



CEDAR RUN BUSINESS PARK

4517 GETTYSBURG RD, MECHANICSBURG, PA 17055

NEW 110,488 SF (2) BUILDING FLEX PROJECT



UNDER CONSTRUCTION!

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(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



CEDAR RUN BUSINESS PARK MECHANICSBURG, PA 17055

**NEW FLEX SPACE
FOR LEASE**

CONSTRUCTION UPDATE - JULY 2026



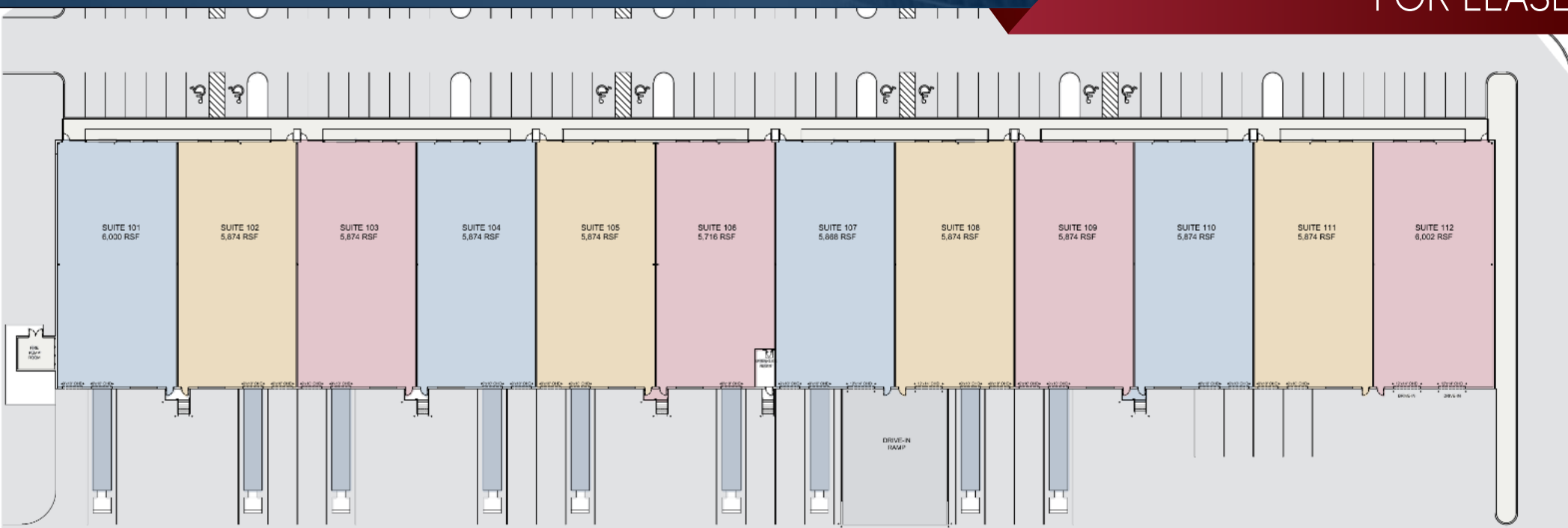
LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
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OFFERING SUMMARY

Available SF	5,556 - 110,488 SF
Building 1 SF	70,578 SF
Building 2 SF	39,910 SF
Lease Rate	Subject to Guidance
Lot Size	±16.7 Acres
Delivery	Q1 2027
County	Cumberland
Municipality	Lower Allen Twp
Zoning	General Commercial

PROPERTY HIGHLIGHTS

- Now Under Construction! New speculative construction flex property for lease adjacent to US-15 in Lower Allen Township, delivering Q1 2027
- Rare 39,910 SF & 70,578 SF building sizes sitting on a ±16.7 acre lot that offers ample parking
- Space starting at 5,556 SF with dedicated private access and loading
- High profile property with signature visibility & signage along US-15
- Zoned in General Commercial District which allows for flexible permitted uses
- Located just off  with easy access to:    
- Check out the Construction update: <https://vimeo.com/1208509892>



