

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.95 SF/yr (NNN)
Building Size:	67,000 SF
Available SF:	7,500 -19,947 SF
Lot Size:	13.10 Acres
OPEX:	\$3.10/PSF
Zoning:	C-3 Business Park District
Sprinkler:	Yes
Parking ratio:	11/1,000 SF
Park:	Westport Business Center

PROPERTY OVERVIEW

Located in the Westport Business Center, this 67,000 SF one-story flex building is an excellent for R&D, manufacturing, office, or medical uses. The building is served by a 750 KW generator and features a dedicated IT and computer network room with raised floor and UPS. Public transportation is available and a bus stop is located on the property.

PROPERTY HIGHLIGHTS

- Open floor plan flex space ideal for variety of uses.
- Onsite 750 KW generator and (2) separate redundant electrical services of 1,600 amp & 2,000 amp with 3 Phase
- Natural gas as well as public sewer & water serving the property
- Ability to add dock loading to suit clients needs
- Parking ratio in excess of 11/1,000 SF
- Open floor plan with multiple restrooms & break areas allowing for custom floor plan & multi tenant design
- Excellent location off Rt. 15 @ Rossmoyne Road with immediate connection to PA Turnpike (I-76), I-81/78 via Rt. 15 Capitol Beltway and I-83 Harrisburg-Baltimore Expressway.



Jason Grace, CCIM, SIOR
CEO & Managing Principal
717.731.1990
jgrace@landmarkcr.com

Michael Curran, SIOR
President & Executive Managing Director
717.731.1990
mcurran@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

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4600 Westport Drive

OFFICE FLEX PROPERTY FOR LEASE
4600 Westport Drive Mechanicsburg, PA 17055

ADDITIONAL PHOTOS



Jason Grace, CCIM, SIOR
CEO & Managing Principal
717.731.1990
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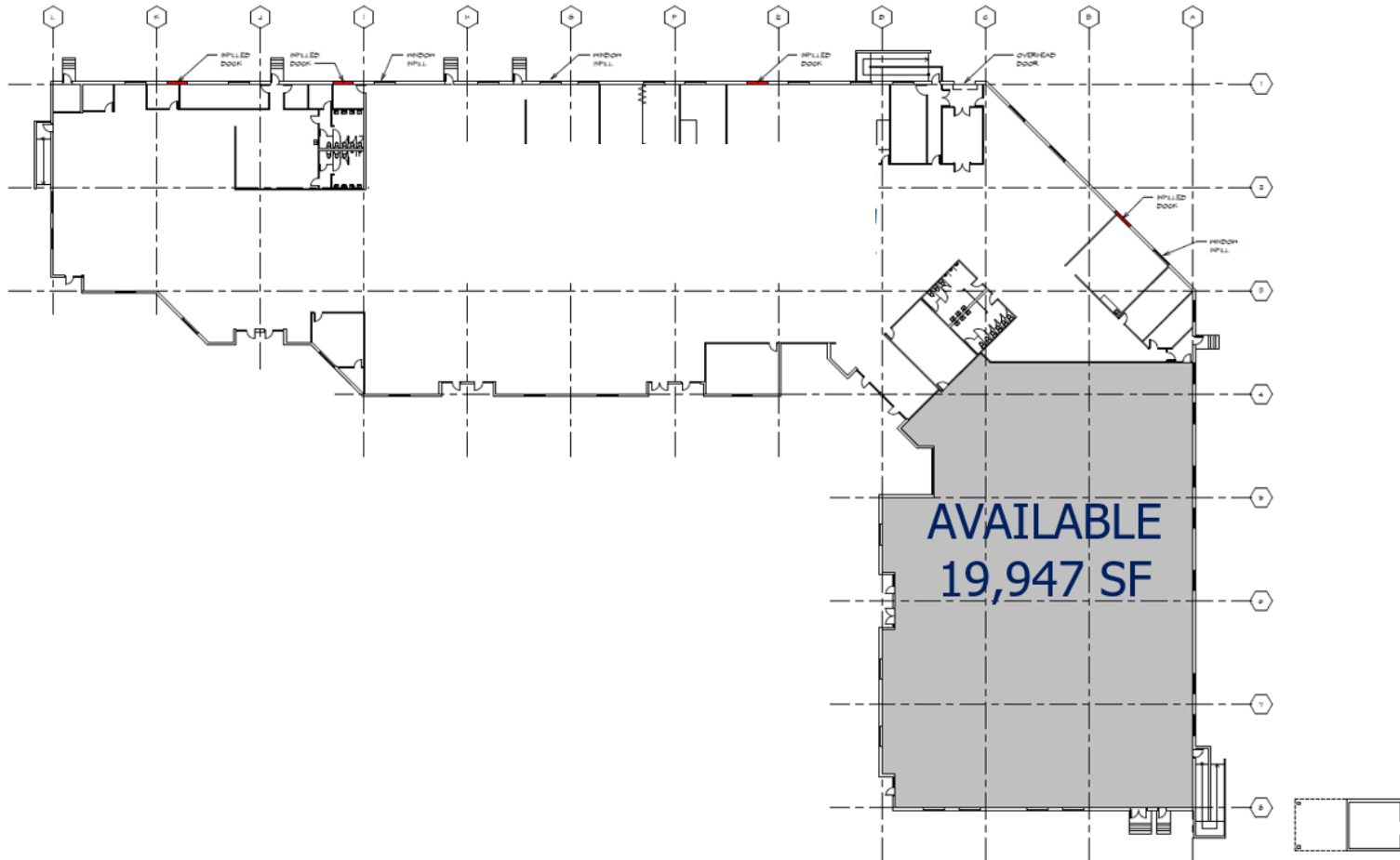
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FLOOR PLANS



