



**5321 JAYCEE AVENUE, HARRISBURG, PA**

**3,360 SF FLEX  
SPACE AVAILABLE  
FOR LEASE**

FOR LEASE

3,360 SF  
FLEX SPACE

5321 JAYCEE AVENUE  
HARRISBURG, PA 17112



### PROPERTY SUMMARY

Available for lease is a ±3,360 SF flex/industrial suite located within a multi-tenant building at 5321 Jaycee Avenue, Harrisburg, PA. The space offers a functional combination of warehouse/flex and ± 1,060 SF office space, making it ideal for contractors, service companies, light manufacturing, distribution, and other flex/industrial users. Approximately ±2,600 SF consists of warehouse/flex space featuring both a loading dock and drive-in door for efficient shipping and receiving. The office area includes a reception area, private office, kitchenette, and two restrooms, providing a turnkey solution for a variety of business operations.

### PROPERTY HIGHLIGHTS

- ±3,360 SF comprised of ±2,600 SF warehouse and ±1,060 SF office space
- One (1) loading dock (9'x10')
- One Drive-in door (9'x10')
- Two (2) private bathrooms and kitchenette
- Flexible layout for a variety of flex/industrial service-related users including contractors, distribution, warehousing and service businesses

### LOCATION HIGHLIGHTS

- Convenient access to major Harrisburg corridors.
- Accessible to major thoroughfares



### OFFERING SUMMARY

Building Size	± 13,620 SF
Available SF for Lease	± 3,360
Lease Rate	\$12.00 per SF/yr
Lease Type	NNN
CAM	\$3.46 per SF
Zoning	Commercial General
Municipality	Lower Paxton Township
County	Dauphin

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

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### PROPERTY DETAILS

Number of Buildings	1
Building Size	± 13,620
Lot Size	1.27 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	2 - in-suite
Parking	In Common
Last Year Renovated	1984

### BUILDING SPECIFICATIONS

Construction	Brick   Masonry
Roof Type	Shingle
Power	3 Phase   200 Amp
HVAC	Warehouse: Gas Heat/Electric Heat Pump/Ceiling Fans Central AC (in office)
Dock Door	1 - 9'x10'
Drive-in Door	1 9'x10'
Clear Ceiling Height	13'
Sprinklers	No
Signage	On building per tenant

### MARKET DETAILS

Cross Streets	Jonestown Rd & Devonshire Rd
Traffic Count at Intersection	11,935 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Commercial General
Permitted Uses by Zoning	Construction related business, wholesale business, fitness center, storage, etc.

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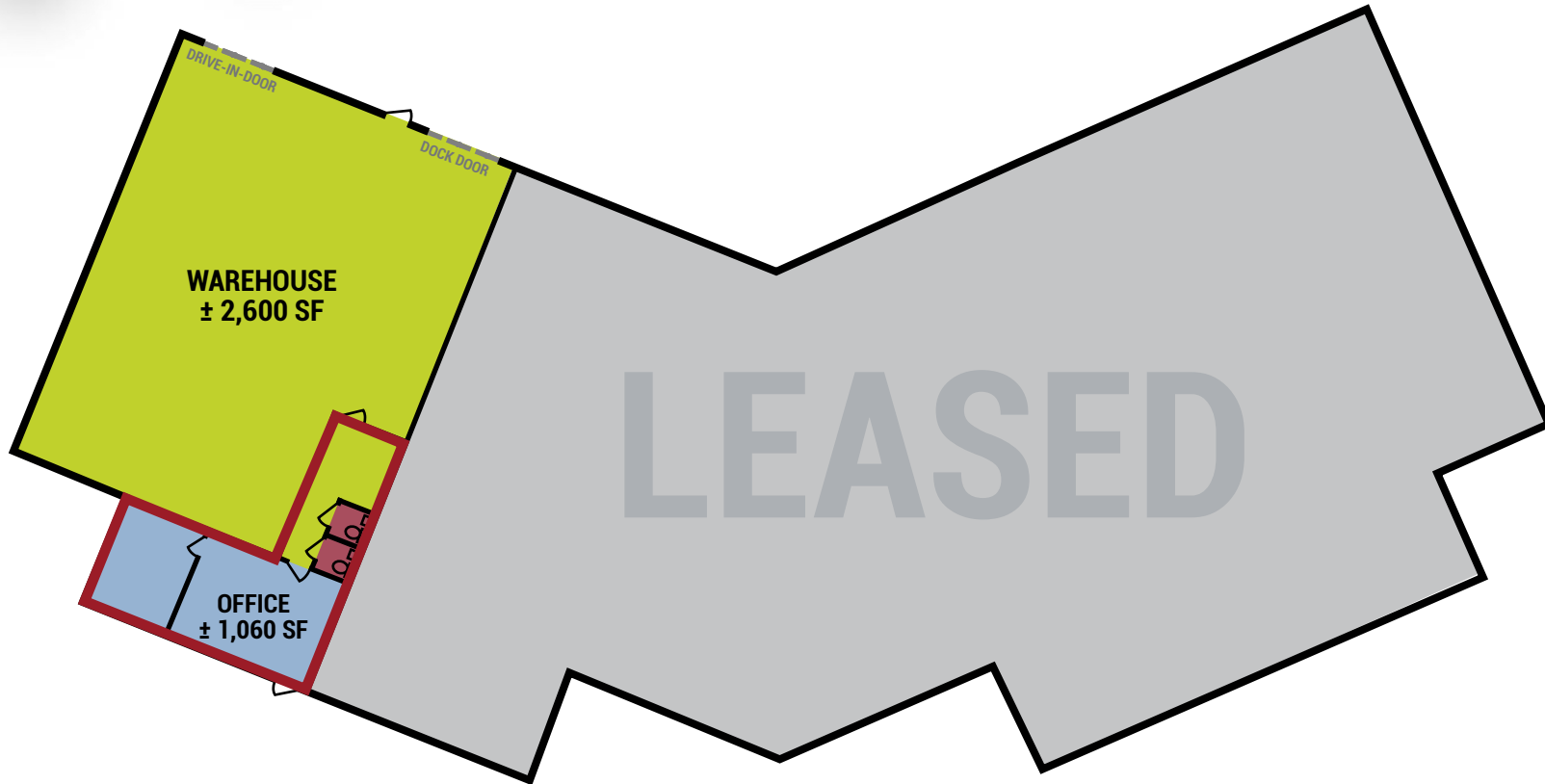