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PROPERTY DETAILS

Property Address	4517 Gettysburg Rd Mechanicsburg, PA 17055
Property Type	Flex Commercial
Lot Size	16.7 AC
Total Building Size	110,488 SF
Building 1	70,578 SF
Building 2	39,910 SF
Car Parking	153 spaces
Trailer Parking	Ample
Route Vehicles Spaces	Opposite Loading Wall
Dock Doors	34 (9'x10' OHD)
Drive-in Doors	8 (12'x14' OHD)
Foundation	Concrete Masonry
Framing	Steel
Roof	Rubber
Clear Ceiling Height	21'
Sprinklers	Yes (EC-25)
HVAC	Gas
Electric	3-Phase
Water/Sewer	Public
Submarket	Harrisburg West
County	Cumberland
Municipality	Lower Allen Township
Zoning	General Commercial

PROPERTY DETAILS

Now under construction and scheduled for delivery in Q1 2027, this new speculative flex development offers 39,910 SF and 70,578 SF buildings on more than 16.7 acres in Lower Allen Township. Spaces are available from 5,556 SF and feature dedicated private access and loading, ample parking, and prominent visibility and signage along US Route 15. The property's General Commercial zoning accommodates a wide range of permitted uses, while its location near the Slate Hill Road and Rossmoyne Road/Wesley Drive interchange provides convenient access to the Pennsylvania Turnpike, I-81, and I-83.

AVAILABILITY

LEASE INFORMATION				
	AVAILABLE SF	BUILDING SIZE	LEASE RATE	DELIVERY DATE
BUILDING 1	5,716 - 110,488 SF	70,578 SF	Subject to Guidance	Q1 2027
BUILDING 2	5,556 - 110,488 SF	39,910 SF	Subject to Guidance	Q1 2027

