



1745 N CAMERON ST, HARRISBURG, PA

**SPECIAL PURPOSE INDUSTRIAL
PROPERTY ON 3+ AC**

**FOR SALE
OR LEASE**

1745 N CAMERON STREET
HARRISBURG, PA 17103

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PROPERTY SUMMARY

Presenting a highly visible, versatile special purpose/industrial building on Harrisburg's major industrial corridor. Currently used as an educational facility, this 73,275 SF (per tax records) building on one of the largest lots available in Harrisburg's industrial zoning district presents a unique opportunity for either educational/community users to acquire a large headquarters facility in a move-in ready condition, or industrial users to acquire a building on a large lot suitable for various uses. Current buildout features a large number of demised classrooms/offices, cafeteria with commercial kitchen, and large blocks of clear-span space with high ceilings previously used as a gymnasium and auditorium. Modular classrooms in place could easily be removed to create larger blocks of warehouse space for an industrial user. Location is easily accessible from I-81 and Rt. 322 and in close proximity to the PA State Farm Show, PA Department of Agriculture, HACC and Commonwealth Charter Academy, Traffic counts of almost 25,000 VPD.

PROPERTY HIGHLIGHTS

- Currently used as an educational facility; originally built as an industrial building and could easily be re-converted
- One of the largest lots remaining on Cameron Street corridor presents opportunities for expansion or fleet parking
- Potential uses include continuing use as educational facility, re-conversion to industrial with IOS, sports training/recreation facility with outdoor turf fields, and many more

LOCATION HIGHLIGHTS

- Location easily accessible from I-81 and Rt. 322, close to PA State Farm Show, PA Department of Agriculture, HACC and CCA

OFFERING SUMMARY

Property Description	Special Purpose Industrial
Total SF	73,275 SF
Sale Price	\$3,725,000
Property Taxes (2025)	\$36,393
APN	07-063-004
Lease Rate	Negotiable
Lease Type	NNN
CAM	TBD (Vacant)

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	73,275
Lot Size	3.06 Ac
Building Class	B
Tenancy	Single Multi
Number of Floors	2 + basement
Restrooms	Multiple
Parking	Abundant
Last Year Renovated	2020-present

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat Rubber
Power	3-Phase
HVAC	Electric & mini-splits; Hung gas heaters in warehouse
Security	Yes
Signage	Monument
Drive-in Door	1; Capacity to add more
Dock Door	1; Capacity to add more
Clear Ceiling Height	Up to 24'

MARKET DETAILS

Cross Streets	N Cameron Street & Kelker
Traffic Count at Intersection	± 25,000 VPD
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Industrial

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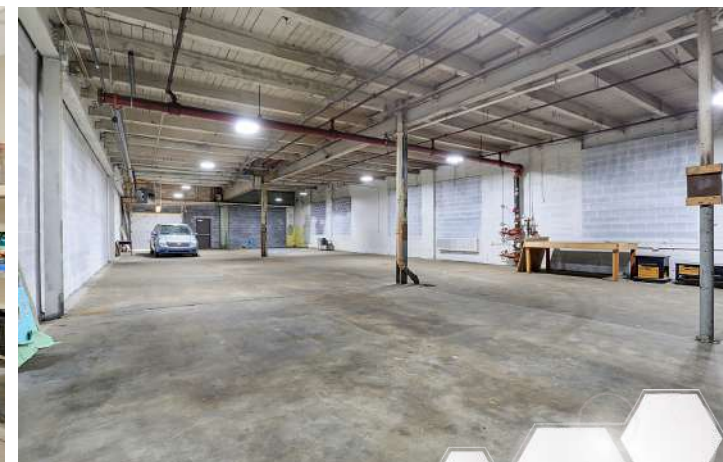


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1833 N CAMERON STREET



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PA FARM SHOW
COMPLEX &
EXPO CENTER



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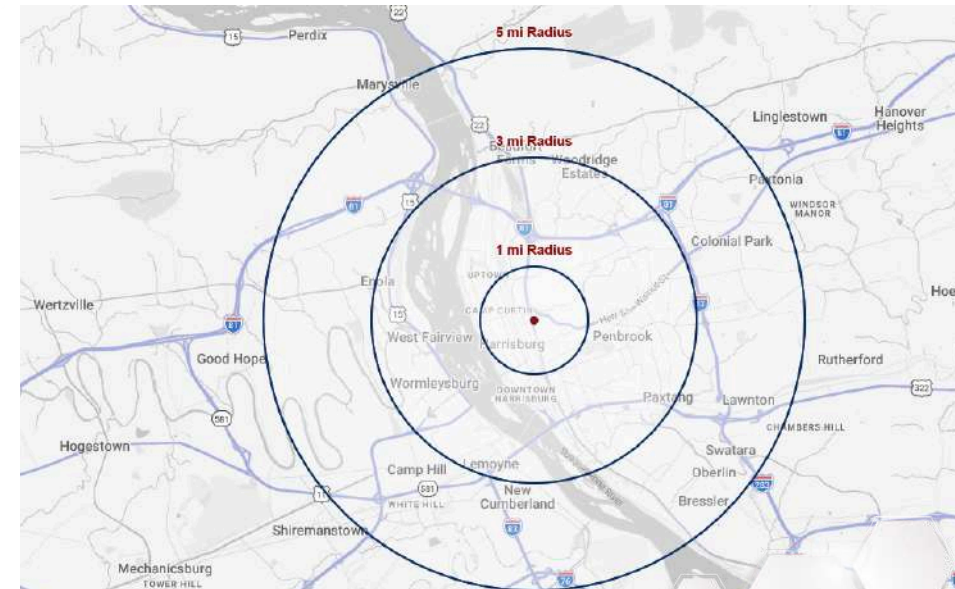
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DEMOGRAPHICS & LOCATION OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	18,096	99,471	208,691
Households	7,693	42,115	86,232
Average Household Income	\$69,852	\$82,231	\$99,541
Businesses	798	4,936	9,475
Employees	14,437	84,572	136,089

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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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