


INDUSTRIAL PROPERTY FOR SALE & LEASE

417-419 VAUGHN STREET & 3235 N 4TH STREET
HARRISBURG, PA 17110



Chris Wilsbach
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 1015 Mumma Road
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NAICIR

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417-419 VAUGHN STREET & 3235 N 4TH STREET

PROPERTY DETAILS

FOR SALE & LEASE

\$1,800,000 | \$7.95 - \$12.95 SF/YR (NNN)

OFFERING SUMMARY

Sale Price	\$1,800,000
Lease Rate	\$7.95 Warehouse \$12.95 Office SF/yr (NNN)
Number of Units	Two (2)
Available SF	6,000 Office + 15,000 Warehouse SF
Lot Size	0.91 Acres
Building Size	+/- 37,000 SF

PROPERTY SUMMARY

Address	419-417 Vaughn Street & 3235 N 4th Street Harrisburg, PA 17110
Municipality	City of Harrisburg
County	Dauphin County
Tax Parcel #	14-005-055; 14-011-015
Year Built/Renovated	1965/2007

PROPERTY DESCRIPTION

Two (2) building mixed-use property totaling approximately 52,000 SF on 0.91 acres in a central Harrisburg location. The property includes 417-419 Vaughn Street which is a 15,000 SF warehouse facility with 23' ceiling height, two (2) loading docks, one (1) drive-in door, and 5,000 SF of recently renovated office space. The property also includes 3235 N 4th Street which is a recently renovated 22,000 SF historic building currently occupied by two (2) daycare centers, providing stable rental income. Zoned Commercial Neighborhood, the property offers convenient access to major roadways and strong functionality for a variety of commercial uses.

PROPERTY HIGHLIGHTS

- Mixed-use space with a great opportunity for user with income from tenants
- Warehouse equipped with two (2) exterior loading docks, and one (1) drive in door
- Commercial Neighborhood zoning
- Central location with access to major roadways
- Flexible owner-occupant or investment opportunity
- Income producing asset

LOCATION DESCRIPTION


Centrally located in uptown Harrisburg, the property offers convenient access to Interstate 81, Interstate 83, and Route 22, providing seamless connectivity throughout the greater Harrisburg area. Additionally, the property is situated just three (3) miles from the Pennsylvania State Capitol and the Capitol Complex.



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417 VAUGHN STREET

PROPERTY DETAILS

FOR SALE & LEASE

\$1,800,000 | \$12.95 SF/YR (NNN)

OFFERING SUMMARY

ADDRESS	3235 N 4th Street, Harrisburg, PA
APN	14-011-015-000-0000
MUNICIPALITY	City of Harrisburg
TOTAL SF AVAILABLE	21,000 SF

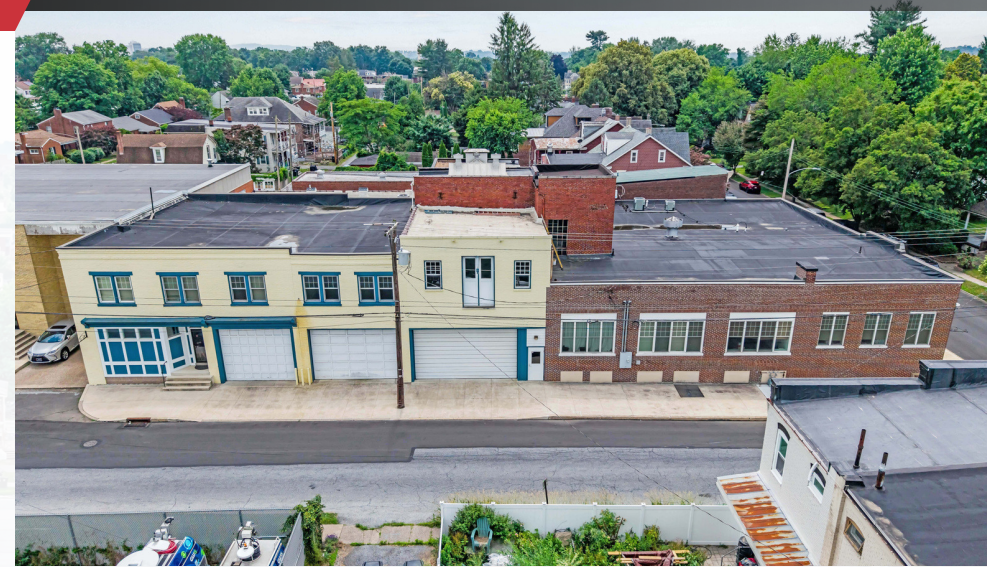
PROPERTY DESCRIPTION

417-419 Vaughn Street is a recently renovated historic commercial building offering 2,876 square feet of office space for lease in a highly accessible Harrisburg location. The available suite provides tenants with an opportunity to occupy a distinctive building that blends historic character with modern updates.

The remainder of the 22,000-square-foot building is occupied by two established daycare operators, creating a stable and active commercial environment. Situated along North 4th Street with convenient access to major roadways, the property offers an attractive setting for professional office, nonprofit, educational, or service-oriented users.