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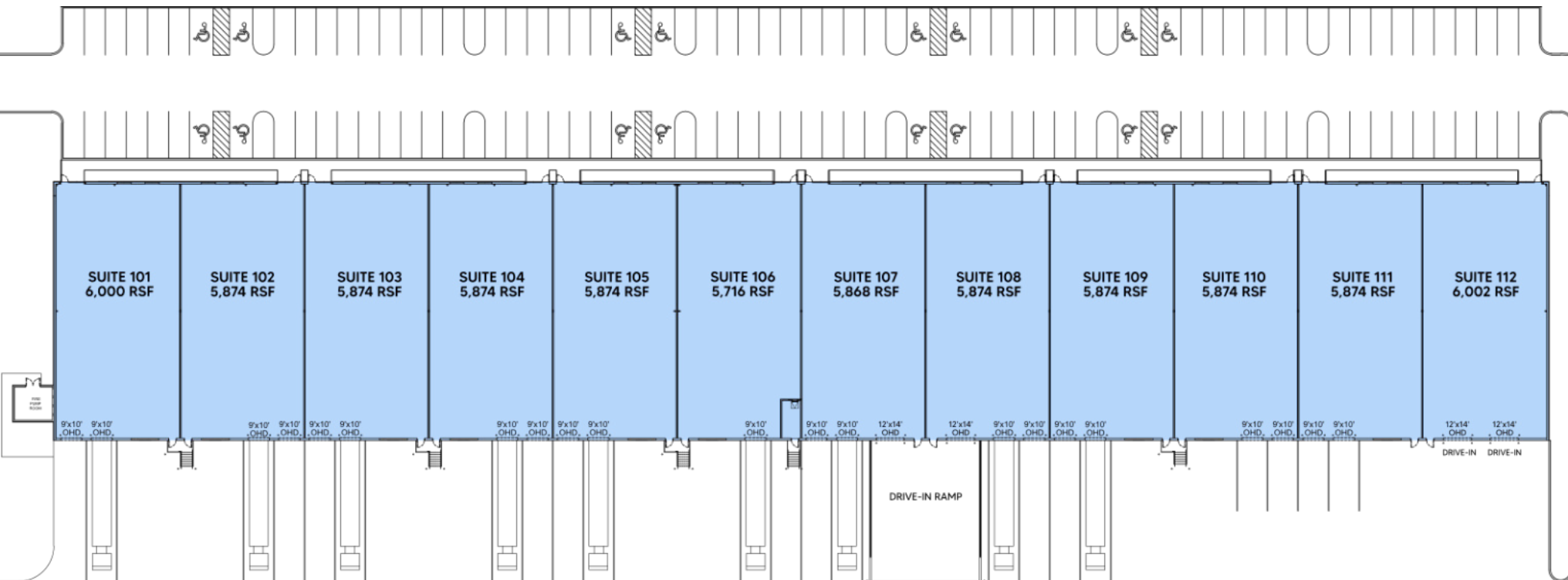
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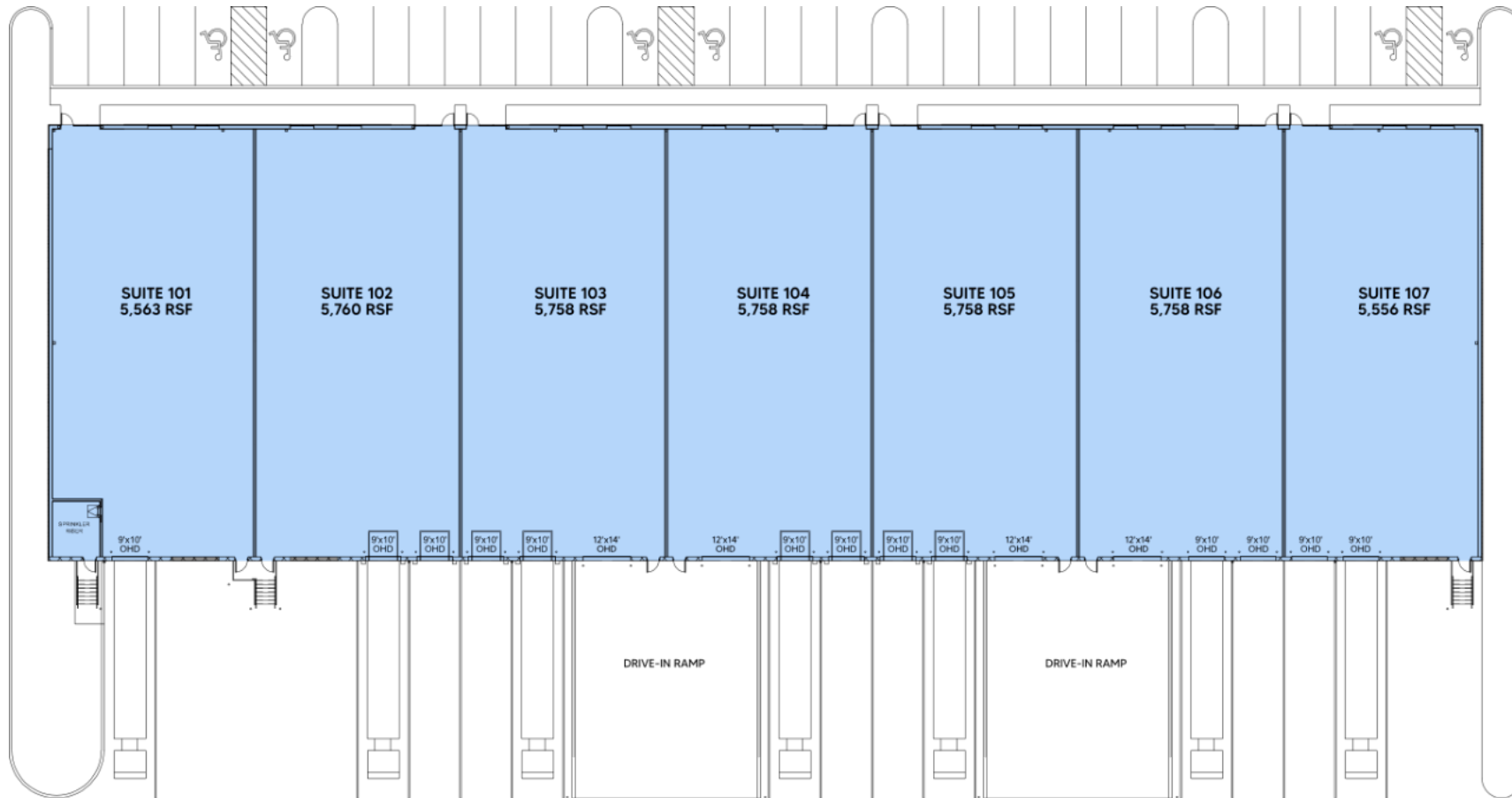


