



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors • 717.697.2422

## ► Freezer Warehouse



1143 Berryhill Street  
Harrisburg, PA 17104

**Total Building Square Feet:**

**25,000 SF**

**Sale Price:**

~~\$1,950,000~~ REDUCED \$1,799,000

**Description:**

25,000 SF freezer space with racking currently has rail to building. Located in Harrisburg, Pennsylvania, just off I-83 and Cameron Street. Only 2 miles to I-81/322/Rtes. 11&15.

Denise Cass

Call Today! ☎ 717.697.2422 ext. 211

✉ dcass@high.net

**Building Information**

<b>Building square feet</b>	25,000 SF
<b>Dimensions</b>	Warehouse: 117x211; Engine room 26x17
<b>Zoning</b>	Industrial
<b>Construction</b>	Concrete/Steel
<b>Condition</b>	Good
<b>Floor type</b>	Concrete
<b>Heating/AC</b>	In Office
<b>Cranes</b>	No
<b>Security system</b>	Fenced property
<b>Temp range</b>	0°F to -15°F
<b>Ceiling height</b>	36'
<b>Pallet Slots</b>	3,000

**Geography information**

<b>Township/City</b>	City of Harrisburg
<b>County</b>	Dauphin

**Traffic Count** AADT 3,114 @ Cameron Street (both directions)

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	20,047	97,400	177,536
Households	7,940	41,803	75,145
Avg. HH Income	\$41,066	\$54,789	\$62,891

**Utilities**

**Water** Public  
**Sewer** Public  
**Gas** UGI  
**Electric** PPL

**Land Information**

**Acres** 2  
**Typography** Level  
**Road frontage/access** Berryhill Street  
**Dates available** 6 months for seller to move  
**Signage** Yes, on building

**Freezer Specs**

**System information** Ammonia refrigeration system  
Single state operation  
Electric floor warming system

**Cold storage warehouse** Suction pressure = 1.3 psig  
Suction temperature = -25F

**Equipment information**

High pressure receiver - diameter x 11.5 ft OAL  
Compressor - FES Model 230 GLE compressor with liquid injection oil cooling  
Condenser - Evapco model ATC - 423B condenser with local sump  
Recirculator - RVS 60' vertical recirculator with Matrix Control Panel & Dual

**Teikuko pumps**

Freezer evaporators - operate on liquid recirculation system  
Dock evaporators - direct expansion units



