



# INDUSTRIAL BUILDING FOR LEASE

1601 S 19TH STREET, HARRISBURG, PA 17104



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(717) 731.1990





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## OFFERING SUMMARY

<b>Building SF</b>	12,720 SF
<b>Available SF</b>	Up to 4,400 SF
<b>Lease Price</b>	\$8.50 per SF/Month
<b>Lease Type</b>	Modified Gross Lease
<b>Zoning</b>	Commercial General
<b>Municipality</b>	Swatara Township
<b>County</b>	Dauphin County

## EXECUTIVE SUMMARY

Rare opportunity to lease up to 4,400 SF Industrial/Flex space located in Swatara Township. Efficient floorplans consisting of quality finishes on the 1st and 2nd floors consisting of R & D flex space. Commercial General zoning allows for a multitude of business operations including, engineering, general services, and general contracting.

## PROPERTY HIGHLIGHTS

- First and Second floor offices with numerous data / power outlets
- Situated on 1 acre with generous paved parking, lay down area
- Two (2) double doors on the side and rear of the property
- One 12' X 10 overhead garage door

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

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## ADDITIONAL PHOTOS



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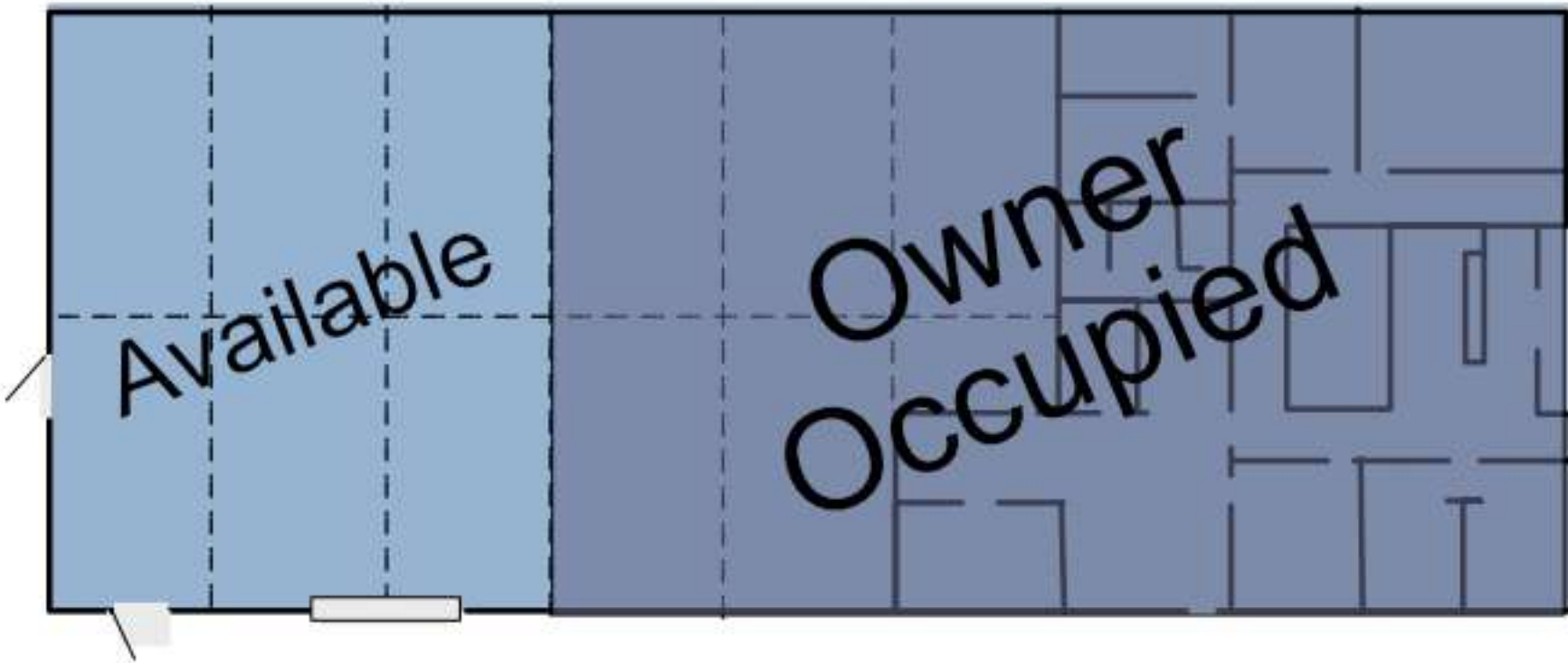
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## AVAILABILITY