Add text here...

FLOOR PLAN
SCALE: 1" = 30'-0"



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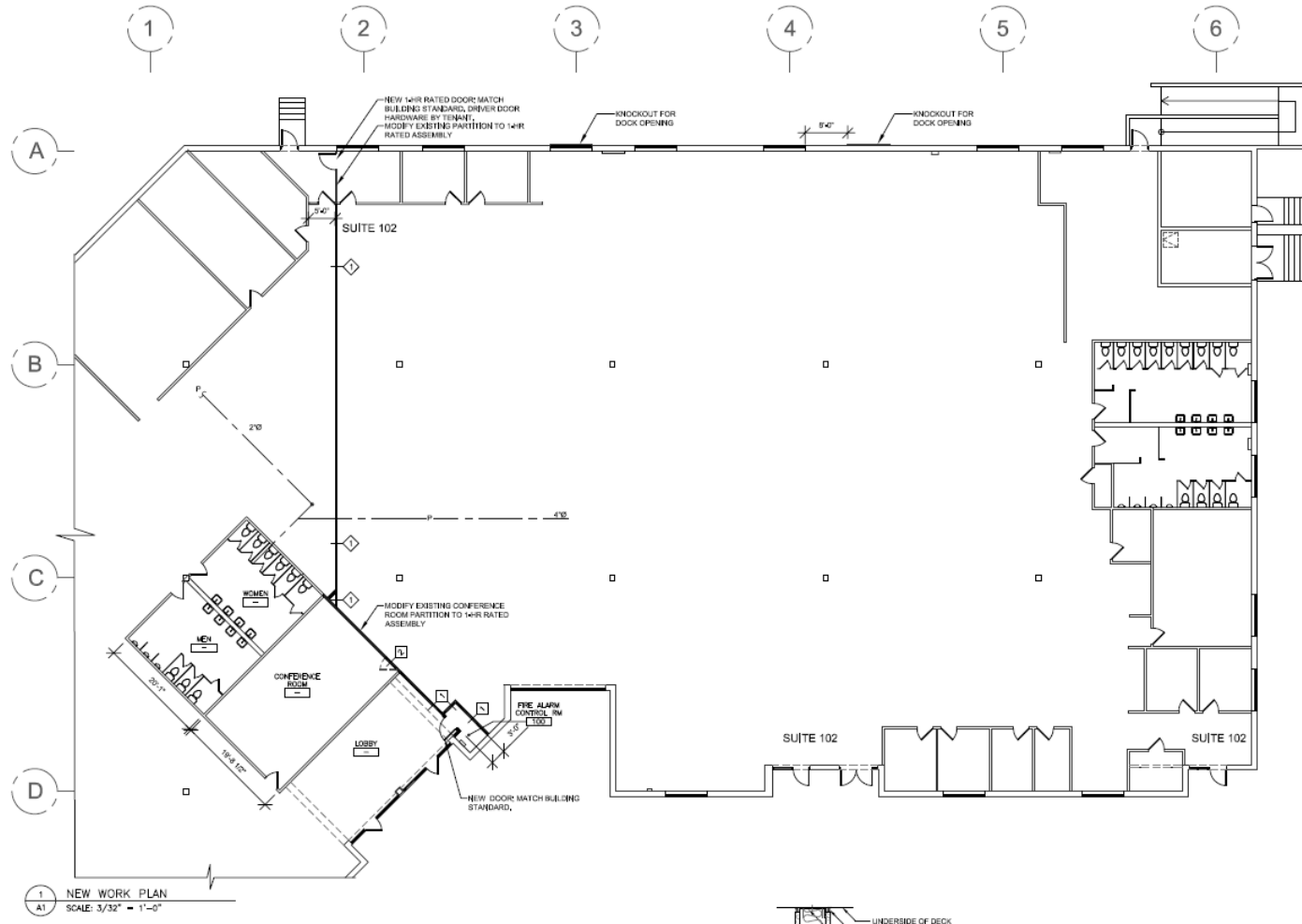
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AVAILABLE SUITE FLOOR PLAN



