

OFFICE/FLEX BUILDING
FOR LEASE

401 E LOUTHER STREET
401 E. LOUTHER ST. CARLISLE, PA 17013



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
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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

401 E LOUTHER STREET

PROPERTY DETAILS

FOR LEASE

\$500 PER MONTH (GROSS)

OFFERING SUMMARY

Lease Rate	\$500/month
Available SF	250 SF
Lot Size	2.56 AC
Building Size	50,000 SF

PROPERTY SUMMARY

Address	Minerva Mills Carlisle, PA 17013
Municipality	Carlisle Boro - Ward 1
County	Cumberland County
Tax Parcel #	02-21-0318-089
Year Built/Renovated	1920/2024



PROPERTY HIGHLIGHTS

- One (1) 250 SF office suite available for lease
- Located in the professional service, counselor wing
- Gross lease: utilities and Internet for suite included
- Common areas include kitchen, conference rooms, bathrooms and copy stations
- Storage spaces available at competitive rate, with loading dock access
- Walking distance to Downtown Carlisle

PROPERTY DESCRIPTION

Join various tenants in Minerva Mills as one (1) office suite and various flex/storage units are available for lease. Well-maintained with professional management on site, the property offers a unique mixed environment with individual office suites, tenant shared work areas, and storage options. Located minutes from Downtown Carlisle, the property is easily accessible to Route 15 and I-81.

BUILDING INFORMATION

# of Floors	Three (3)
HVAC	Split systems
Roof	Shingles/flat rubber
Construction	Masonry
Ceilings	Acoustic tile
Ceiling Height	Office: 9' Warehouse: 15'
Walls	Drywall
Floor Type	Office: carpet Warehouse: concrete
Elevators	Varies per building
Lighting	Fluorescent
Parking	Lot & street
Sprinkler System	Yes
Business ID Sign	Available

UTILITIES & ZONING

Gas	Available on property
Water & Sewer	Public
Zoning	Entranceway Business

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ADDITIONAL PHOTOS

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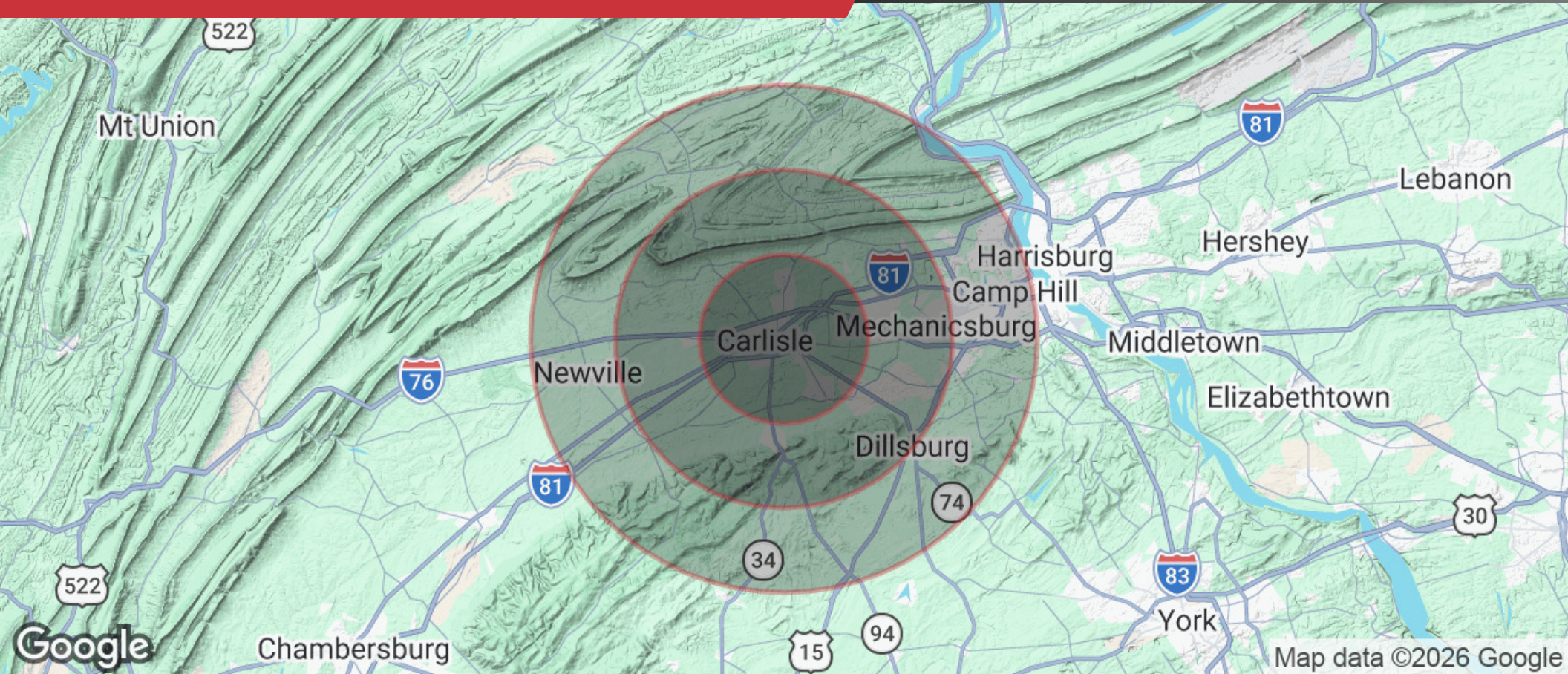
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DEMOGRAPHICS

FOR LEASE
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POPULATION

5 MILES	10 MILES	15 MILES
53,971	125,087	270,662



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
21,654	49,723	107,517



INCOME

5 MILES	10 MILES	15 MILES
\$96,549	\$110,382	\$112,212

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