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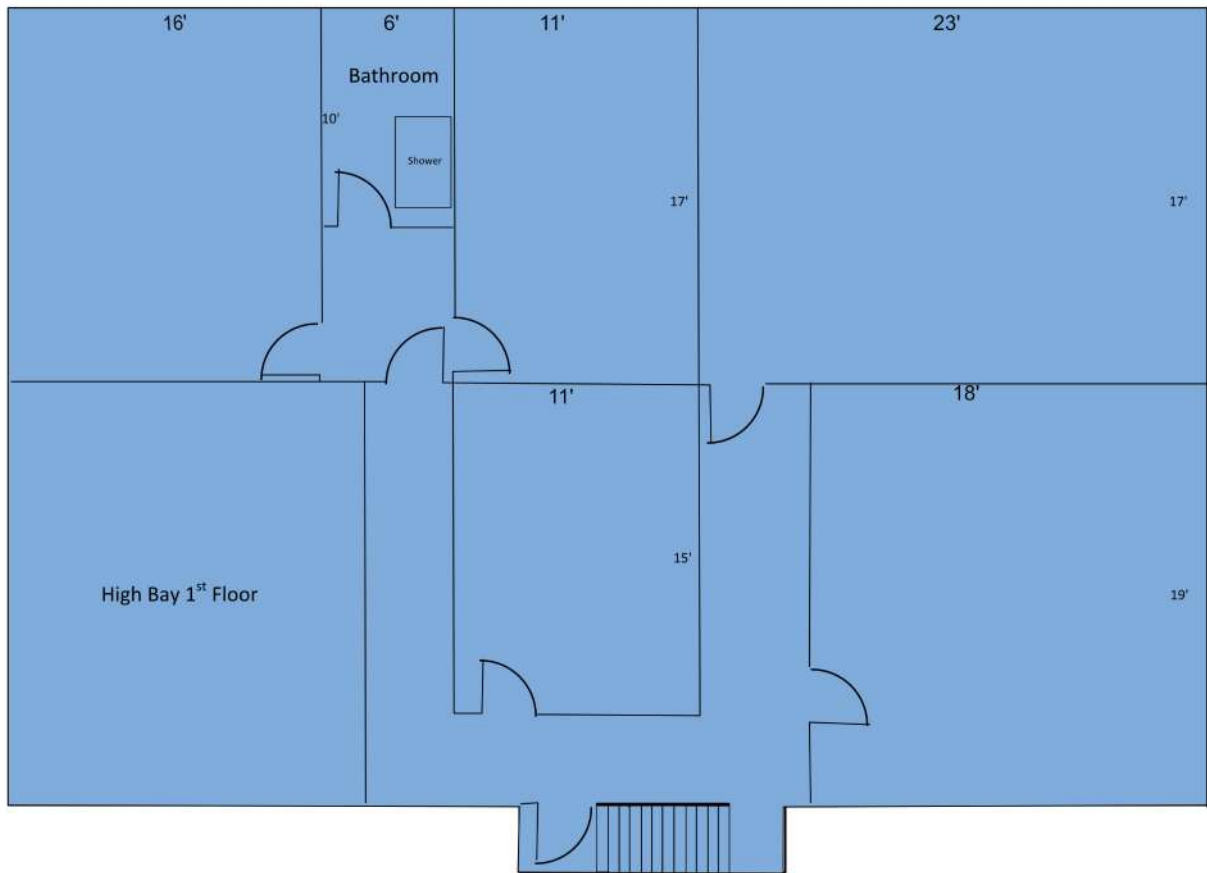


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SUITE	AVAILABLE SF	MAX CONTIGUOUS SF	LEASE RATE	LEASE TYPE
1 <sup>st</sup> & 2 <sup>nd</sup> Floors	2,200 SF (each floor)	3,2,200 SF (each floor)	\$8.50 per SF/yr	MODIFIED GROSS LEASE

