

FOR LEASE

4949 QUEEN AVE, HARRISBURG

1,500 TO 3,000+/- SF WAREHOUSE



CAMPBELL
Commercial Partners LLC

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LEASE

OFFERING SUMMARY

Available SF: Suite 103 - 3,000 +/-
Suite 105 - 1,500 +/-

Lease Rate: \$9.75/SF

Lessee Pays: Electric

Municipality: Lower Paxton Township

Zoning: CG - Commercial General

PROPERTY HIGHLIGHTS

- Warehouse space for lease
- One drive-in door (12' x 12') per unit
- Ample parking
- Conveniently located



Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

PROPERTY DETAILS

Available SF: Suite 103 - 3,000 +/-
Suite 105 - 1,500 +/-

Space Type: Warehouse

Foundation: Concrete slab

Structural Framing: Steel & metal panels

Exterior Walls: Metal panels

Roof: Metal

Height: 17' +/- to deck

Ceiling: Drop ceiling throughout

Drive-in Doors: One 12' x 12' per unit

Lighting: Fluorescent

Flooring: Concrete

Heat: Gas

A/C: Suite 103 only

Restrooms: One, single-use

Parking: In common, on-site

Other: Exterior lighting

Street Address: 4949 Queen Ave
City, State, Zip: Harrisburg, PA 17109
Municipality: Lower Paxton Township
County: Dauphin
Zoning: CG - Commercial General

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ZONING

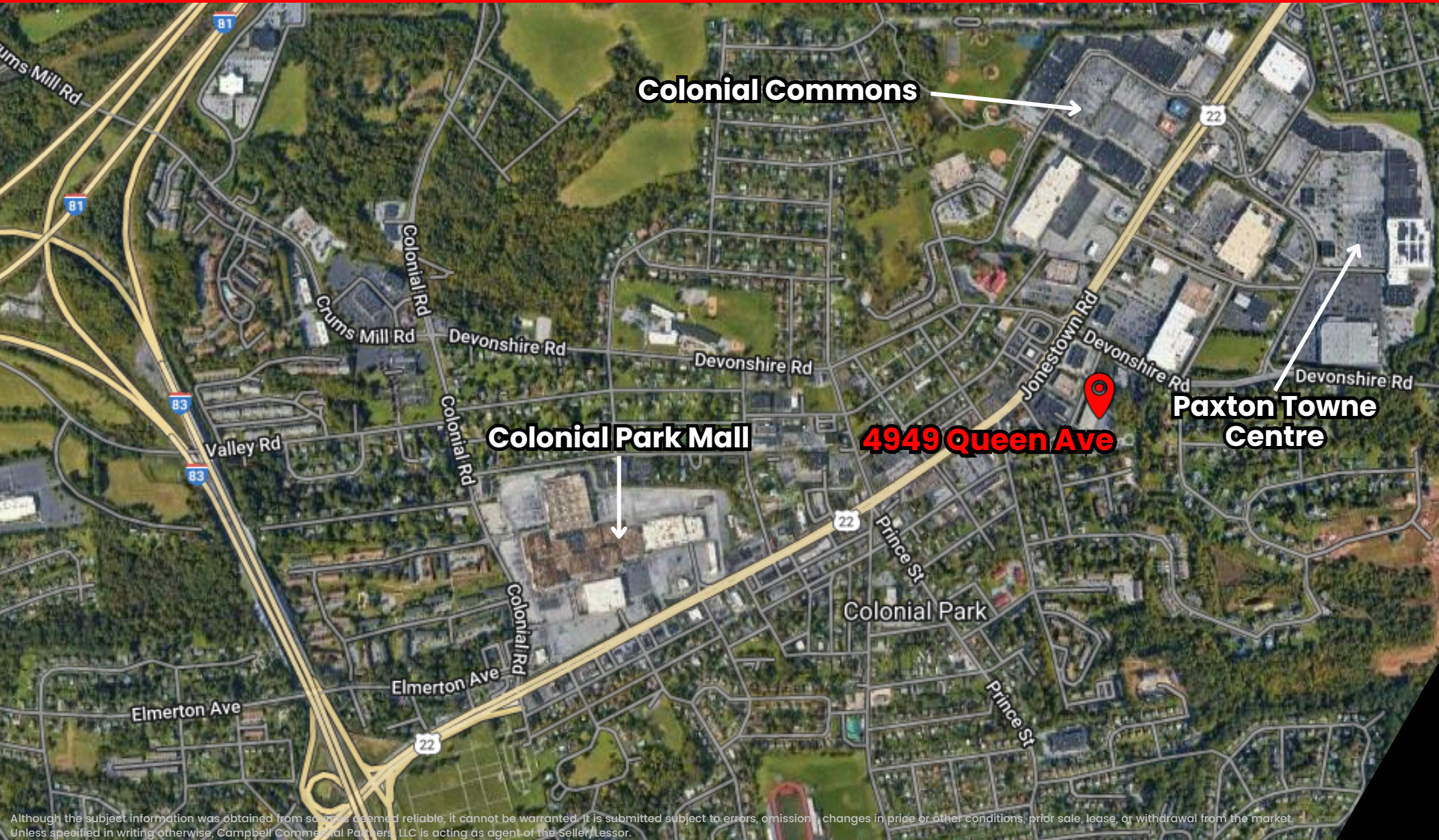
Commercial General



Zoning Districts

- | | | |
|---|--|--|
|  AR: Agricultural Residential |  GI: General Industrial |  R-1: Low Density Residential |
|  BC: Business Campus |  IN: Institutional |  R-2: Medium Density Residential |
|  CG: Commercial General |  LI: Light Industrial |  R-3: Medium-High Density Residential |
|  CN: Commercial Neighborhood |  NDD: Neighborhood Design District |  TC: Town Centre |
|  CO: Conservation |  ON: Office Neighborhood |  TND: Traditional Neighborhood |
| |  OSD: Open Space Development Overlay |  V: Village |
| |  R-1 (OSD): Low Density Residential (OSD Overlay) | |

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