



**FOR
LEASE**

**3901 DERRY STREET COMPLEX
Harrisburg, PA 17111**



750 East Park Drive
Harrisburg, PA 17111
717-564-0832
uniondepositcorporation.com



Free Standing Building in Complex
3869F Derry Street 5,382 s.f.

Location Description

Address: 3901 Derry St Complex
 3901 Derry Street
 Cross Street: N/A
 County: Dauphin
 Municipality: Swatara Township
 Tax Parcel #: 63-008-024
 Directions: I-83 to Derry Street exit, property on left
 Access: Derry Street

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.	C
Plumbing Repair:	T	Structure Repairs:	L
Lawn Maint:	C	Snow Removal:	C
Taxes:	C	Light Bulbs:	T
Insurance:	C		

T=Tenant; L=Landlord, C=CAM

Building Description

Build Out: "As Is"
 Class: B
 Construction: Block masonry
 # of Units: 4
 Age: Built 1960
 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
 Handicap Access: Yes
 Parking Description: In Common

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

Remarks: Excellent retail location.

Lease Rate/Terms

S.F. Rate: Term: Comments:

7,013 s.f.±		5 Years	
3,700 s.f.±		5 Years	
5,382 s.f.±		5 years	Free Standing
2,800 s.f.±		5 years	Free Standing

Site Description:

Frontage: Along Derry Street
 Zoning: C-G Com General
 Topography: Level
 Public Transportation: Yes

