



Rare Flex Building

WITH SECURED OUTDOOR STORAGE FOR SUBLEASE

700 AYERS AVENUE, LEMOYNE, PA



700 AYERS AVENUE · LEMOYNE, PA 17043

FLEX BUILDING WITH SECURED OUTSIDE STORAGE

FOR SUBLEASE

OFFERING SUMMARY

Available SF for Lease	2,500 SF -9,145 SF
Lease Price	Negotiable
Lease Type	NNN
CAM	TBD
Zoning	Commercial General
Municipality	Lemoyne Borough
County	Cumberland County

PROPERTY OVERVIEW

This rare flex building with secured outdoor storage offers an ideal solution for users seeking functional warehouse/shop space combined with visibility and accessibility. The property features a fully fenced lot, 24-hour surveillance, and signage exposure to PA Route 581, providing both security and strong branding opportunities.

In addition to the flexible interior layout, the site includes secured, covered parking with four enclosed garage spaces, enhancing operational efficiency and vehicle protection. Surrounded by established industrial and distribution users such as Coca-Cola, Lamar Advertising, Wesco Distribution, and Genco Distribution, the property is strategically located within an established commercial corridor with immediate highway access.

The location offers excellent regional connectivity, with close proximity to PA Route 581, I-83, I-81, and the Pennsylvania Turnpike, making it an ideal option for service, distribution, and flex users.

PROPERTY HIGHLIGHTS

- Rare flex building with secured outdoor storage and fenced lot
- Covered, secured parking including four enclosed garage spaces
- High visibility and signage exposure to PA Route 581 with immediate highway access

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

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BUILDING SPECIFICATIONS

Construction	Block Stucco
Roof Type	Metal Flat Rubber
Ceiling Height	12-16' (warehouse)
Drive-in Doors	4
Power	3-Phase 120/240V
HVAC	Gas Heat Central AC
Sprinklers	No
Security	24 hour surveillance
Signage	On Building

MARKET DETAILS

Cross Streets	Ayers Ave & S 7th St
Traffic Count at Intersection	44,888 ADT @ I-581
Municipality	Lemoine Borough
County	Cumberland County
Zoning	Commercial General



PROPERTY DETAILS

Number of Buildings	1
Building Size	9,145 SF
Lot Size	0.87 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	5
Parking	Ample Secured On-site
Year Built Renovated	1978 2019



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ADDITIONAL PHOTOS



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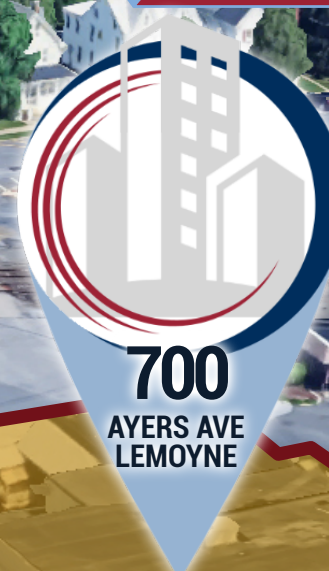


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PROPERTY



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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	8,451
3 MILE	71,810
5 MILE	147,850

HOUSEHOLDS

1 MILE	3,647
3 MILE	27,876
5 MILE	58,336

AVERAGE HOUSEHOLD INCOME

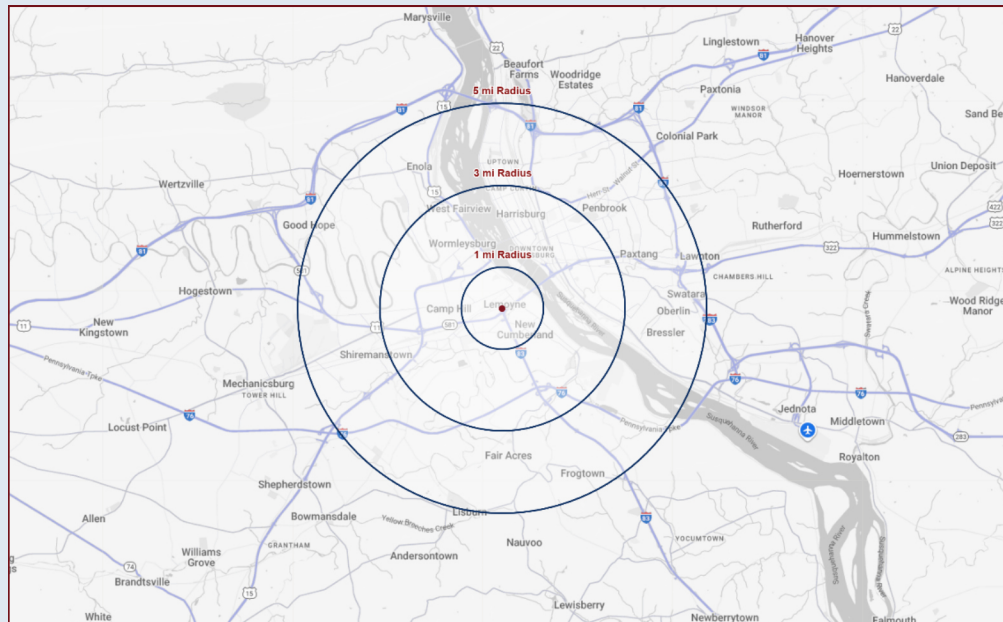
1 MILE	\$81,787
3 MILE	\$89,713
5 MILE	\$99,407

