



FOR LEASE - 717-564-0832

Location Description

Address: 1069 East Park Drive
Harrisburg, PA 17111
Cross Street: N/A
County: Dauphin
Municipality: Lower Paxton Twp
Tax Parcel #: 35-074-031
Directions: I-83 to Union Deposit
Road exit, East Park
Drive, property on left
East Park Drive
Access:

Building Description

Space Available: 9,900 s.f.
Build Out: Drywall and partitioning
walls
Class: 1 story flex office
Construction: Brick masonry
of Units: 1
Age: Built 1971
Roof Type/Material: Flat/Rubber
Floor Type/Material: Carpet/cement
Floors: 1
Elevator: 0
Ceiling Hgt min/max: 8' in office; 14' in rear
storage
Type: 2'x4' acoustical tiles
Sprinklers: Fully sprinkled
Lighting: Fluorescent
HVAC/Source: Electric front; gas
blowers rear
Restrooms: Men's & Women's
handicapped
Business ID Sign: Yes
Parking Spaces: 6/1,000 s.f.
Handicap Access: Yes
Parking Description: Parking side of
building and fenced
rear parking

Site Description:

Frontage: Along East Park Drive
Zoning: C-3 Commercial Mixed
Topography: Level
Public Transportation: Yes

Utilities/Services Paid Directly By

Water:	T	Janitorial:	T
Sewer:	T	Heat:	T
Trash:	T	HVAC Repairs:	T
Electricity:	T	Interior Repairs:	T
Air Conditioning:	T	Parking Maint.	T
Plumbing Repair:	T	Structure Repairs:	L
Lawn Maint:	T	Snow Removal:	T
Taxes:	T	Light Bulbs:	T
Insurance:	T		

T=Tenant; L=Landlord

Utility	Provider	Location	Size/Capacity
Electricity:	PPL	On Site	
Gas:	UGI	On Site	
Water:	Public	On Site	N/A
Sewer:	Public	On Site	N/A

Comments

Special Features:
Remarks: Superior location, flex
office/retail building with
great visibility and easy
access to major
interstates.

Lease Rate/Terms

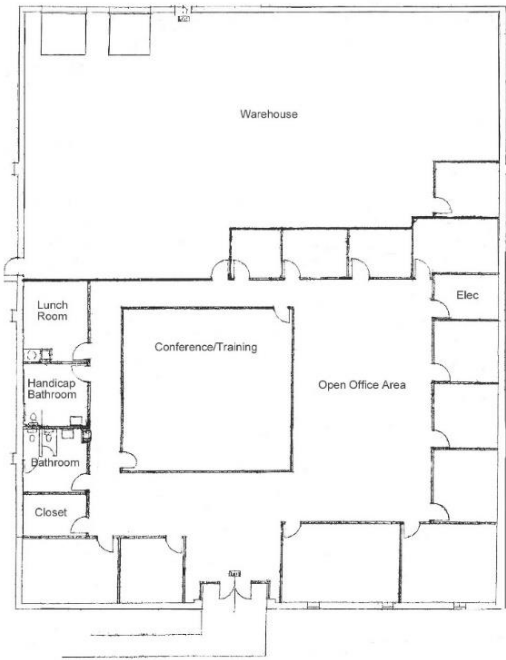
S.F.	Rate:	Term:	Comments:
9,900		5 years	



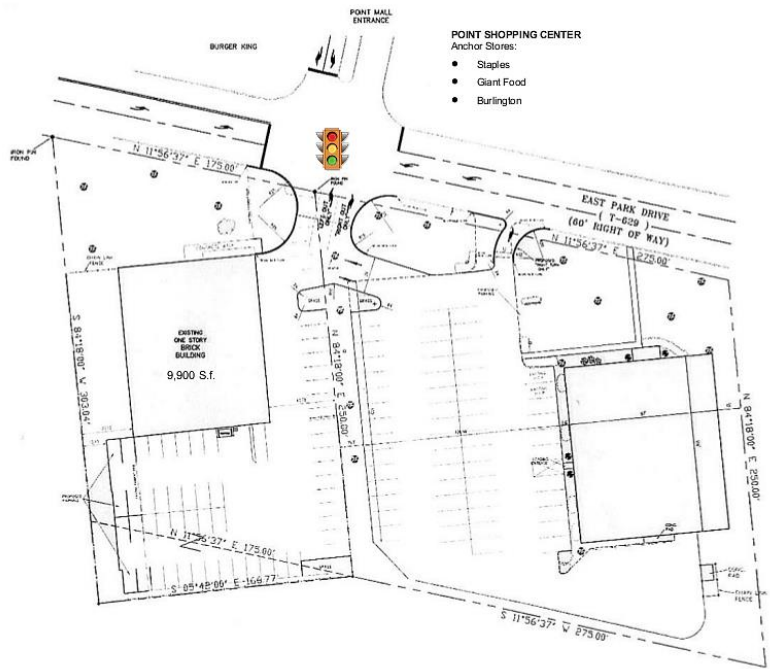
750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Telephone
717-564-4759 Fax

Information deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

Floor Plan



Site Plan



LOCATION – 1069 EAST PARK DRIVE, HARRISBURG, PA