PROPERTY HIGHLIGHTS

- 6,000 SF office suite available for lease
- Located within a renovated historic building
- Modernized interiors with historic character
- Two established daycare tenants in place
- Commercial Neighborhood zoning
- N 6th St industrial neighborhood
- Convenient access to major roadways ; 322 + I81
- Suitable for office, professional services, nonprofit, or educational users
- Part of a mixed-use property with complementary commercial uses



BUILDING INFORMATION

OFFICE SPACE AVAILABLE	6,000 SF
WAREHOUSE SPACE AVAILABLE	15,000 SF
# OF RESTROOMS	Two (2)
YEAR BUILT	1912
# OF DRIVE-INS	One (1)
# OF DOCKS	Two (2)
CEILING HEIGHT	23'

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417-419 VAUGHN STREET

FLOORPLAN


FOR SALE & LEASE
\$1,800,000 | \$12.95 SF/YR (NNN)

3235 N 4TH STREET
6,000 SF AVAILABLE



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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417 VAUGHN STREET

PROPERTY DETAILS

FOR SALE & LEASE

\$1,800,000 | \$7.95 SF/YR (NNN)



PROPERTY HIGHLIGHTS

- 15,000 SF office space for lease
- Occupied by two daycare tenants
- Stable rental income in place
- Commercial Neighborhood zoning
- Recent building renovations and improvements
- Central Harrisburg location
- Convenient access to major roadways
- Income-producing investment opportunity
- Part of a mixed-use property with owner-user potential in adjacent building

OFFERING SUMMARY

ADDRESS	417-419 Vaughn Street, Harrisburg, PA
APN	14-005-055-000-0000
MUNICIPALITY	City of Harrisburg
TOTAL SF	15,000 SF

PROPERTY DESCRIPTION

3235 N 4th Street offers approximately 15,000 square feet of warehouse space in a central Harrisburg location. The facility features 23-foot clear ceiling heights, two (2) loading docks, and one (1) drive-in door, providing efficient functionality for warehousing, distribution, manufacturing, and service-related operations.

Positioned within a mixed-use commercial property and offering convenient access to major transportation routes, the building provides a practical solution for businesses seeking industrial space with excellent accessibility throughout the Harrisburg market.


