



STAND ALONE OFFICE BUILDING FOR SALE

3265 FULLING MILL ROAD | MIDDLETOWN, PA 17057



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(717) 731.1990

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PROPERTY HIGHLIGHTS

- Opportunity to purchase a stand alone office building in Middletown, PA
- Current tenant has occupied property since 2013 and has flexibility in lease for property to be purchased as investment or owner-user scenario
- Excellent location along Fulling Mill Rd just off Eisenhower Blvd with excellent signage visibility
- The single tenant office building is turn key and includes basement for storage space, ample on-site parking, and garage for additional parking or storage
- Corporate neighbors include Canteen, TE Connectivity Campus, Lucknow-Highspire Terminals, PA Turnpike Commission HQ, Wingate by Wyndham, Holiday Inn by IHG, Wendy's, Taco Bell, and Exxon
- Quick access to 

OFFERING SUMMARY

Address	3265 Fulling Mill Rd Middletown, PA 17057
Sale Price	\$395,000
Building Size	1,500 SF
Price Per SF	\$263.33
Sale Type	Investment or Owner-User
Building Type	Office
Lot Size	0.685 Acres
Tenancy	Single
Occupancy	100%
Year Built/Renovated	1961/2008
Stories	1 (plus basement)
Parking	15 Spaces
Cross Street	Eisenhower Blvd
Submarket	Harrisburg East
County	Dauphin
Municipality	Lower Swatara Twp
Zoning	Industrial Park (IP)
APN	36-007-101



**3265 FULLING MILL RD
MIDDLETOWN, PA 17057**

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PARCEL AERIAL



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

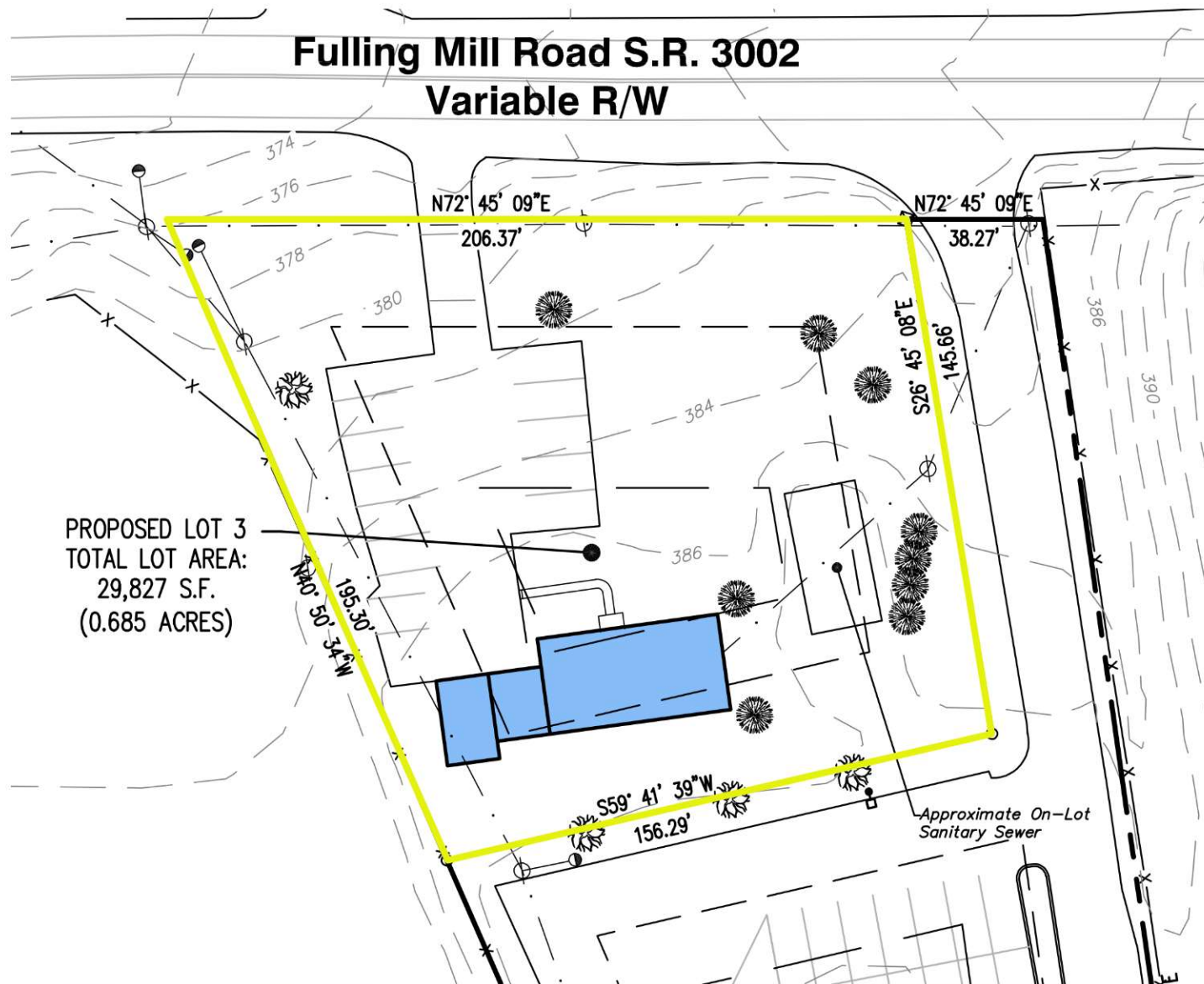
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SITE PLAN



