



FOR LEASE - 717-564-0832

Location Description

Address: 2604 Linglestown Road
Harrisburg, PA 17110

Cross Street: East Park Drive
County: Dauphin
Municipality: Susquehanna Twp
Tax Parcel #: 62-013-015
Directions: Via US-22 W to PA-39
take the exit onto
Linglestown Rd/PA-39
towards Linglestown;
property on left
Access: Linglestown Road and
North Progress Avenue

Building Description

Total s.f./Avail s.f. : 14,669 s.f.
Build Out: "As Is"
Class: B
Construction: Brick with block back-up
of Units: 1
Age: Built 2006
Roof Type/Material: Flat/Rubber
Floor Type/Material: Cement & Vinyl
Floors: 1
Elevator: 0
Ceiling Hgt min/max: 9' /15'
Type: Acoustical tile
Wet Sprinklers: Yes
Lighting: Fluorescent
HVAC/Source: Forced hot air; central
AC / Gas and Electric
Restrooms: Men's & Women's
handicapped
Business ID Sign: Yes
Parking Spaces: 65
Parking Description: Asphalt w/lighting
Handicap Access: Yes

Site Description:

Frontage: Along Linglestown Road
Zoning: COM Commercial
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
Electricity:	PPL	On Site
Gas:	UGI	On Site
Water:	Veolia	On Site
Sewer:	Susquehanna	On Site

Comments

Special Features: Open Floor Plan. Drive-thru Window. Canopy, Roof/Slab.
Remarks: Freestanding retail building. Good high traffic location.

Lease Rate/Terms

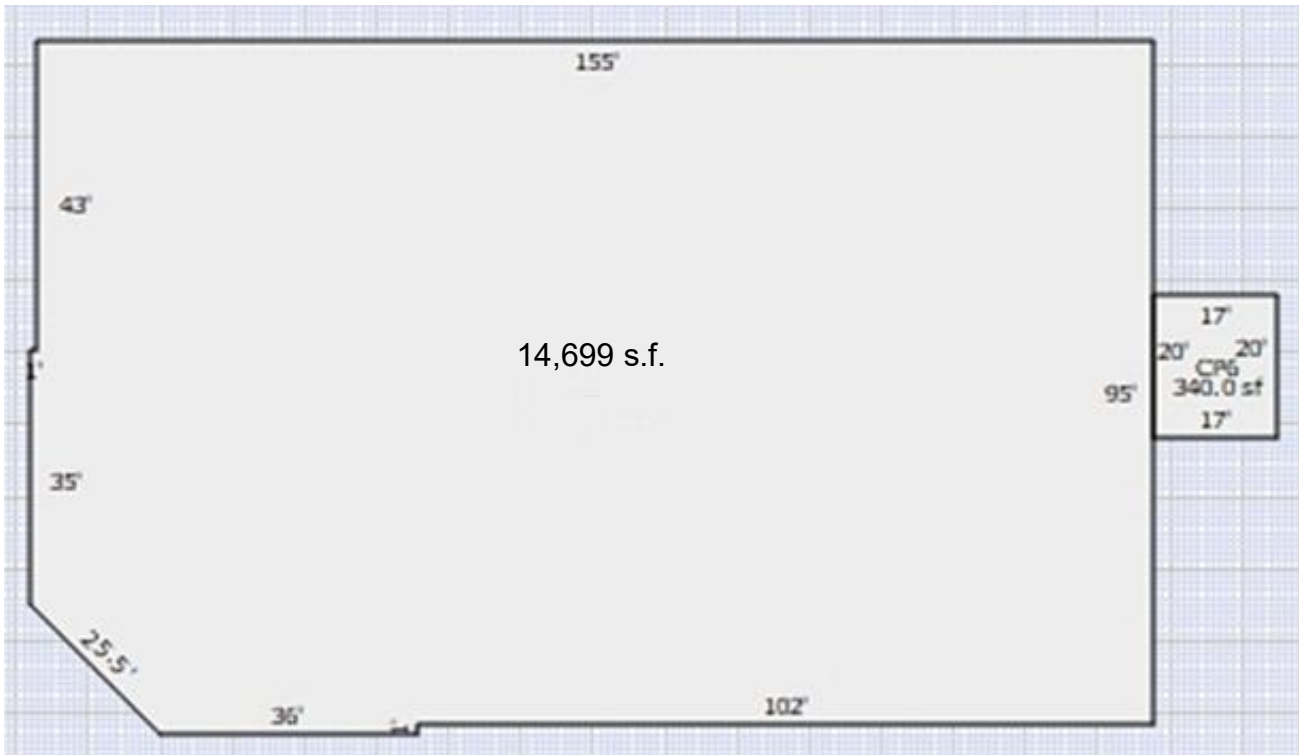
S.F.	Rate:	Term:	Comments:
14,669		5 years	



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



LOCATION – 2604 LINGLERSTOWN RD, HARRISBURG, PA 17110

