

For Sale

717.697.2422



3525-3535 WALNUT STREET
HARRISBURG, PA 17109



Annette Cassel Means
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For Sale

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▶ *14,500 SF Industrial
& 9,134 SF Office Space*



*3525-3535 Walnut Street
Harrisburg, PA 17109*

Available Square Feet:

23,634 SF

Sale Price:

\$1,899,000

Description:

Busy stretch of road, office/showroom,
warehouse/training on a corner property.
Occupancy is 90 days after closing.

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BUILDING INFORMATION

Available square feet	14,500 SF industrial and 9,134 SF office space
Zoning	MU-1 Mixed Use Corridor High density district Residential uses – group home, long-term care nursing and personal care centers Commercial uses – Banks and financial institutions, brew pub, restaurants, office, medical, goods and services, medical marijuana grower/processor, dispensary, transport
Construction	Stucco and metal
Year constructed/renovated	1970/1982 & 2016
Ceiling height	Warehouse 26'; Showroom 11'
Ceiling type	Suspended acoustic
Column spacing	Center line

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Number of floors	Two in showroom/office
Restrooms	Two multi stall and two individual showroom/office and one in warehouse area
Sprinklers	Yes
HVAC	Gas
Roof	Composition and rubber
Walls	Drywall, block, metal
Floor Type	Concrete
Lighting	LED
Business ID sign	Yes

UTILITIES

Water	Public
Sewer	Public
Gas	Public

SITE INFORMATION

Total acres available	.90
Parking	40 spaces
Tax map parcel number	62-035-167 (3535) and 62-035-151 (3525)
Deed reference	200150004364
Topography	Flat
Frontage	280.42' on Walnut
Dimensions	280.42' x 129.5' x 269' x 149.3'

GEOGRAPHICAL INFORMATION

Municipality	Susquehanna Township
County	Dauphin County

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Location	Close to the state Capitol, on Rte. 22, near I-83 and I-81.
Local amenities	Close to state and federal government, nearby retail, lots of rooftops

INDUSTRIAL LOADING DETAILS

Warehouse size	14,500 SF
Office size	9,134 SF
Docks & sizes	Five sizes (1) 10'x14', (4) 8'x8'
Drive in doors	One 12'x14'
Additional info	Two van height doors

OFFICE BUILDOUT DETAILS

Total size	9,134 SF
Rooms & sizes lots	Two story showroom and office
Restroom facilities	Two
Type finish	High ceilings, carpet flooring, drywall walls, suspended ceiling
HVAC	Gas and electric