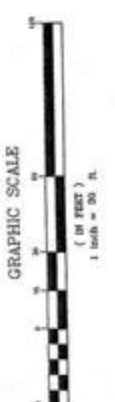
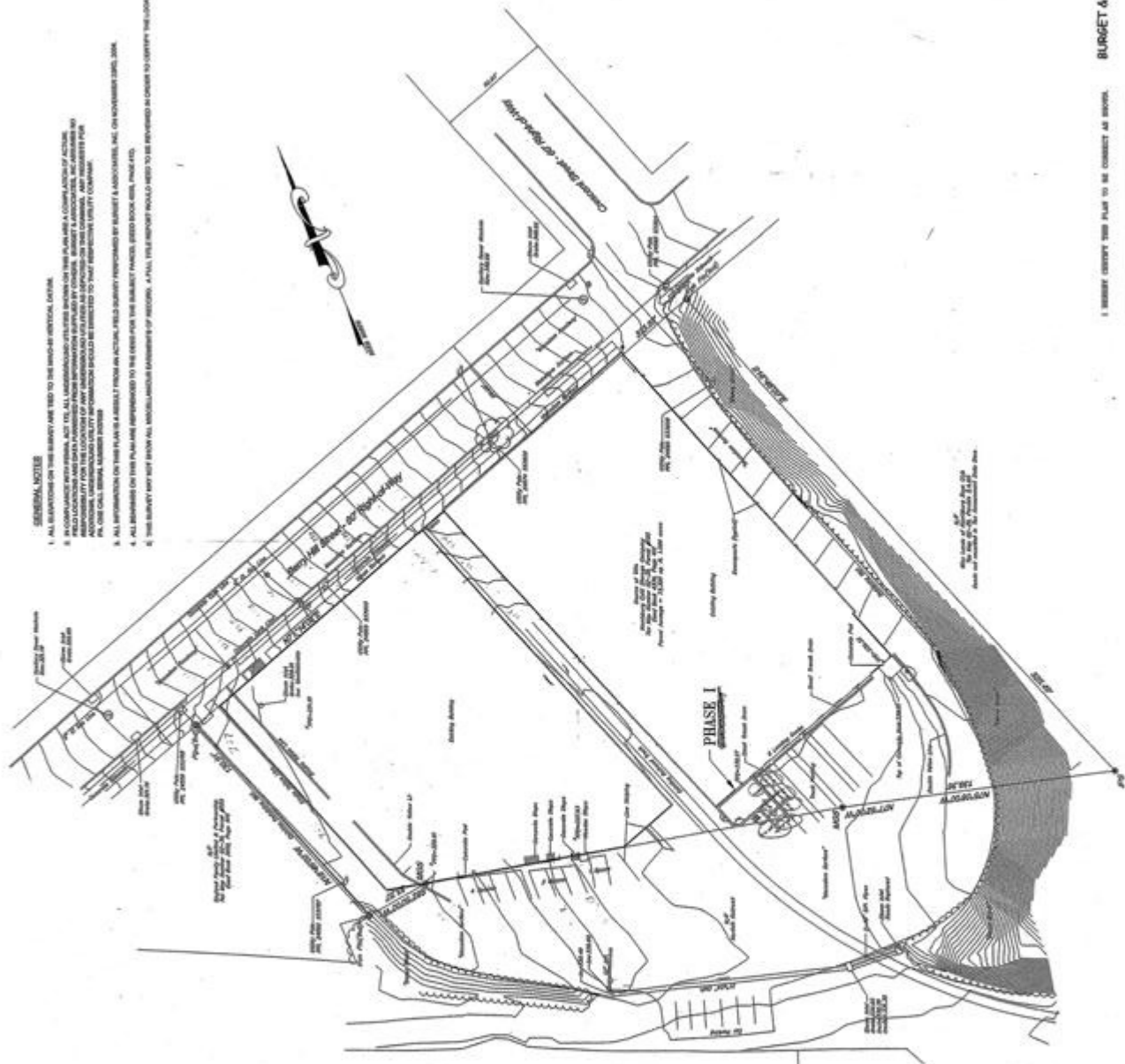
Map