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FLOORPLAN



LEASED

SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	CAM	DESCRIPTION
A	±3,360 SF	\$12 per SF/yr	NNN	\$3.46 per SF	±2,600 SF open warehouse with additional ±1,060 SF of office area. Loading dock and drive in door access to warehouse.

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ADDITIONAL PHOTOS



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AREA



Capital City  
Airport

Harrisburg  
International Airport

York

Highspire

Rutherford

HARRISBURG EAST S.C.

**GIANT** CVS pharmacy  
TOUCH OF COLOR FLOORING  
MISSION BBQ  
VCF  
SHOE FLY  
AMERICAN SIGNATURE FURNITURE  
MID PENN BANK

E-H. Phillips  
Elementary School

Colonial Park

PAXTON TOWNE CENTRE

**TARGET** **B.A.M!**  
**COSTCO** WHOLESALE BOOKS-A-MILLION  
**KOHL'S** Michaels  
**petco** **BED BATH & BEYOND** Panera BREAD  
**Party City** **KIRKLAND'S**  
**BOB'S FURNITURE**

**RITE AID** **Pep Boys**

**EL RODEO**  
AUTHENTIC MEXICAN  
RESTAURANT

**Chick-fil-A**

**BEST BUY**

**ALDI**

**TACO BELL**

**Wendy's**

**Olive Garden**

COLONIAL COMMONS (HARRISBURG)

**at home** **HOBBY LOBBY** **DICK'S**  
**JOANN** **HomeGoods** SPORTING GOODS  
**DOLLAR TREE** **Marshalls** **ROSS**  
**OLD NAVY** DRESS FOR LESS  
**five BELOW** **TRUIST** **ULTA**  
**SUBWAY** **Bath & Body Works** BEAUTY  
**FIVE GUYS** **CHIPOTLE** **Guitar Center**  
BURGERS and FRIES MEXICAN

**Ford**

**INTRA-NATIONAL HOME CARE, LLC**

**ERIE HOME**

**V3**  
fitness



**M** **MEMBERS 1<sup>st</sup>**  
FEDERAL CREDIT UNION

Triple Crown Corporation

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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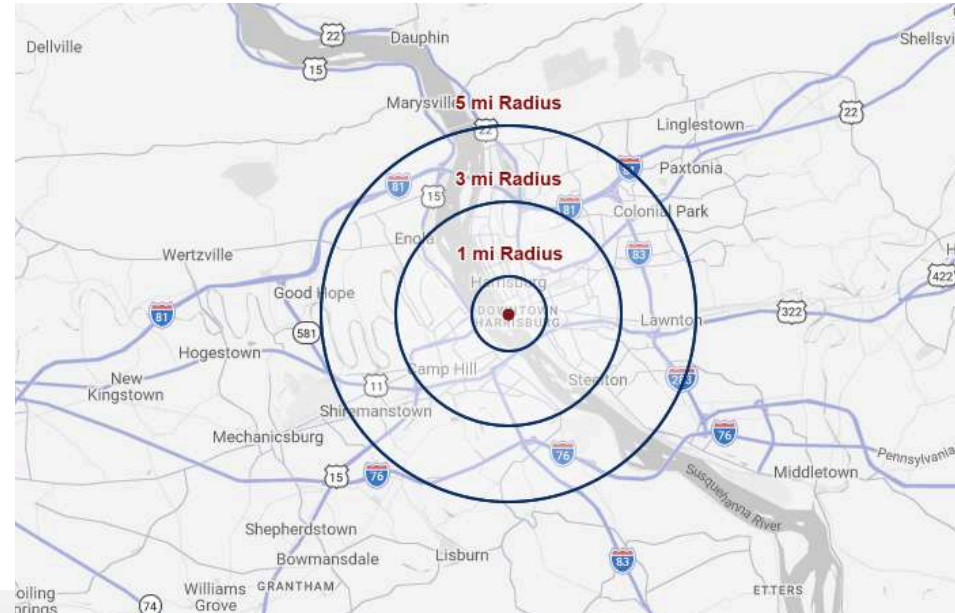
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DEMOGRAPHICS & LOCATION OVERVIEW



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	14,677	106,158	205,641
Households	7,713	44,744	85,446
Average Household Income	\$74,029	\$87,019	\$98,750
Businesses	1,434	5,180	9,525
Employees	32,920	79,564	138,171

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## DEMOGRAPHICS & LOCATION OVERVIEW

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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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