TOTAL BUSINESSES

1 MILE	420
3 MILE	2,639
5 MILE	4,872

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	7,657
3 MILE	38,463
5 MILE	67,152



AREA OVERVIEW

LEMOYNE, PA is a strategic location for businesses offering strong economic advantages and exceptional regional connectivity just minutes from downtown Harrisburg. Situated on the West Shore of the Susquehanna River, Lemoyne provides immediate access to the state capital's workforce, government offices, and professional services while often benefiting from lower occupancy costs than core urban locations. The borough is highly accessible via Interstate 83, which runs directly through Lemoyne and connects seamlessly to I-581, creating efficient links to I-81, the PA Turnpike (I-76), and major markets throughout Central and South Central Pennsylvania. This transportation network supports efficient commuting, client access, and regional distribution. Proximity to established commercial corridors, steady traffic counts, and surrounding West Shore communities such as Camp Hill, Mechanicsburg, and New Cumberland further enhance Lemoyne's appeal, making it a practical and well-connected option for businesses seeking flexibility, visibility, and access to the broader Harrisburg metropolitan economy.



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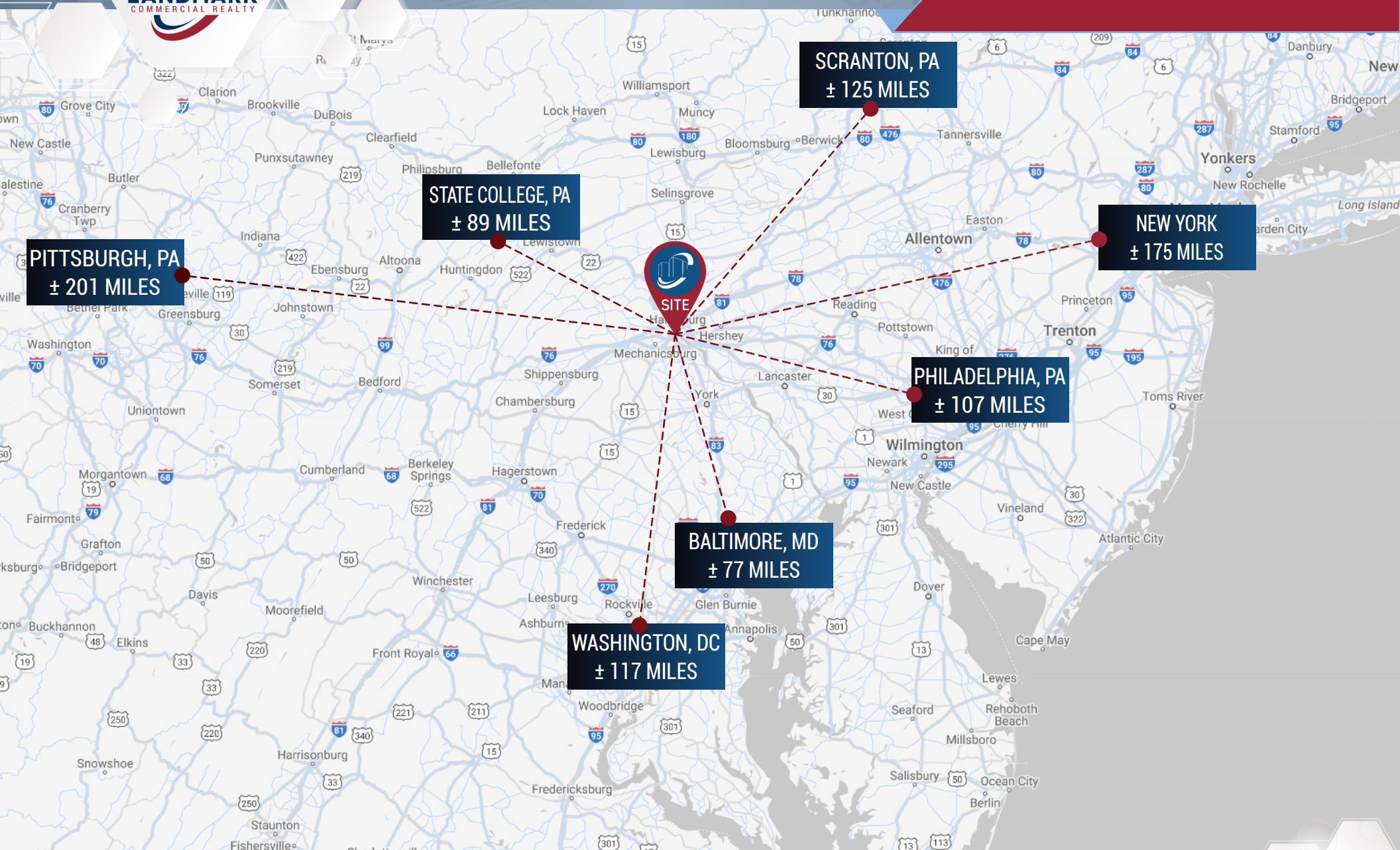
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