**GENERAL NOTES**

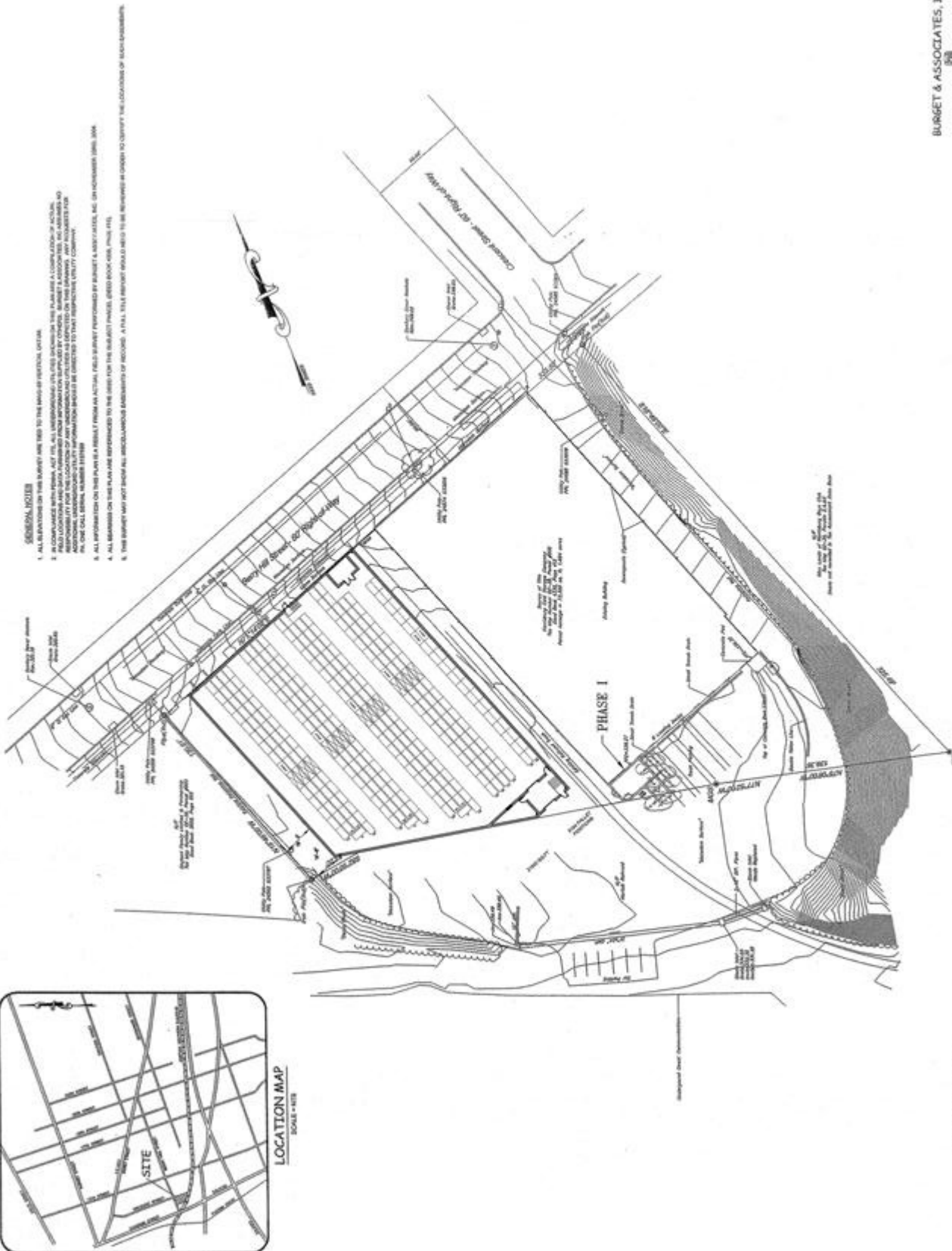
1. ALL ELEVATIONS ON THIS SURVEY ARE TIED TO THE MICHIGAN STATE SYSTEM.
2. ALL DIMENSIONS ON THIS PLAN ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ON THIS PLAN ARE IMPROVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ON THIS PLAN ARE IMPROVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ON THIS PLAN ARE IMPROVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ON THIS PLAN ARE IMPROVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ON THIS PLAN ARE IMPROVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ON THIS PLAN ARE IMPROVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ON THIS PLAN ARE IMPROVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ON THIS PLAN ARE IMPROVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.



**Site Survey**

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.  
 REGISTERED SURVEYOR

**BURGETT & ASSOCIATES, INC.**  
 BURGETT & ASSOCIATES, INC.  
 1000 N. MARKET ST., SUITE 201  
 MECHANICSBURG, PA 17055  
 (717) 697-2422  
 Fax: (717) 697-2423