BUILDING INFORMATION

OFFICE SPACE	6,000 SF
WAREHOUSE SPACE	15,000 SF
# OF RESTROOMS	One (1)
YEAR BUILT	1912
YEAR RENOVATED	2007

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3235 N 4TH STREET

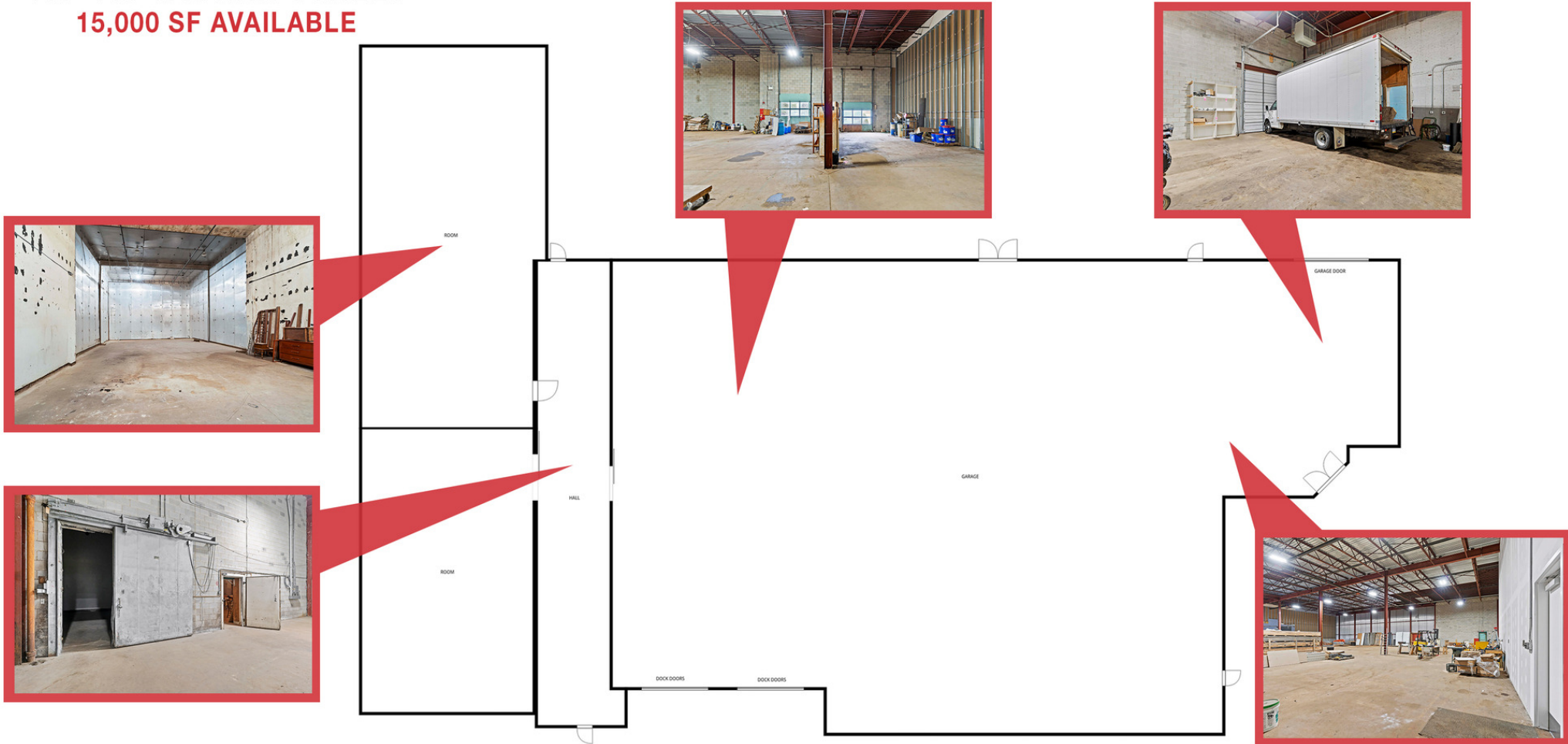
FLOORPLAN

FOR SALE & LEASE

\$1,800,000 | \$7.95 SF/YR (NNN)


417-419 VAUGHN STREET

15,000 SF AVAILABLE



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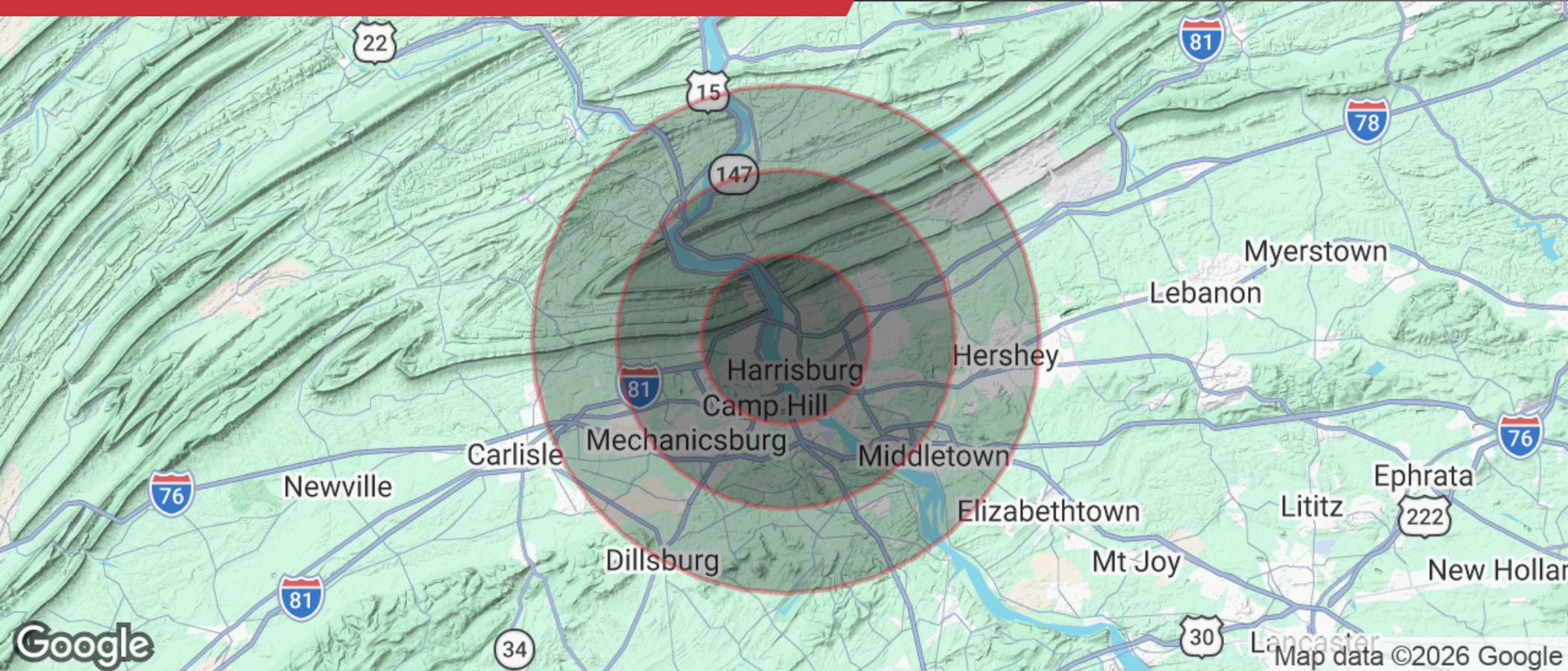
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417-419 VAUGHN STREET & 3235 N 4TH STREET DEMOGRAPHICS

FOR SALE & LEASE

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POPULATION

5 MILES	10 MILES	15 MILES
164,555	363,224	488,329



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
70,178	150,937	200,755



INCOME

5 MILES	10 MILES	15 MILES
\$93,250	\$105,425	\$107,362

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