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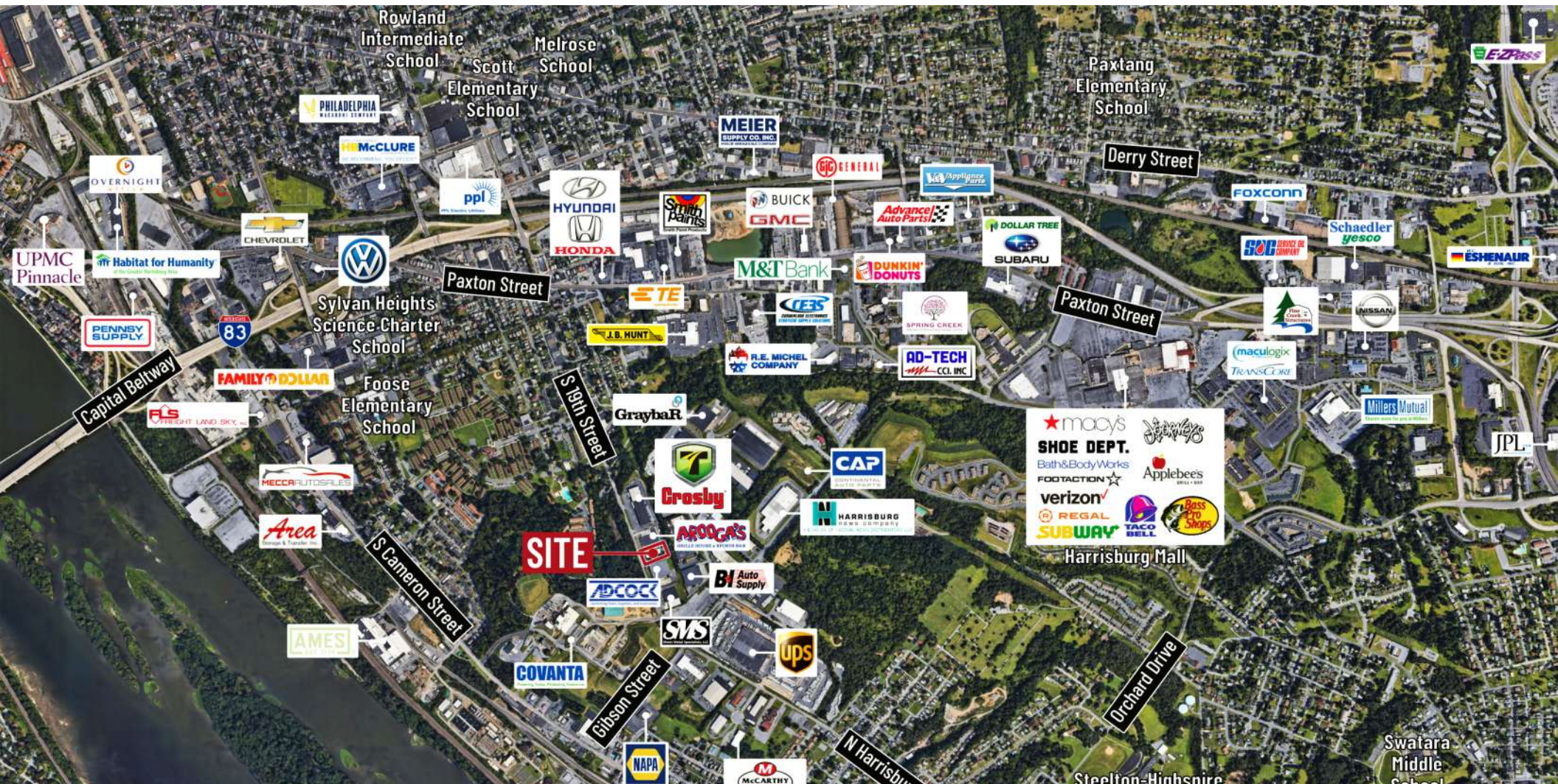
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REGIONAL AERIAL



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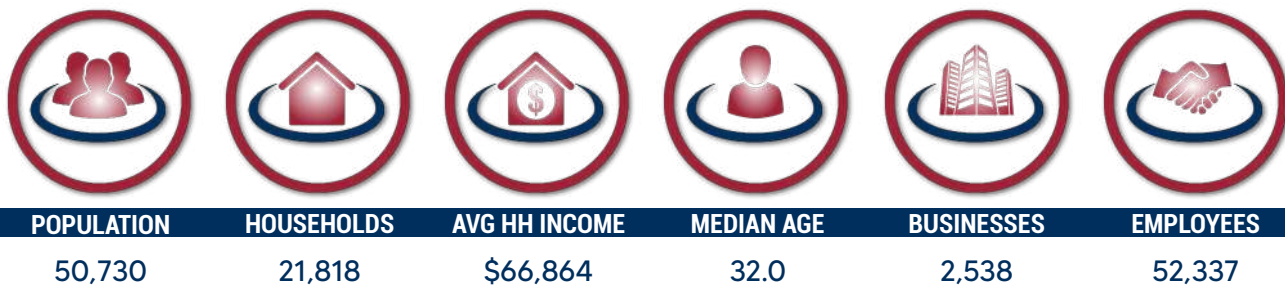
## AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