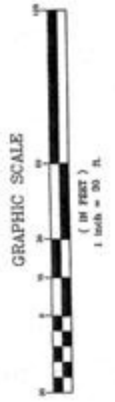
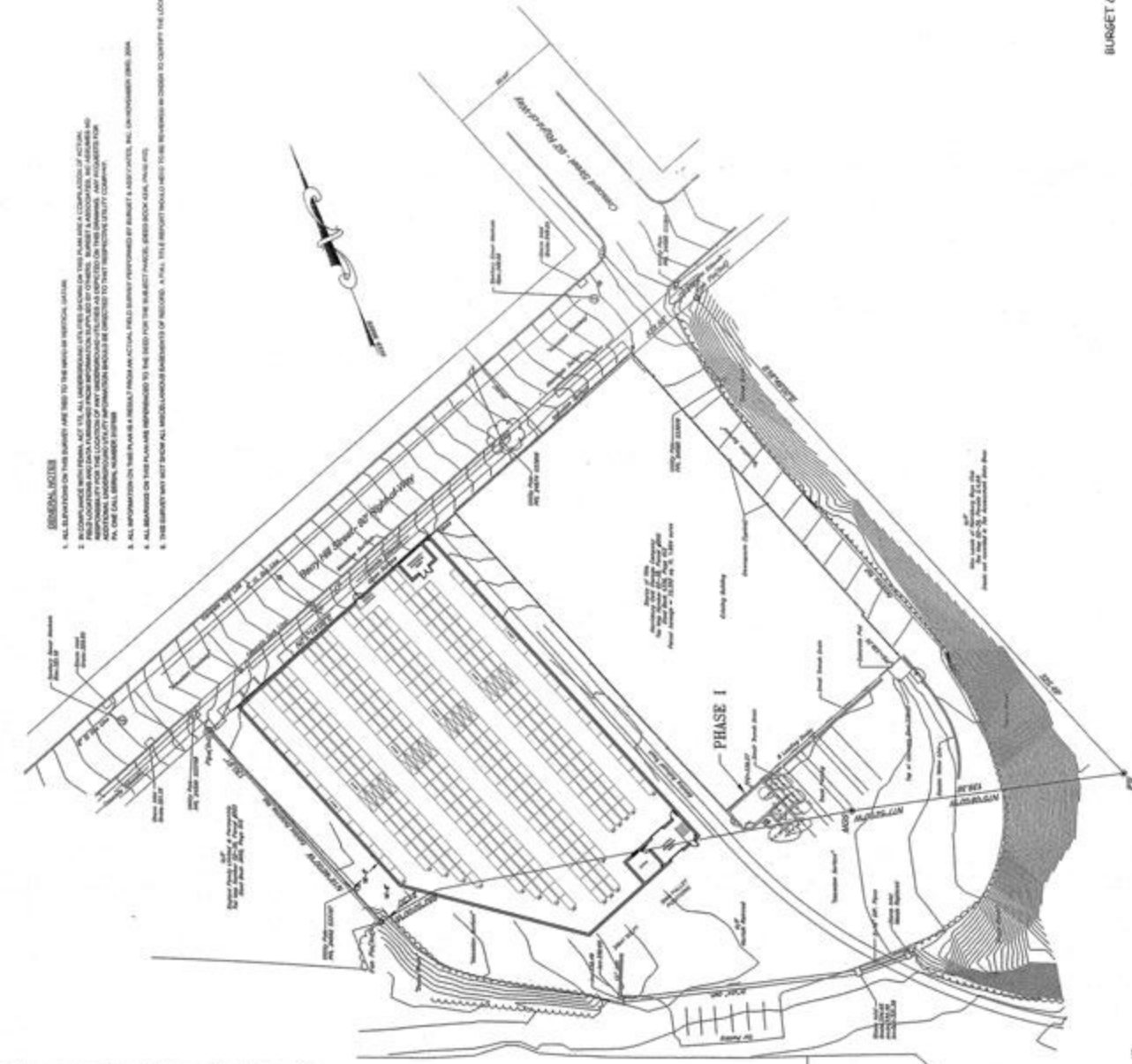


