>	<b>\$890,000</b>
<b>Real Estate Tax</b>	<b>Approximately \$5,930 annually (2025)</b>
<b>Transfer Tax</b>	<b>To be split equally between Buyer and Seller</b>
<b>Insurance</b>	<b>Per Buyer's carrier</b>
<b>Inventory</b>	<b>None</b>
<b>Financing</b>	<b>Cash or conventional</b>
<b>Date Available</b>	<b>Immediately</b>
<b>Additional Information</b>	<b>Verizon service available to the building</b>



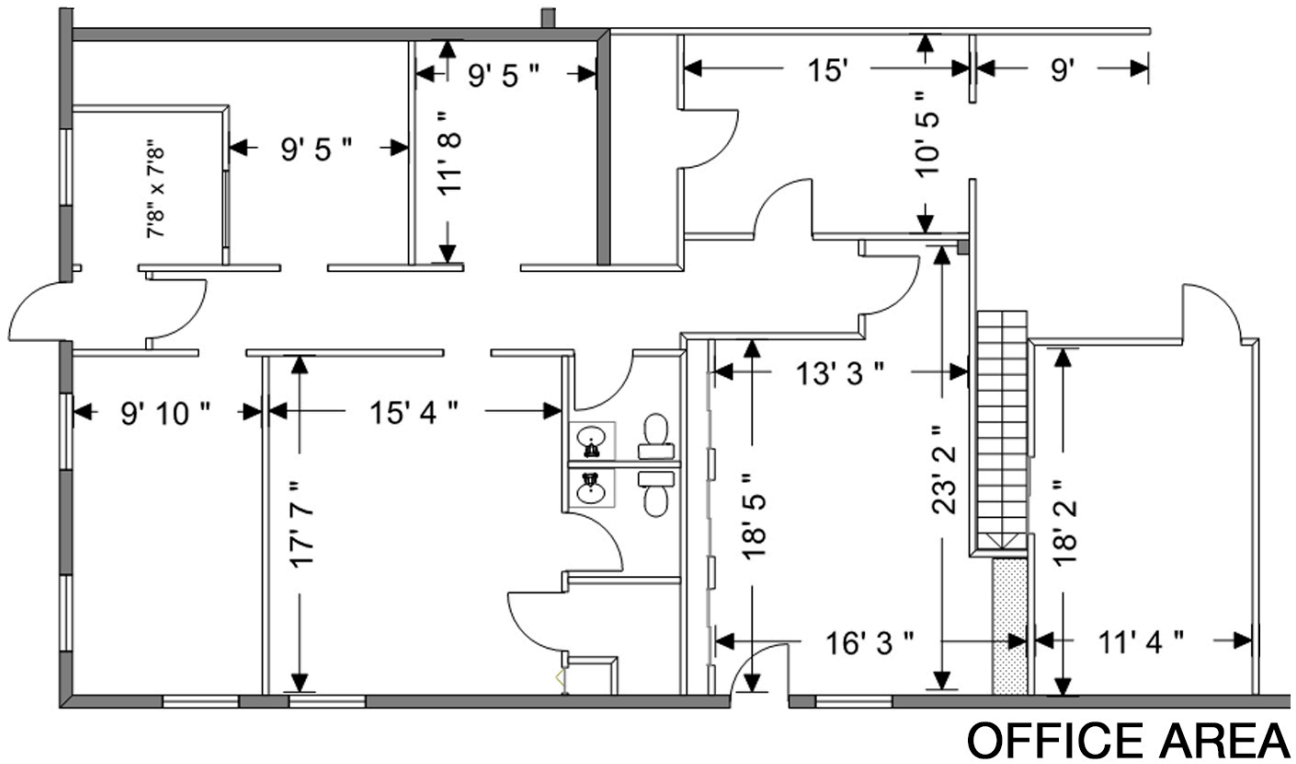
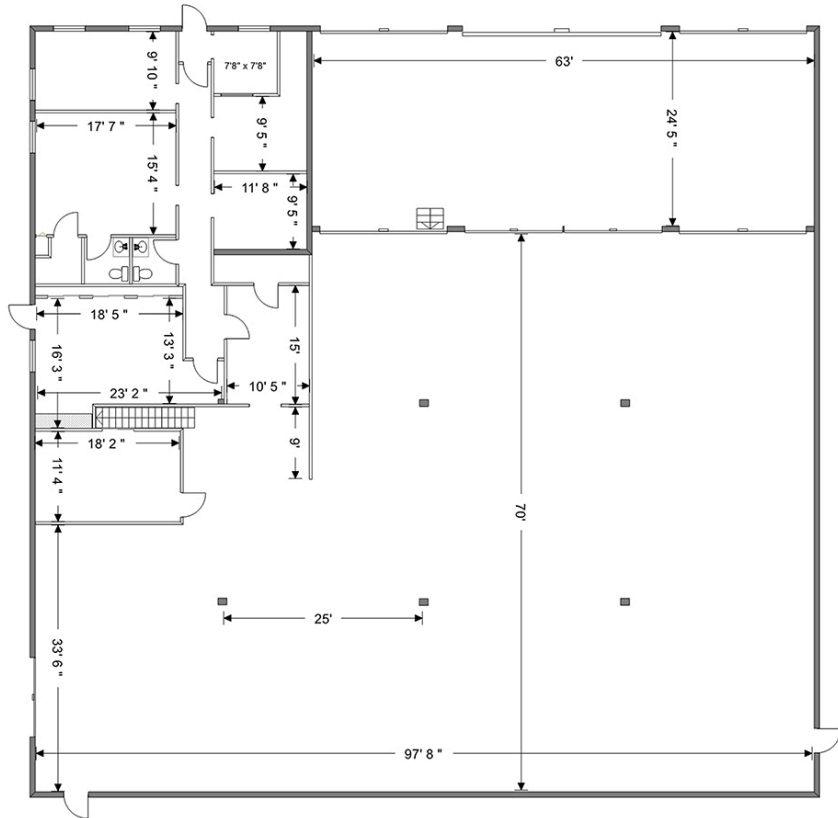












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