



FOR LEASE - 717-564-0832

Location Description

Address: 353 Markle Drive
Harrisburg, PA 17111
Cross Street: East Park Drive
County: Dauphin
Municipality: Swatara Township
Tax Parcel #: 63-001-075
Directions: I-83 to Union Deposit
Road exit, East Park
Drive to Markle Drive,
property on left
Access: Markle Drive

Building Description

Space Available: 4,506 s.f. Avail Ste 3
Build Out: "As Is"
Class: B+
Construction: Brick masonry
of Units: 3
Age: Built 1997
Roof Type/Material: Flat/Rubber
Floor Type/Material: Carpet/Vinyl
Floors: 1
Elevator: 0
Ceiling Hgt min/max: 10' /10'
Type: Acoustical tile
Sprinklers: No
Lighting: Fluorescent
HVAC/Source: Forced hot air; central
AC / Gas and Electric
Restrooms: Men's & Women's
handicapped
Business ID Sign: Yes
Parking Spaces: 4.7/1,000 s.f.
Handicap Access: Yes
Parking Description: In Common

Site Description:

Frontage: Visible from I-83
Zoning: C-G Commercial
General
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 | N/A |
| Water: | Public | On Site | N/A |
| Sewer: | Public | On Site | N/A |

Comments

Special Features: Located on the southeast side of East Park Drive, the elevation of this building offers panoramic views to the south and west.

Remarks: The East Park Drive area has become the location of choice for some of Harrisburg's leading businesses.

Lease Rate/Terms

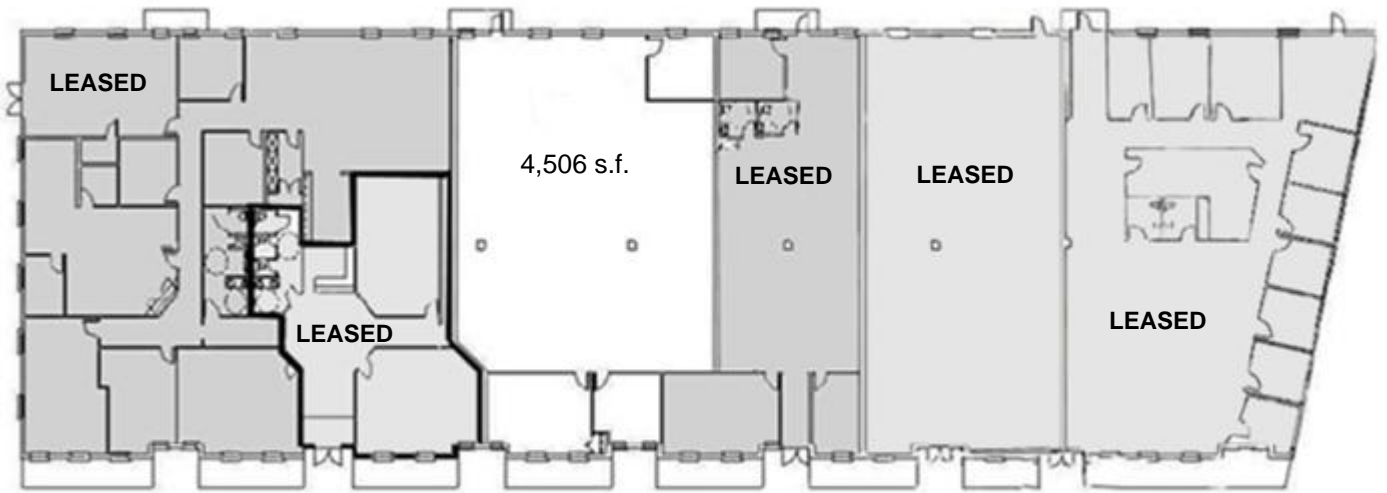
| S.F. | Rate: | Term: | Comments: |
|------------|-------|---------|-----------|
| 4,506 s.f. | | 5 Years | Ste 3 |
| | | | |



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 – 353 MARKLE DRIVE, HARRISBURG, PA