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BUILDING 1 PLAN



BUILDING 2 PLAN





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AERIAL - JULY 2026



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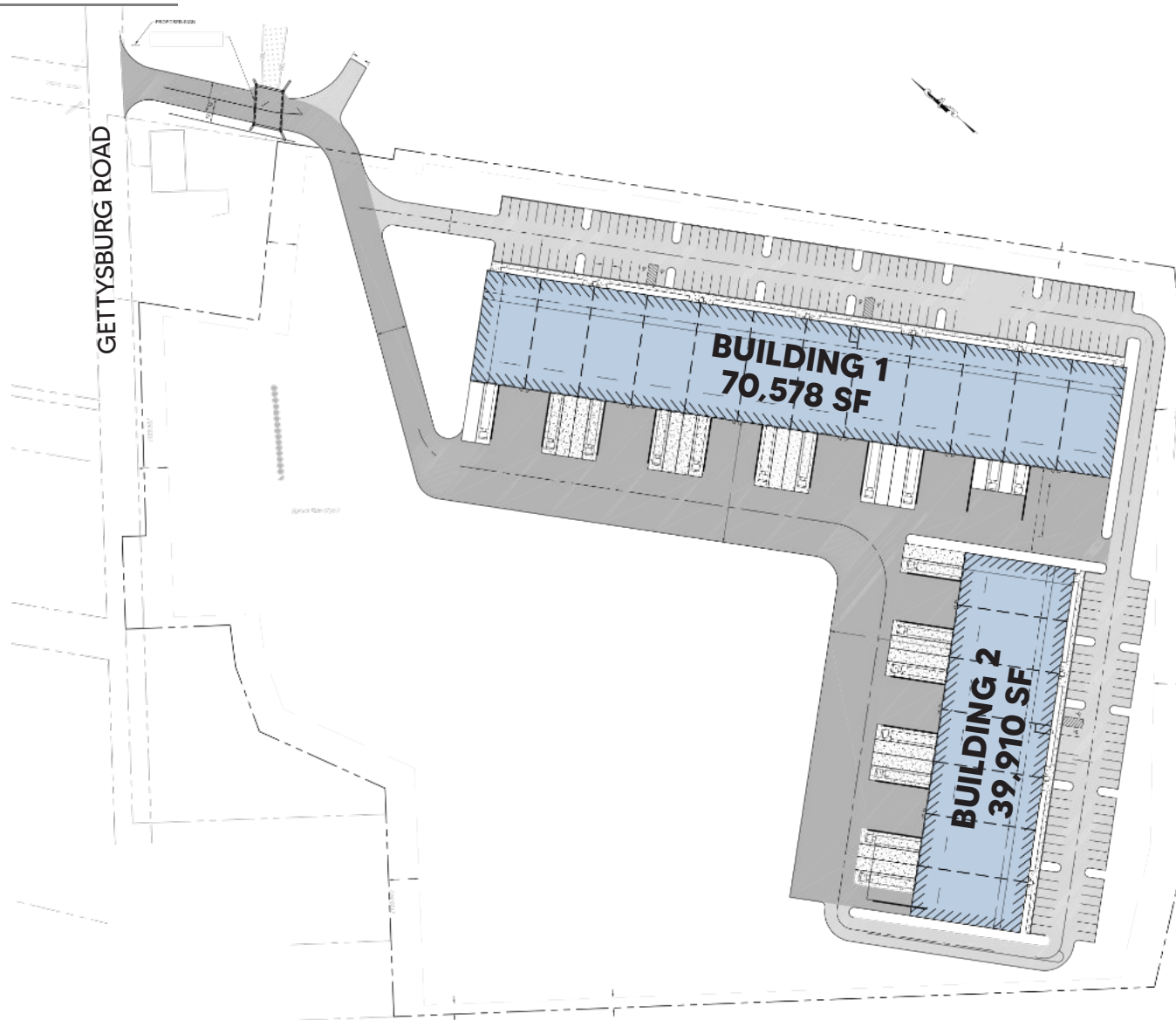
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SITE PLAN