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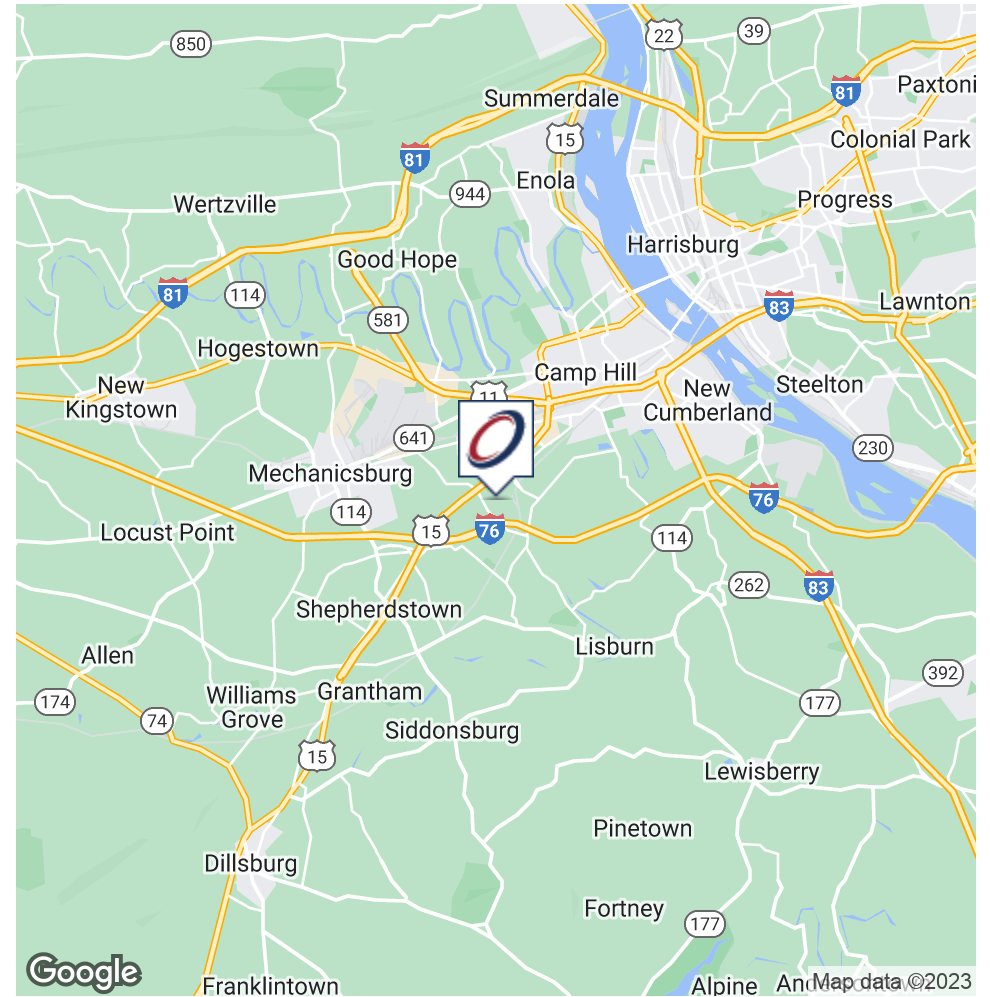
