



FOR LEASE - 717-564-0832

Location Description

Address: 2801 Valley Road
Harrisburg, PA 17110

Cross Street: Commercial Way

County: Dauphin

Municipality: Susquehanna Twp

Tax Parcel #: 62-023-044

Directions: I-81 to Progress Ave exit, Valley Road, property on right.

Access: Brindle Drive

Building Description

Space Available: 45,000 s.f. to 265,997 s.f.

Class: A

Construction: Block masonry & dryvit

of Units: Open floor plan; flexible design

Age: Newly renovated 1998 and 2003

Roof Type/Material: Flat/Rubber

Floor Type/Material: Carpet/Vinyl

Floors: One plus 18,000 s.f. second floor

Elevator: 0

Ceiling Hgt min/max: 8'/10'

Type: 2x4 Acoustic Grid

Sprinklers: Yes

Lighting: Parabolic 2x4

HVAC/Source: VAV; constant volume / gas and electric

Restrooms: Men's & Women's handicapped

Business ID Sign: Yes

Parking Spaces: 7/1,000 s.f.

Handicap Access: Yes

Parking Description: In Common

Site Description:

Frontage: Along Valley Road; visible from I-81

Zoning: CH Commercial Highway

Topography: Graded

Public: Yes

Transportation:

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	N/A
Water:	Public	On Site	N/A
Sewer:	Public	On Site	N/A

Comments

Special Features: 56'x56' o.c. column spacing, fire system w/off-site monitoring

Remarks: Located in Susquehanna Marketplace neighboring The Shoppes at Susquehanna Marketplace. High profile property; former call center.

Lease Rate/Terms

S.F.	Rate:	Term:	Comments:
265,997± s.f. Minimum Divisible 45,000 s.f.		5 years	



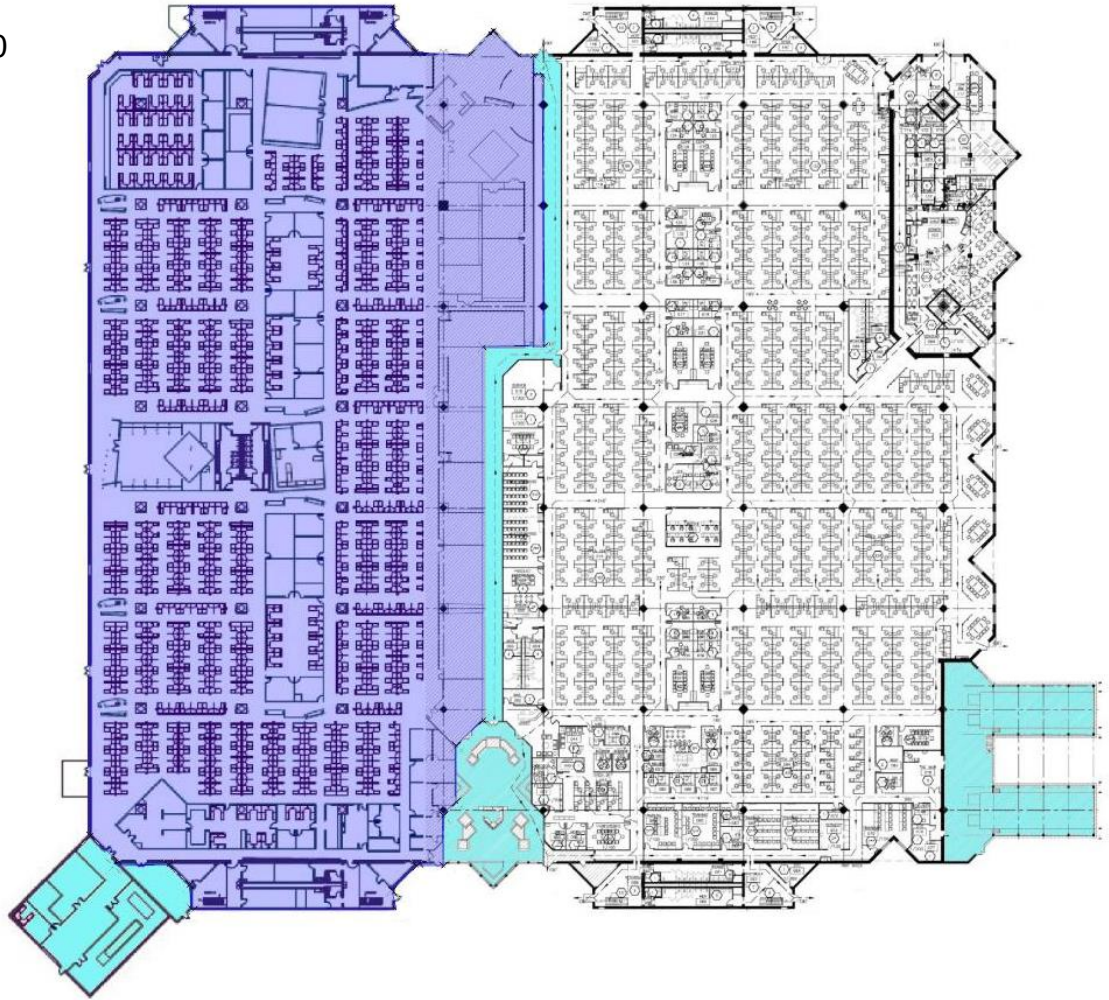
750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Telephone
717-564-4759 Fax

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

2801 Valley Road
Harrisburg, PA 17110

Available
265,997± s.f.
Minimum Divisible
45,000 s.f.



LOCATION MAP