## HARRISBURG DEMOGRAPHICS



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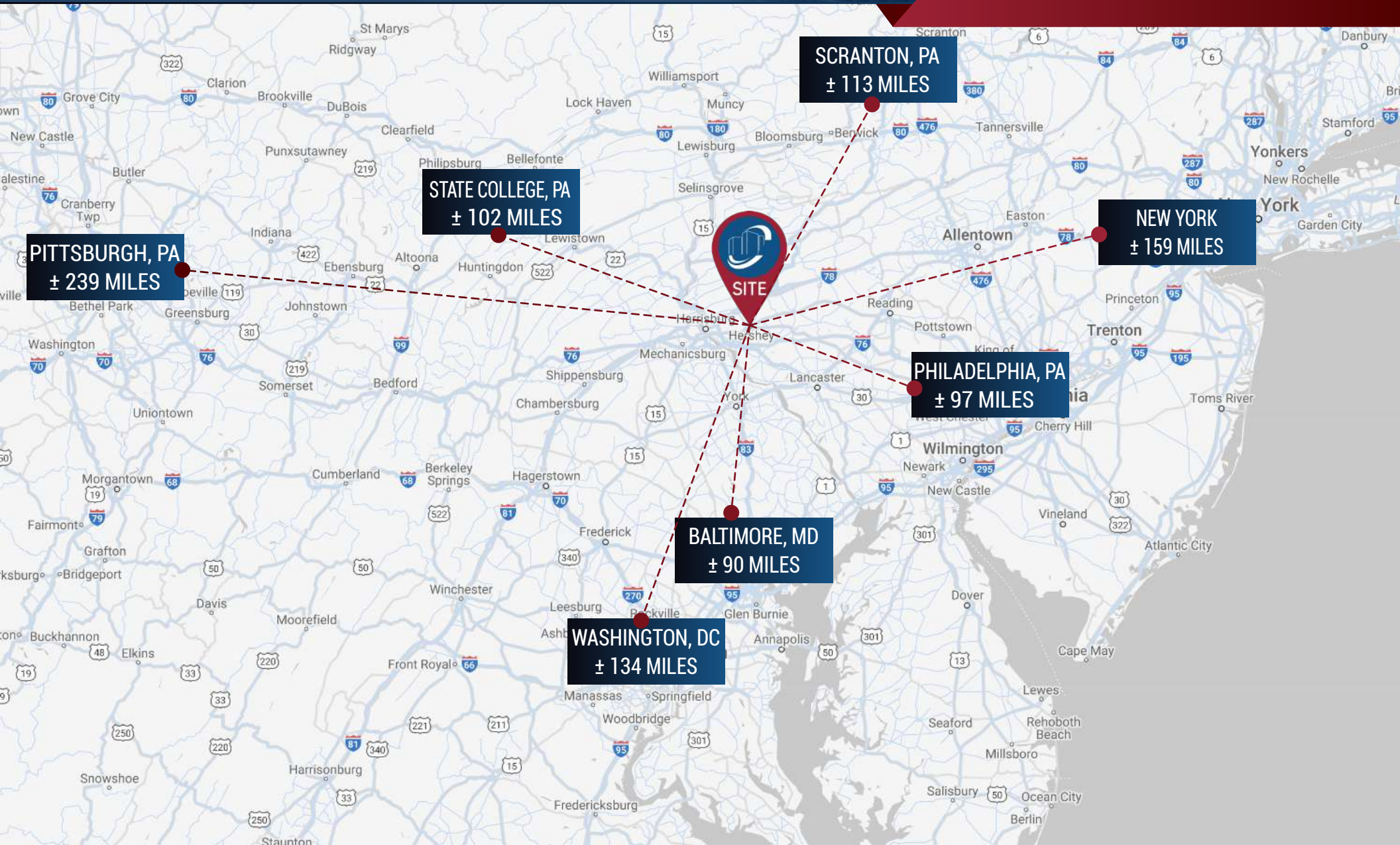


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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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