# Additional Building/Site Plan - A

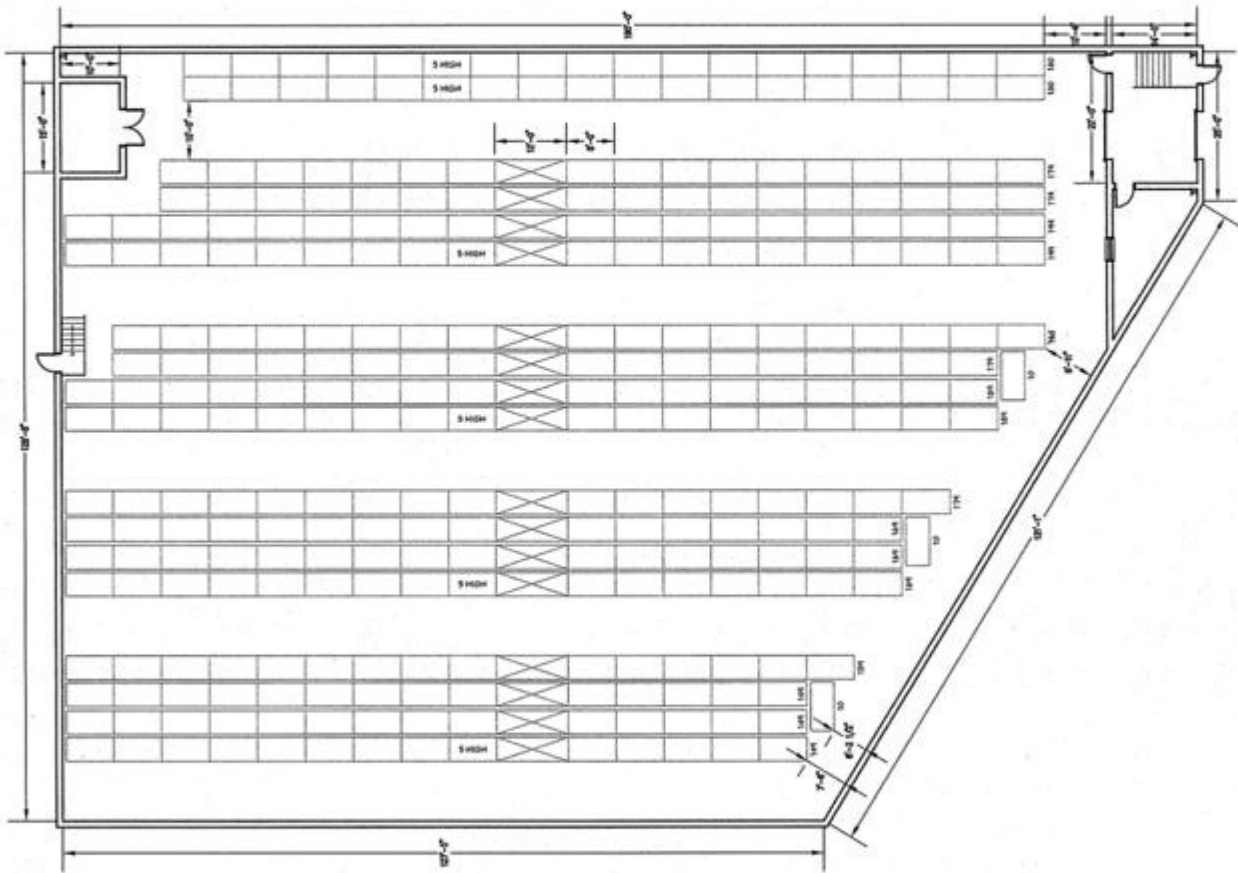
**BURGET & ASSOCIATES, INC.**  
 "Integrity and the Quality of Service"  
 10000 Ritter Road, Suite 201  
 Mechanicsburg, PA 17055  
 Phone: 717.697.2422

# Additional Building/Site Plan - B

- GENERAL NOTES**
1. ALL SURVEYS ON THIS PLANS ARE TRUE TO THE SURVEY RECORDS.
  2. IN COMPLIANCE WITH PENNSYLVANIA ACT 511, ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPARISON OF ACTUAL FIELD LOCATIONS AND DATA PROVIDED FROM INFORMATION SUPPLIED BY OWNERS, BURGETT & ASSOCIATES, INC. AND ANY OTHER AVAILABLE RECORDS. ADDITIONAL UNDERGROUND UTILITY INFORMATION SHOULD BE OBTAINED TO THE EXTENT OF THE PROJECT AND THE CITY UTILITIES DEPARTMENT.
  3. ALL INFORMATION ON THIS PLAN IS DERIVED FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGETT & ASSOCIATES, INC. ON NOVEMBER 1998. DATA.
  4. ALL SURVEYS ON THIS PLAN ARE REFERENCED TO THE GRID FOR THE BURGETT PARCEL, SEBASTIAN ROAD, PHASE 1A.
  5. THIS SURVEY MAY NOT SHOW ALL NEIGHBORING SUBDIVISIONS OF RECORD. A FULL TITLE REPORT SHOULD BE OBTAINED TO DETERMINE THE LOCATIONS OF SUCH SUBDIVISIONS.