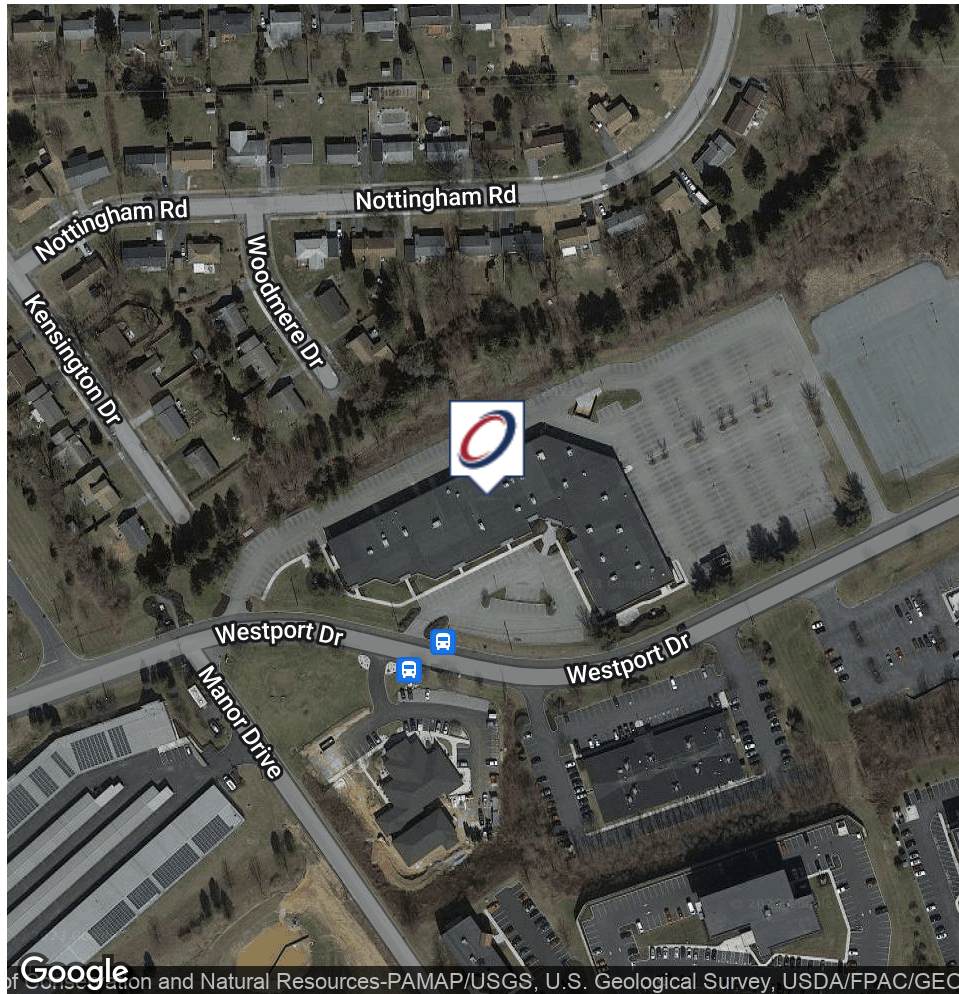
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LOCATION MAPS