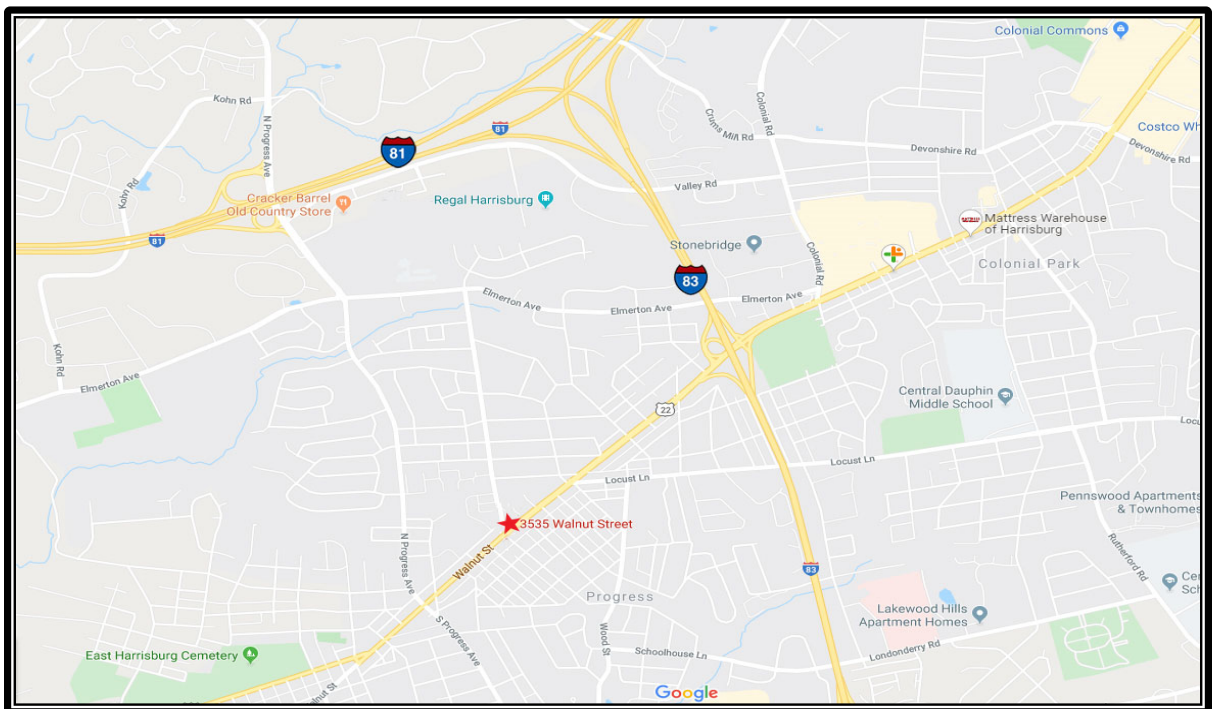
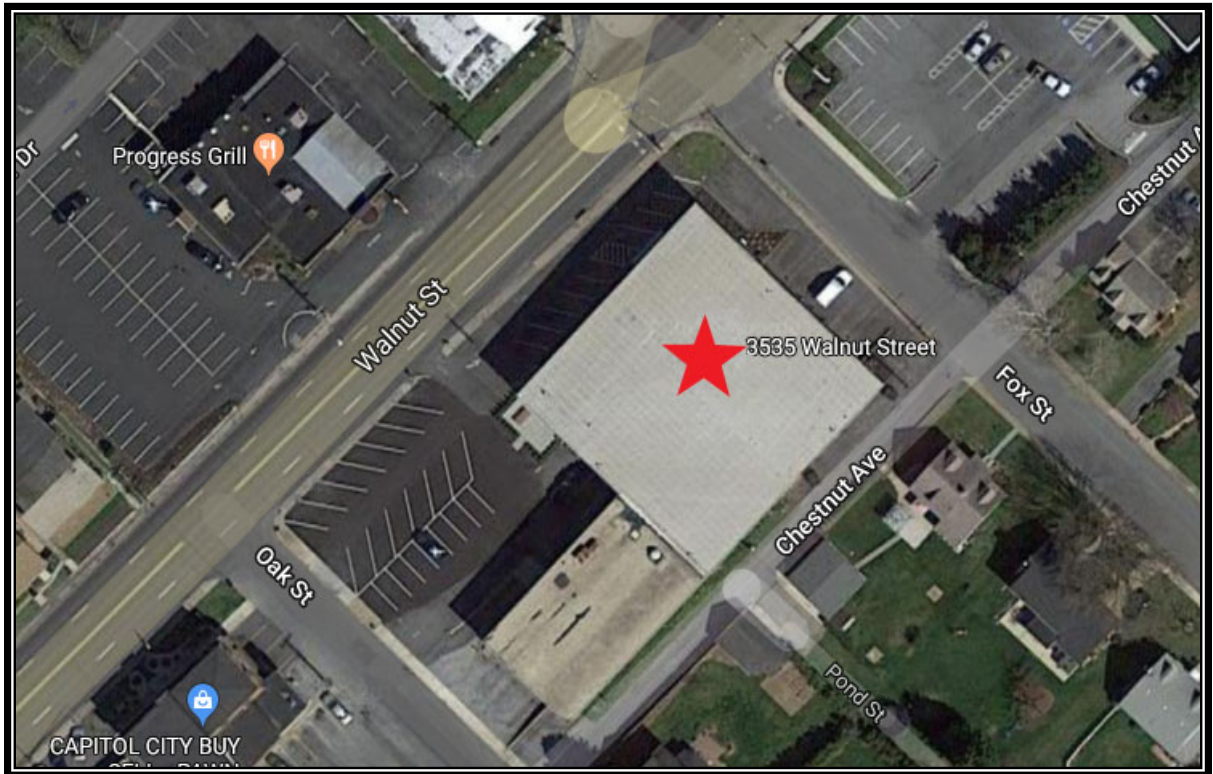
TRAFFIC COUNTS

Dir West	8,677 AADT @ Walnut Street
Dir East	8,355 AADT @ Walnut Street
Both Directions	12,116 AADT @ S. Progress Avenue

<u>DEMOGRAPHICS</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	12,702	94,190	183,584
Households	5,639	39,074	78,021
Avg. HH Income	\$68,238	\$64,940	\$74,325