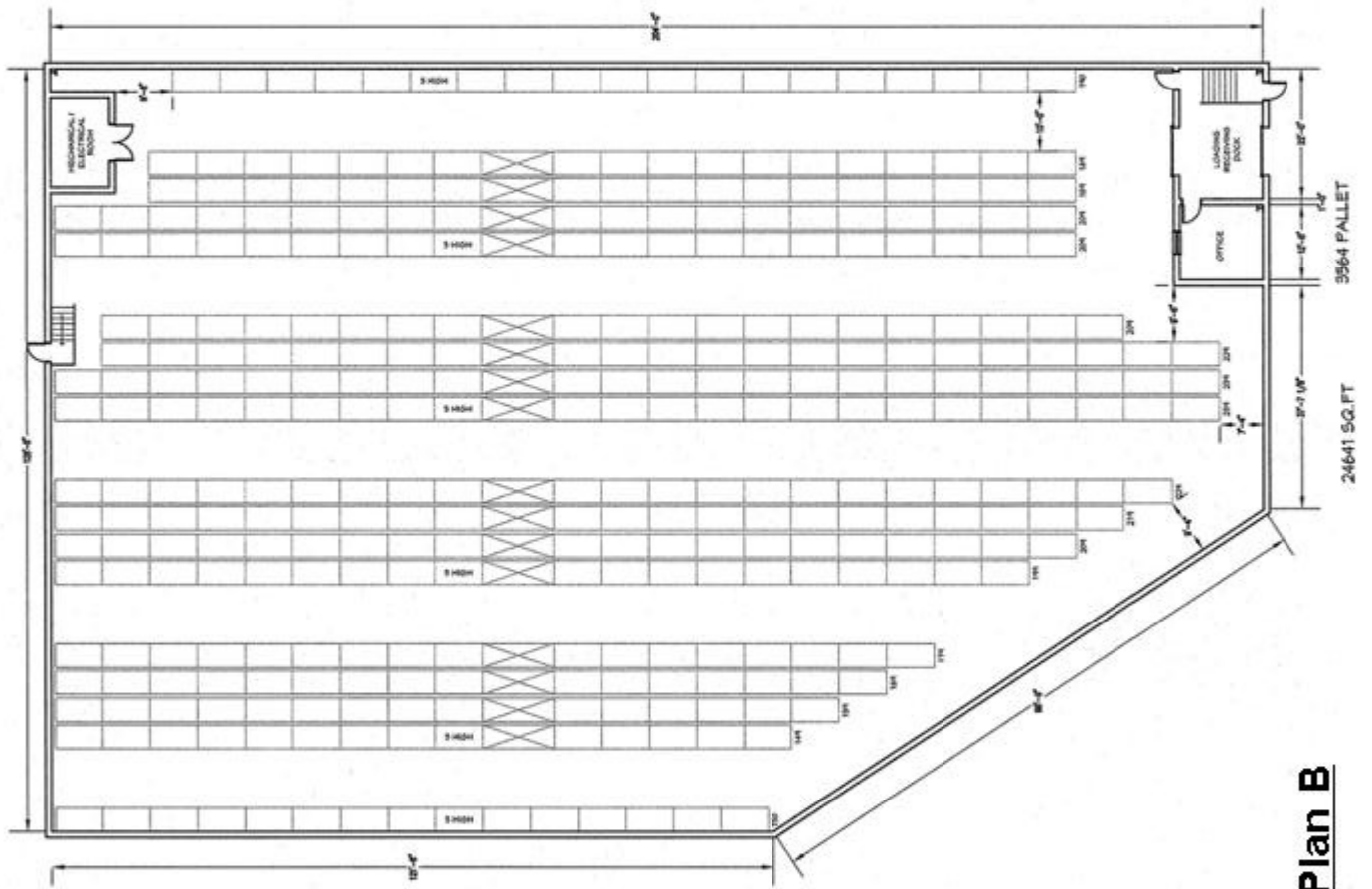






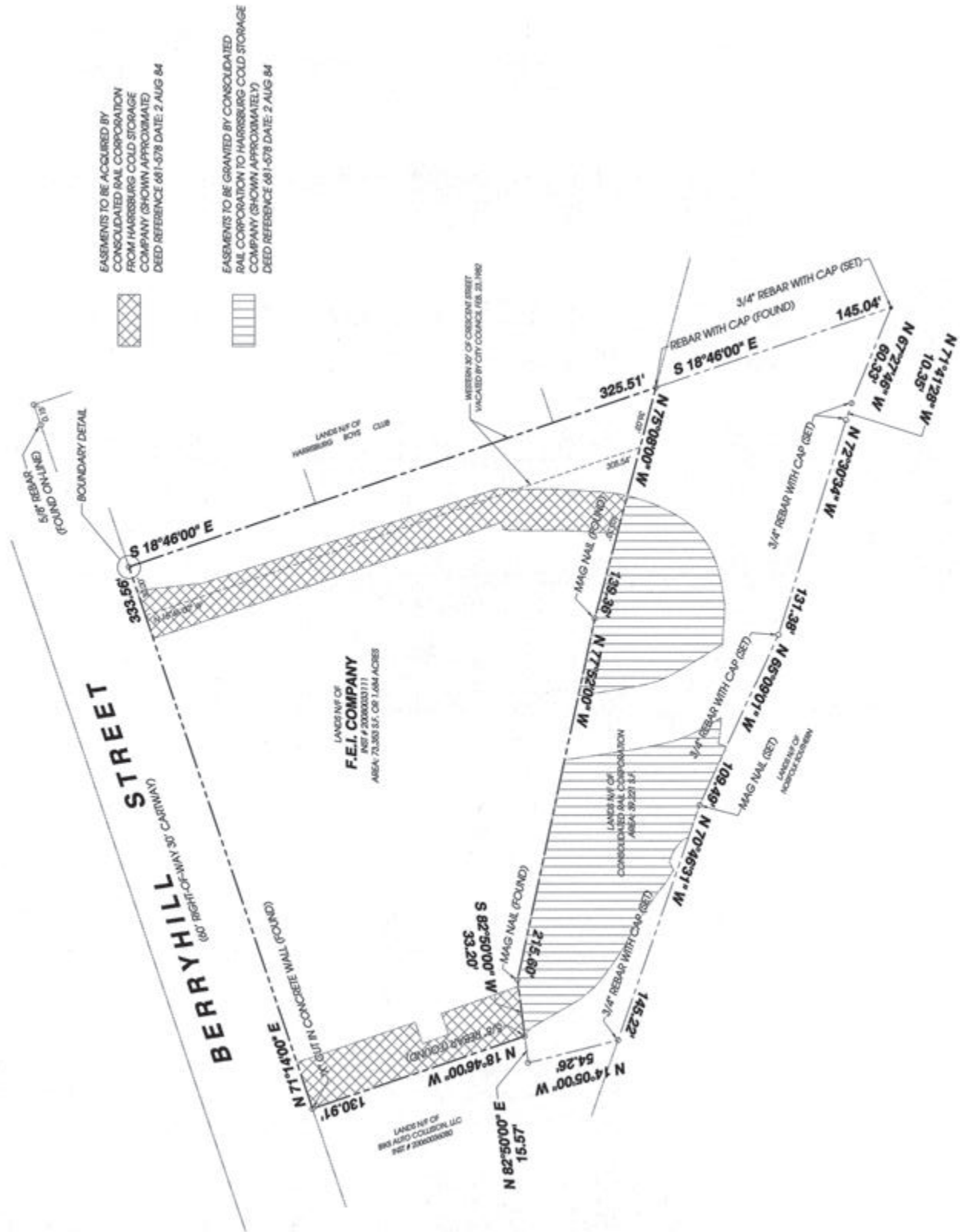
21800 SQ. FT  
 5164 PALLET  
 POSITIONS

**Building Plan A**



# Building Plan B





EASEMENTS TO BE ACQUIRED BY CONSOLIDATED RAIL CORPORATION FROM HARRISBURG COLD STORAGE COMPANY (SHOWN APPROXIMATE) DEED REFERENCE 681-578 DATE: 2 AUG 84

EASEMENTS TO BE GRANTED BY CONSOLIDATED RAIL CORPORATION TO HARRISBURG COLD STORAGE COMPANY (SHOWN APPROXIMATE) DEED REFERENCE 681-578 DATE: 2 AUG 84



# Railroad Easement

Subscribe to our Blog: <http://blog.highassociates.com>

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof, and is submitted subject to errors, omissions, change of price, or other conditions, prior to sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.