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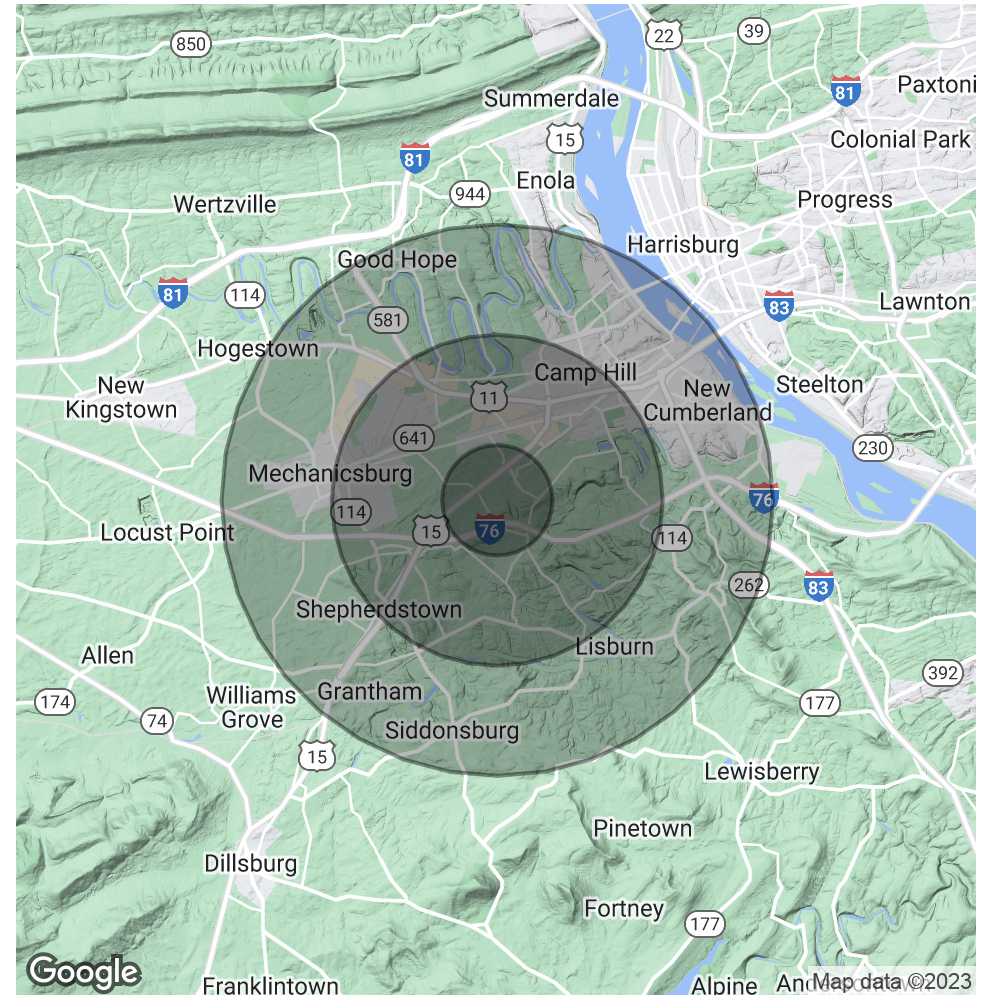
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,207	42,691	101,906
Average Age	46.1	42.8	41.6
Average Age (Male)	43.0	40.6	39.3
Average Age (Female)	49.5	45.0	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,497	18,705	41,456
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$61,076	\$70,222	\$79,810
Average House Value	\$159,854	\$206,491	\$216,132

* Demographic data derived from 2020 ACS -US Census



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