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CONCEPT RENDERING



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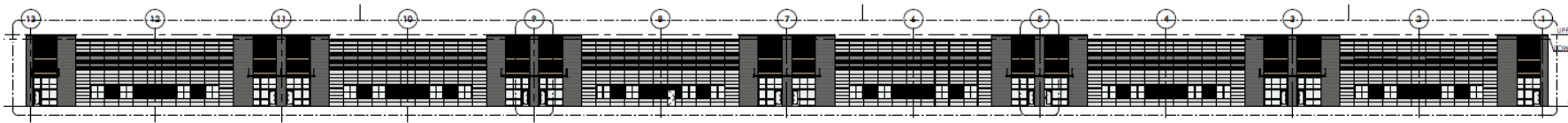
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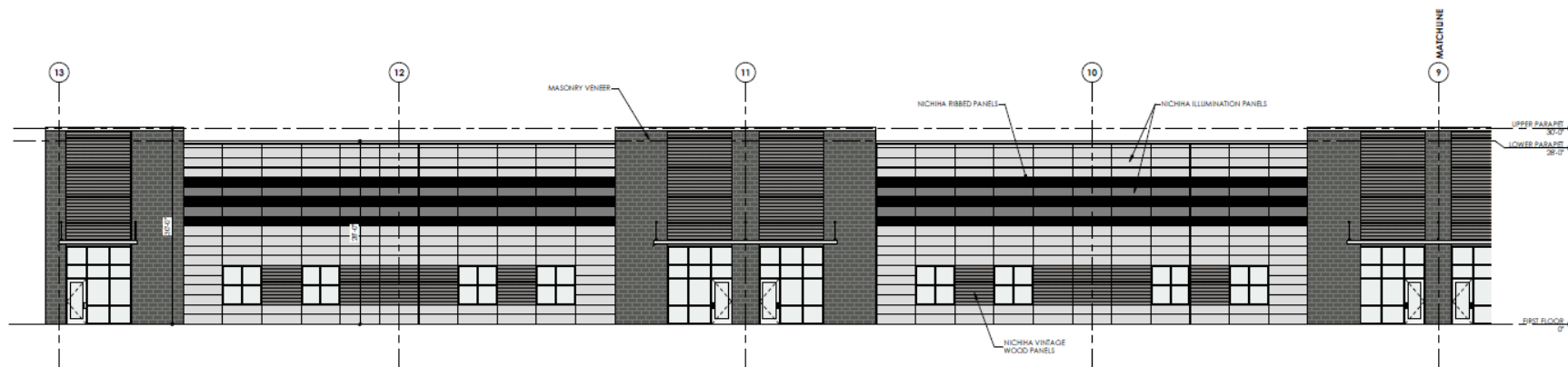


