

FLEX BUILDING FOR SALE

**6405 FLANK DRIVE |
HARRISBURG, PA 17112**

Presented By:

Matt Hoover

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PROPERTY OVERVIEW

6405 Flank Drive | Harrisburg, PA 17112



PROPERTY DESCRIPTION

Capstone is proud to present a rare opportunity to purchase a fully renovated flex office building in Gateway Corporate Center. The building features approximately 30k SF of office space with a new roof and updated HVAC as well as a 3k SF stand-alone warehouse.

PROPERTY HIGHLIGHTS

- Flex office building for sale with strong in place income through fall of 2027
- Excellent access to Rt. 81 and the Rt. 22 Corridor
- Easily converted to a multi-tenanted facility for partial occupancy by an owner/user

OFFERING SUMMARY

Sale Price:	\$3,300,000
Lot Size:	5.96 Acres
Building Size:	32,513 SF
Zoning:	Business Campus
APN:	35-034-089-000-0000
Municipality:	Lower Paxton Twp
County:	Dauphin



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PROPERTY DETAILS

6405 Flank Drive | Harrisburg, PA 17112

Sale Price

\$3,300,000

LOCATION INFORMATION

Building Name	Flex Building For Sale
Street Address	6405 Flank Drive
City, State, Zip	Harrisburg, PA 17112
County	Dauphin
Township	Lower Paxton Twp

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3/1000

UTILITIES & AMENITIES

Handicap Access	Yes
Restrooms	8
Gas / Propane	Yes
Warehouse	3,000 SF building
Dock High Doors	1 on warehouse
Grade-Level Doors	1 on main building 1 on warehouse
Sprinklers	Yes
Restrooms	Two in common restrooms located in the core plus six others throughout

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	BC - Business Campus
Lot Size	5.96 Acres
APN #	35-034-089-000-0000
Power	Yes

BUILDING INFORMATION

Building Size	32,513 SF
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	1
Year Built	1987
Year Last Renovated	2017
Roof	Firestone Red Shield - EPDM - 15 Year - 55 mph
Number of Buildings	2
Walls	Drywall
Ceilings	Drop Ceiling
Floor Coverings	Epoxy
Exterior Walls	Brick/Block
Office Buildout	Mix of private offices, common bull pen space, conference rooms, parts counter, warehouse/storage



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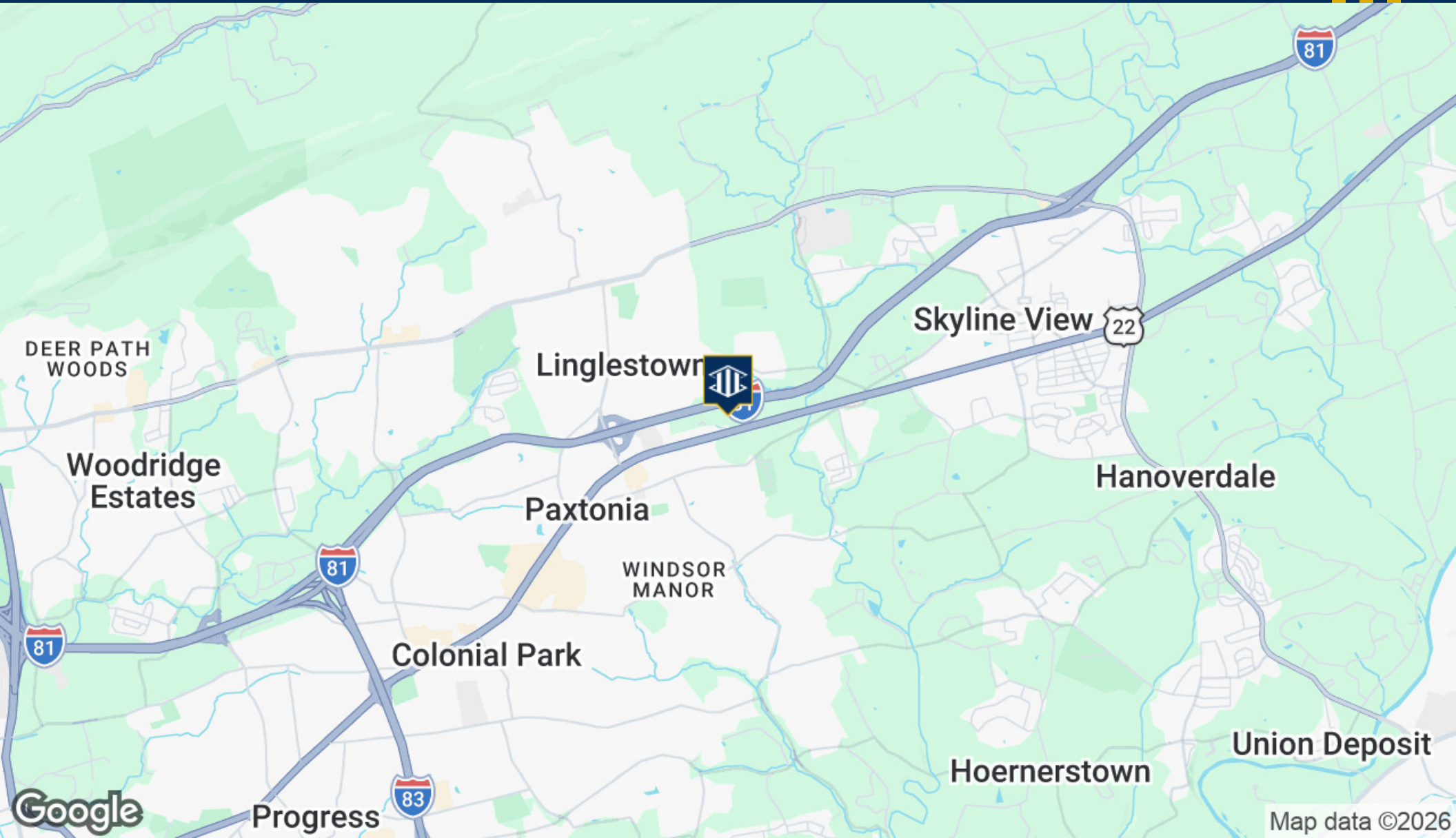
PHOTOS