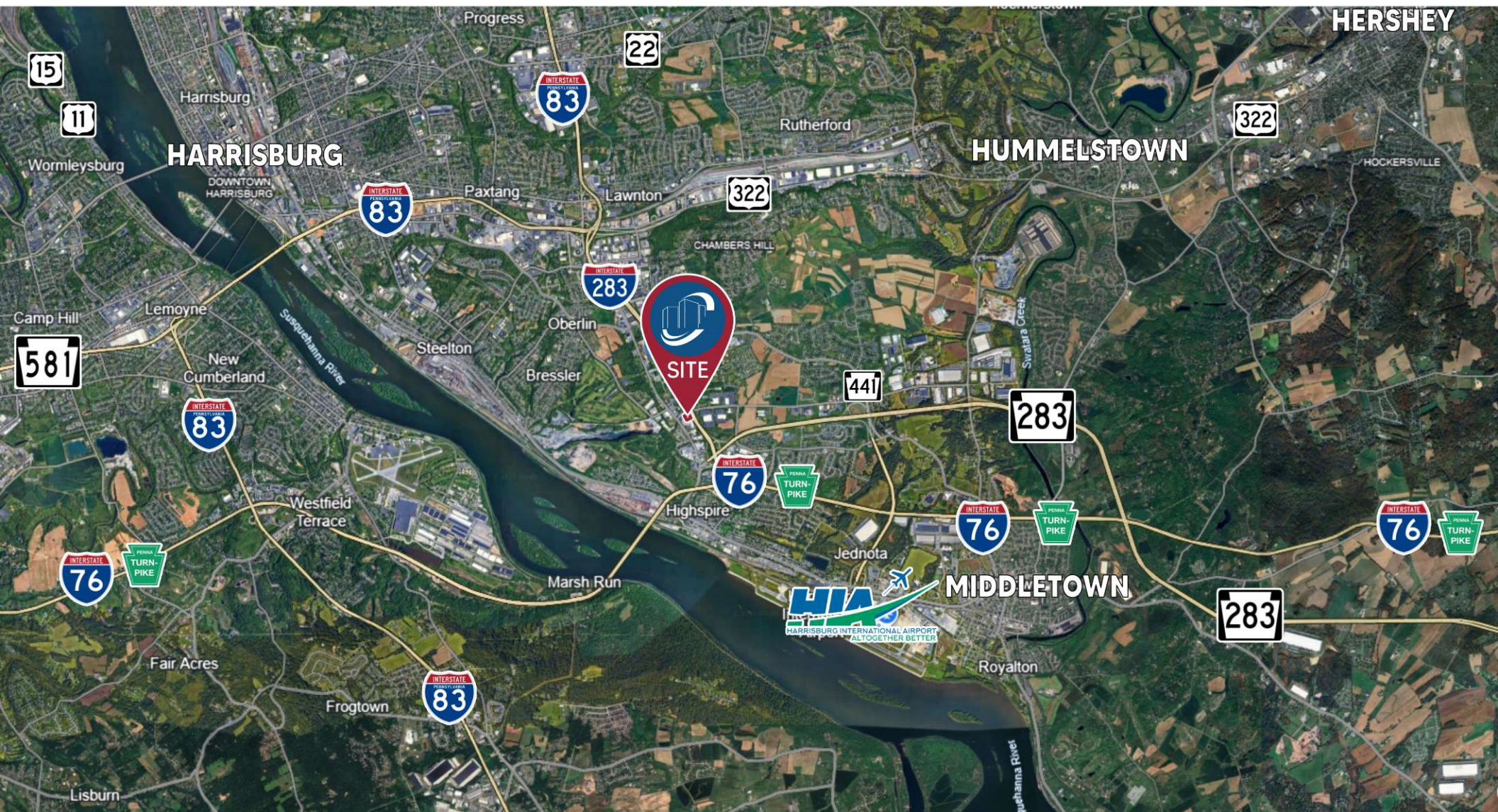
AERIAL



LOCATION MAP



REGIONAL AERIAL



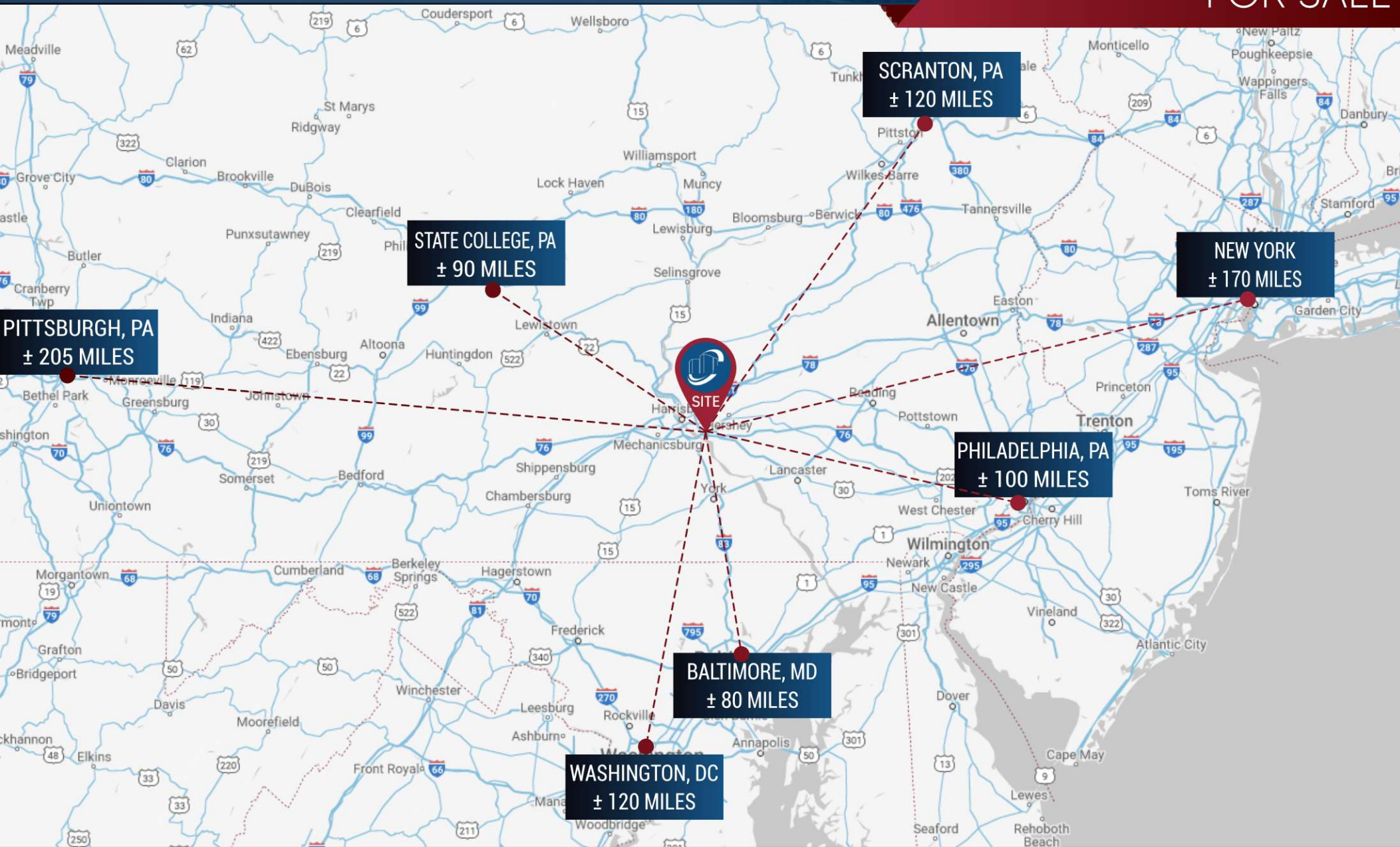
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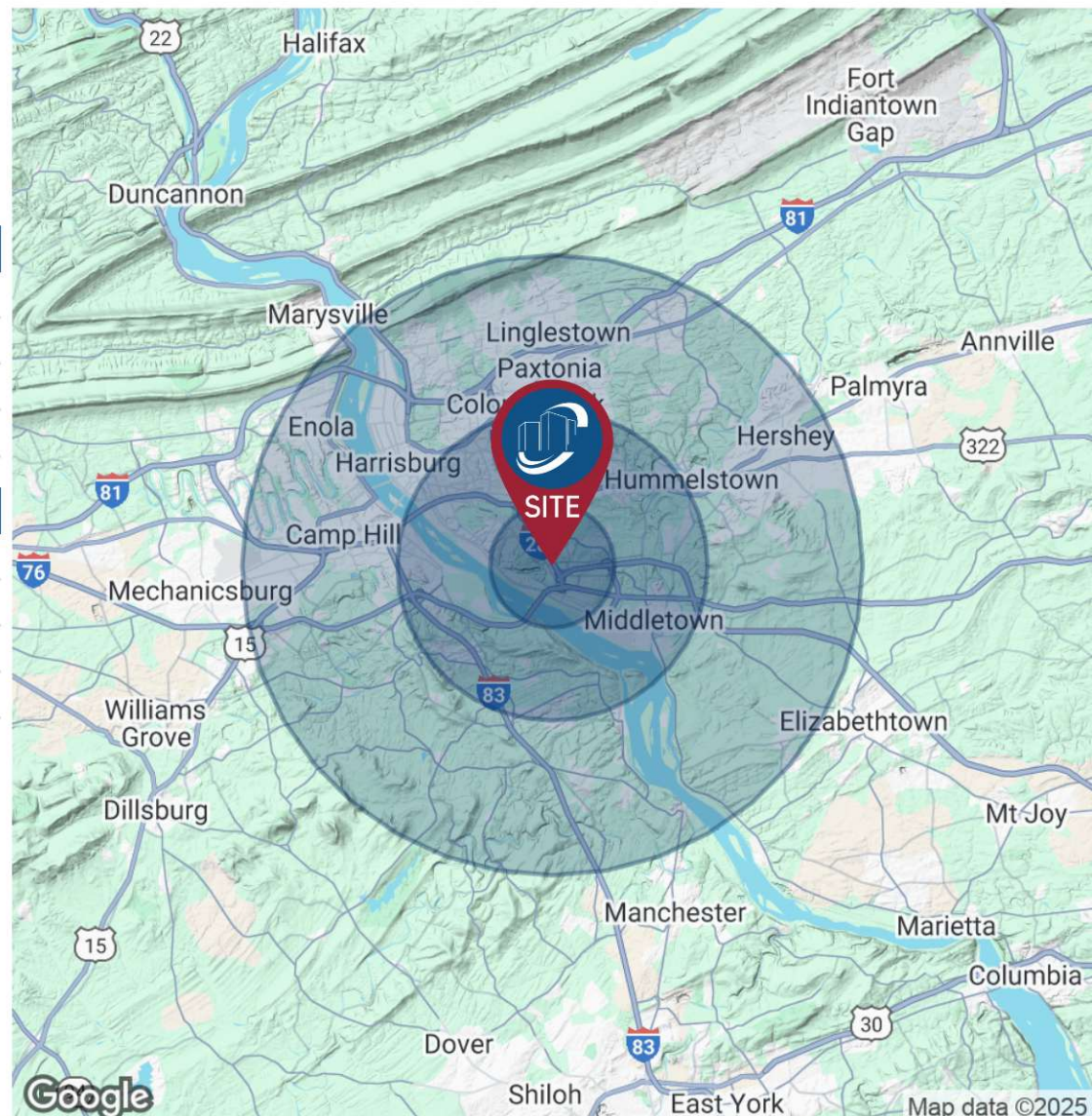
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DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	17,687	119,637	360,021
Average age	42	40	41
Average age (Male)	41	39	40
Average age (Female)	43	41	42

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	7,234	47,721	146,978
# of persons per HH	2.4	2.5	2.4
Average HH income	\$93,894	\$90,018	\$101,953
Average house value	\$194,208	\$219,922	\$267,807



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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 or 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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For More Information Contact:

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