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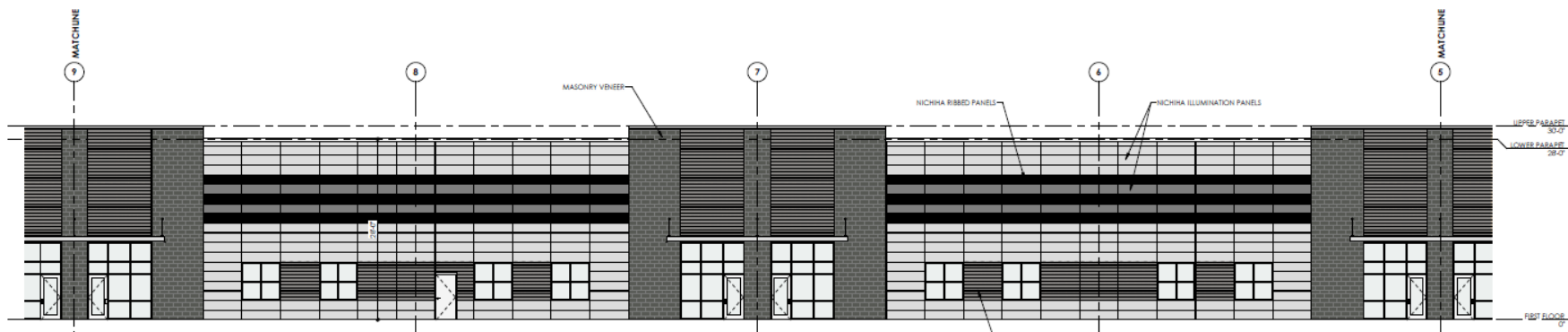
ELEVATION PLANS



1 EAST ELEVATION
3/64\" = 1'-0"



A ENLARGED EAST ELEVATION 'A'
1/8\" = 1'-0"