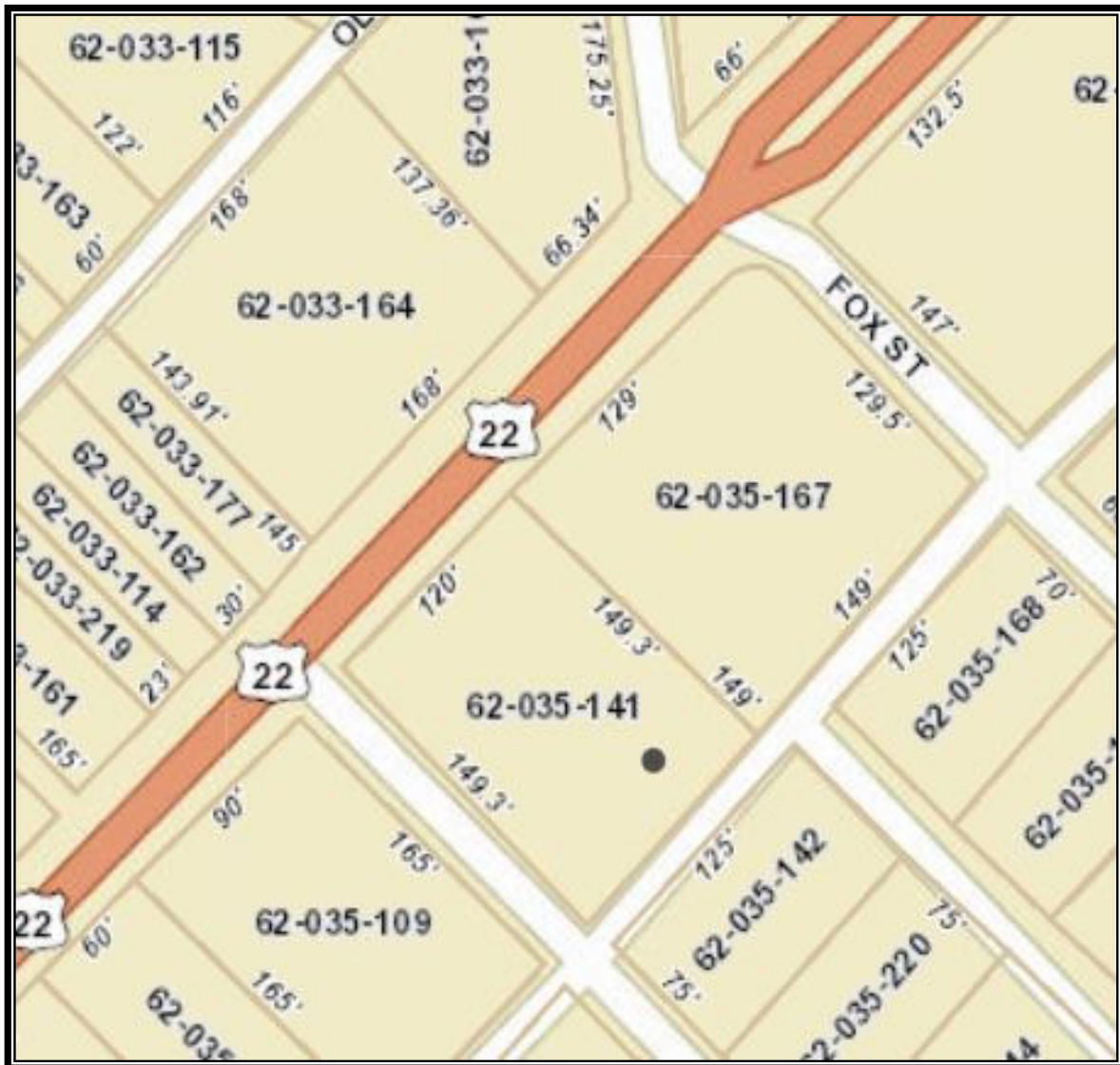
Location Maps

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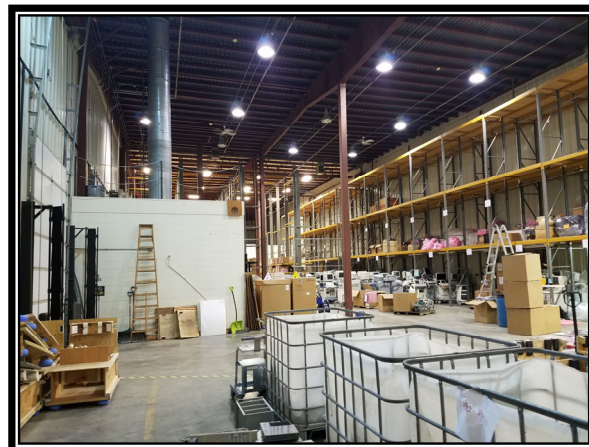
Pictures

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