


OFFICE/INDUSTRIAL PROPERTY
FOR SALE

7701 DERRY STREET
HARRISBURG, PA 17111



Chris Wilsbach
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 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

7701 DERRY STREET

PROPERTY DETAILS

FOR SALE

\$1,175,000

OFFERING SUMMARY

| | |
|----------------------|-------------|
| Sale Price | \$1,175,000 |
| Lot Size | 0.64 Acres |
| Building Size | 11,080 SF |

PROPERTY SUMMARY

| | |
|----------------------------|---|
| Address | 7701 Derry Street Harrisburg, PA 17111 |
| Municipality | Swatara Township |
| County | Dauphin County |
| Tax Parcel # | 63-018-181 |
| Year Built/Expanded | 2016/2018 |
| Zoning | M-L: Light Manufacturing |

PROPERTY DESCRIPTION

Modern 11,080 SF flex/industrial building with a mix of +/- 5,000 SF second-floor office/showroom space and +/- 6,200 SF of warehouse area for sale. Warehouse features 23' 2" clear height, two (2) docks, and one (1) drive-in door. Zoned Light Manufacturing and Industrial, this buildout offers flexibility for a broad range of warehouse, distribution, light industrial, and service-related users. Well-suited for owner-users or a value-add opportunity for investors.

LOCATION DESCRIPTION

Located along Derry Street in Swatara Township, offering convenient access to Route 322 and Interstate 83. Minutes from Downtown Harrisburg & Hershey.

PROPERTY HIGHLIGHTS

- 11,080 SF flex/industrial building featuring office, showroom & warehouse space
- Two (2) story office/showroom totaling +/- 5,000 SF
- Constructed in 2016 and expanded in 2018
- Zoned M-L Light Manufacturing and Industrial
- Convenient access to major highway arteries

BUILDING INFORMATION

| | |
|----------------------------|---------------------------------------|
| # of Floors | Two (2) |
| Restrooms | Five (5) |
| Ceiling Height | 23' in Warehouse |
| Walls | Warehouse: Exposed Office: Drywall |
| Dock Doors | Two (2) |
| Drive-Ins | One (1) 12' x 10' |
| Roof | Flat Rubber |
| # Of Parking Spaces | 24 Spaces |
| Traffic Count | 7,411 VPD |



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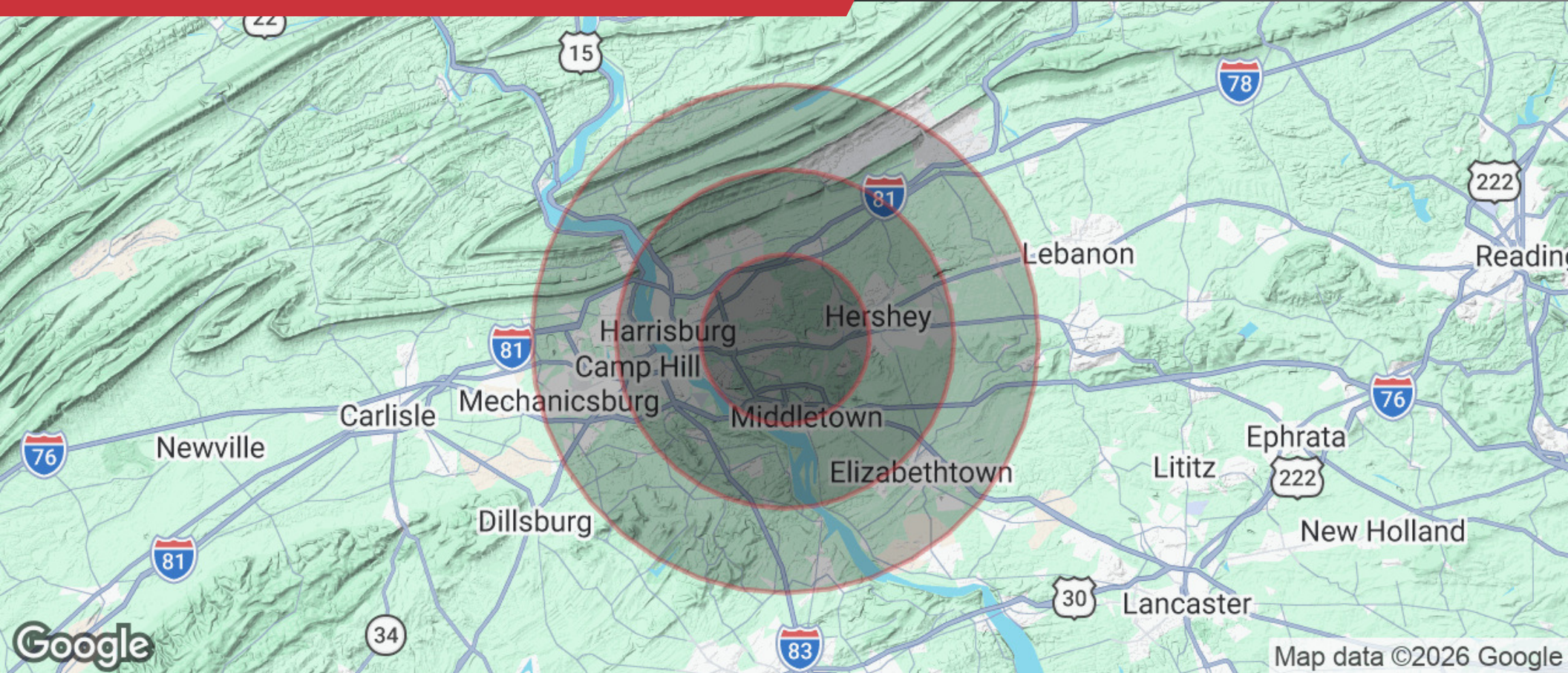
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7701 DERRY STREET

DEMOGRAPHICS

FOR SALE

\$1,175,000



POPULATION

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 128,206 | 351,144 | 532,841 |



HOUSEHOLDS

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 53,325 | 144,457 | 217,048 |



INCOME

| 5 MILES | 10 MILES | 15 MILES |
|-----------|-----------|-----------|
| \$101,638 | \$102,013 | \$106,496 |

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