6405 Flank Drive | Harrisburg, PA 17112



AREA OVERVIEW

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DEMOGRAPHICS

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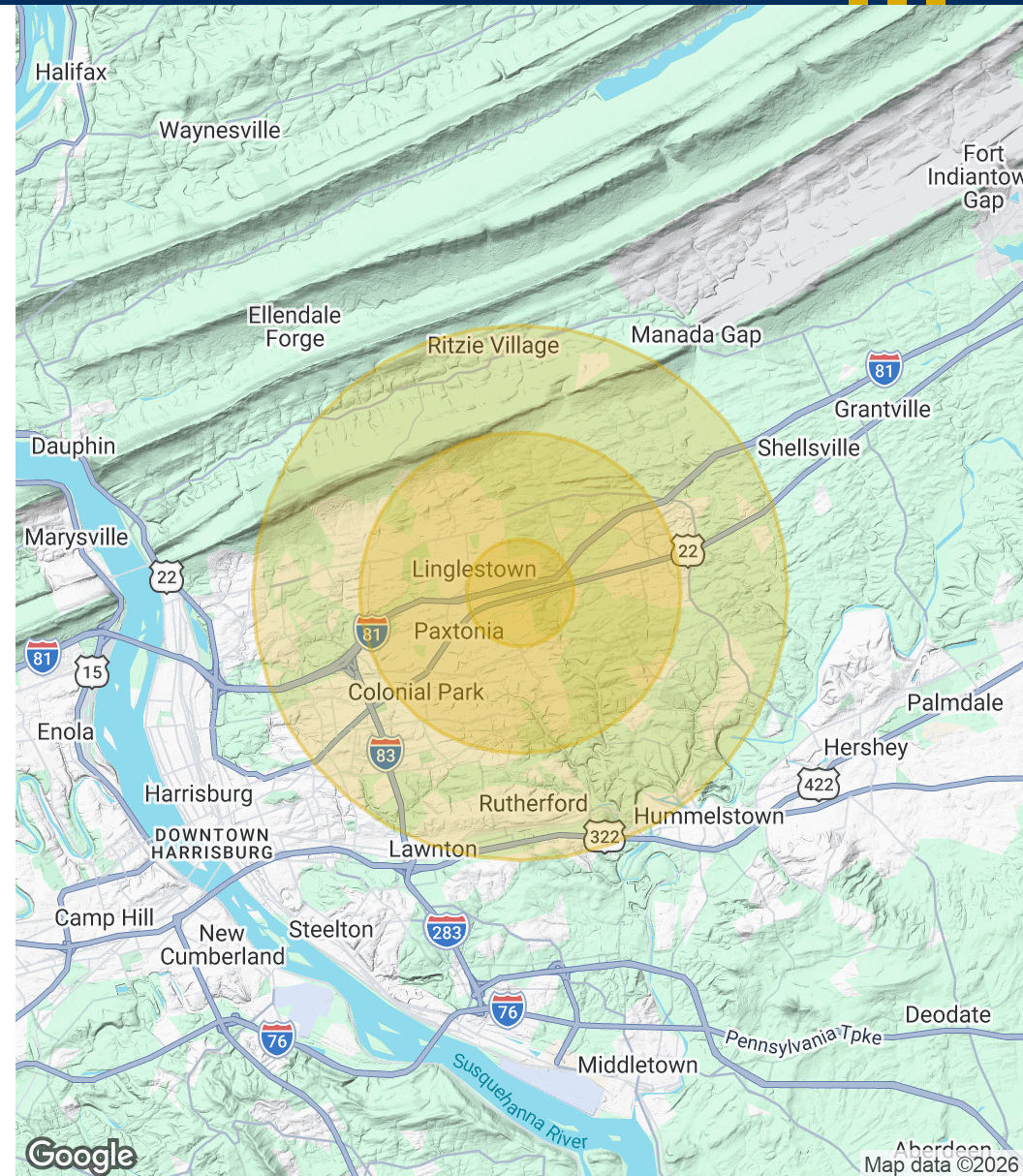
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,704	36,898	99,427
Average Age	47.0	43.7	41.4
Average Age (Male)	46.6	42.7	39.7
Average Age (Female)	47.0	44.6	42.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,977	14,729	40,699
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$116,777	\$118,648	\$109,705
Average House Value	\$276,067	\$301,482	\$281,408

2023 American Community Survey (ACS)



ADVISOR BIO

6405 Flank Drive | Harrisburg, PA 17112



Matt Hoover

Principal & Managing Director

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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle.

Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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LEGAL

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