AERIAL



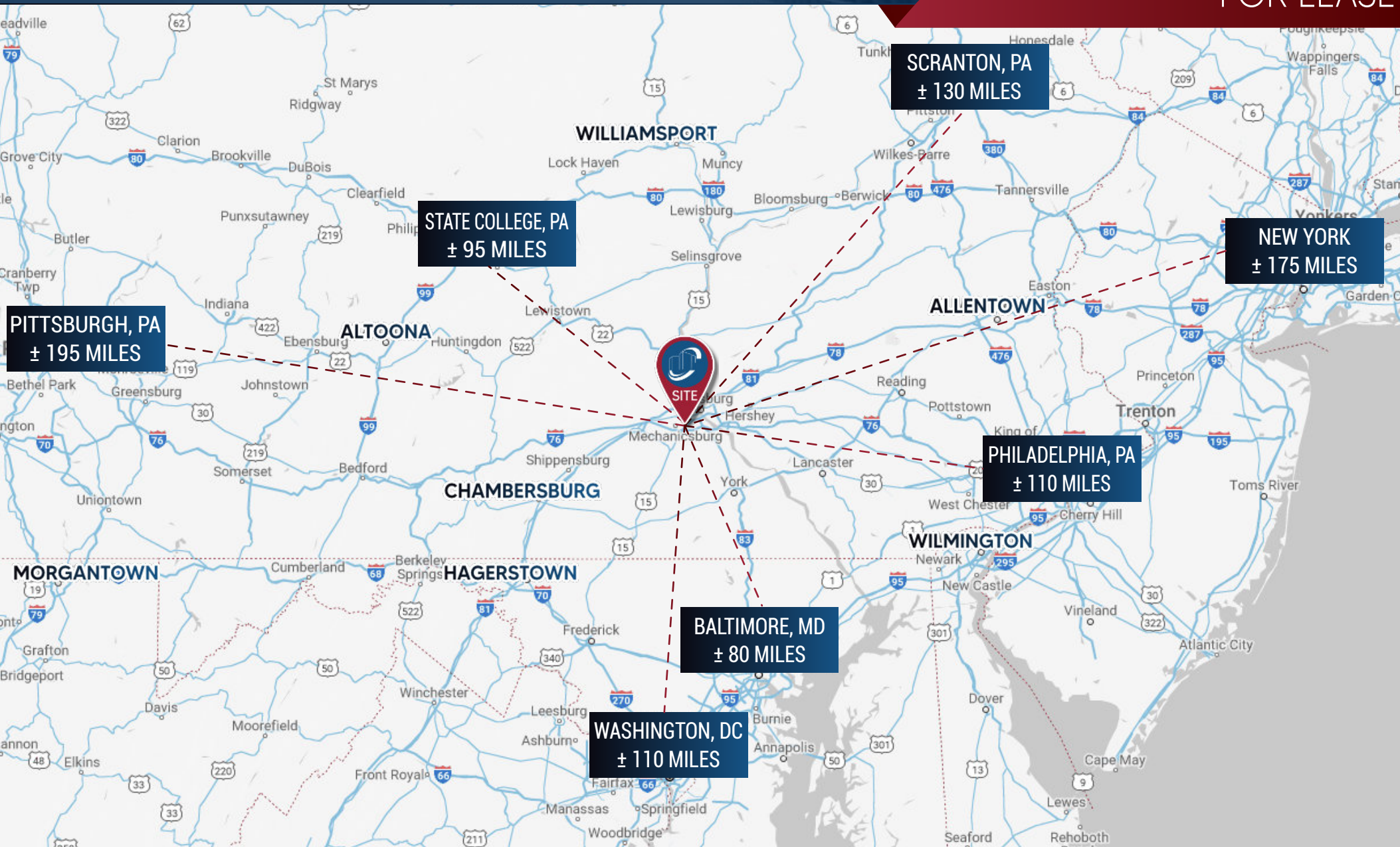
TRADE AERIAL





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AREA OVERVIEW

CUMBERLAND COUNTY: Cumberland County is located in the Harrisburg-Carlisle MSA, neighboring the State Capital city of Harrisburg on the West Shore of the Susquehanna River. Cumberland County has 9 school districts, 8 public libraries, and 4 hospitals. There are two military operation facilities in Cumberland County - Carlisle Barracks / U.S. Army War College and the Naval Support Station in Mechanicsburg. These military facilities help support the national security of our country while also employing civilian personnel, thus aiding in a strong local economy.

As part of the Susquehanna Valley, Cumberland County is bounded to the north by Blue Mountain, to the east by the Susquehanna River, to the southeast by Yellow Breeches Creek, and to the south by the Blue Ridge Mountains. Conodoguinet Creek and the Appalachian National Scenic Trail cross the county. Parklands include Michaux State Forest and Colonel Denning, Kings Gap, and Pine Grove Furnace state parks.

The oldest towns in the county are Shippensburg, Pennsylvania, and Carlisle, Pennsylvania, each with its unique history. Shippensburg is home to Shippensburg University of Pennsylvania, one of 14 universities of the Pennsylvania State System of Higher Education. Carlisle is also home to Dickinson College, established in 1773, and the Penn State Dickinson School of Law.

Cumberland county contains many suburbs of nearby Harrisburg such as Mechanicsburg, Camp Hill, New Cumberland, and Lemoyne. The primary economic activities are services, retail trade, manufacturing (electronic components and textiles), and agriculture (field crops, livestock, and dairy products).

TOP EMPLOYERS

FEDERAL GOVERNMENT
GIANT FOOD STORES, LLC
AMAZON.COM DEDC LLC
STATE GOVERNMENT

KEY INDUSTRIES

EDUCATION
FOOD PROCESSING & AGRIBUSINESS
HEALTHCARE
MANUFACTURING



2026 ESTIMATED
POPULATION **263,782**

DEMOGRAPHICS



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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.



NEW CONSTRUCTION FLEX BUSINESS PARK NOW LEASING

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