



FOR LEASE - 717-564-0832

Location Description

Address: Union Court
4337 Union Deposit Rd
Harrisburg, PA 17111

Cross Street: N/A
County: Dauphin
Municipality: Lower Paxton Twp
Tax Parcel #: 35-074-002
Directions: I-83 to Union Deposit Road exit, East Park Drive, property on left
Access: East Park Drive

Building Description

Total s.f./Avail s.f.: Bldg 1 2,286± s.f.
Bldg 1 1,400± s.f.
Bldg 3 3,600± s.f.
Build Out: Shell

Class:
Construction: Block masonry and dryvit

of Units Bldg 1: 3
of Units Bldg 2: 1
Age: Built 1970
Roof Type/Material: Flat/Rubber
Floor Type/Material: Cement
Floors: Single Story Bldgs
Elevator: 0
Ceiling Hgt min/max: 8'/8'
Type:
Sprinklers:
Lighting:
HVAC/Source:
Restrooms: Men's & Women's handicapped

Business ID Sign: Yes
Parking Spaces: 5/1,000 s.f.
Handicap Access: Yes
Parking Description: In Common

Site Description:

Frontage: Along Union Deposit Rd
Zoning: Business Campus
Topography: Level
Public Transportation: Yes

Utilities/Services Paid Directly By Tenant

Utilities - electric and water separately metered and paid by Tenant. Sewer billed to Landlord and reconciled end-of-year.

Janitorial and Trash Removal – by Tenant

CAM, Taxes & Insurance – Tenant pays monthly estimated NNN charges. Reconciled end-of-year.

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: Offices are entirely self-contained offering private entrances, individual interior design, and complete control of HVAC.

Remarks: Many nearby amenities including Best Western Premier, *the* Central Hotel & Conference Center, Hampton Inn, restaurants, shopping, and banking, offer complete convenience.

Lease Rate/Terms

S.F.	Rate:	Term:	Comments:
2,286±		5 Years	
3,600±		5 Years	
3,600±		5 Years	

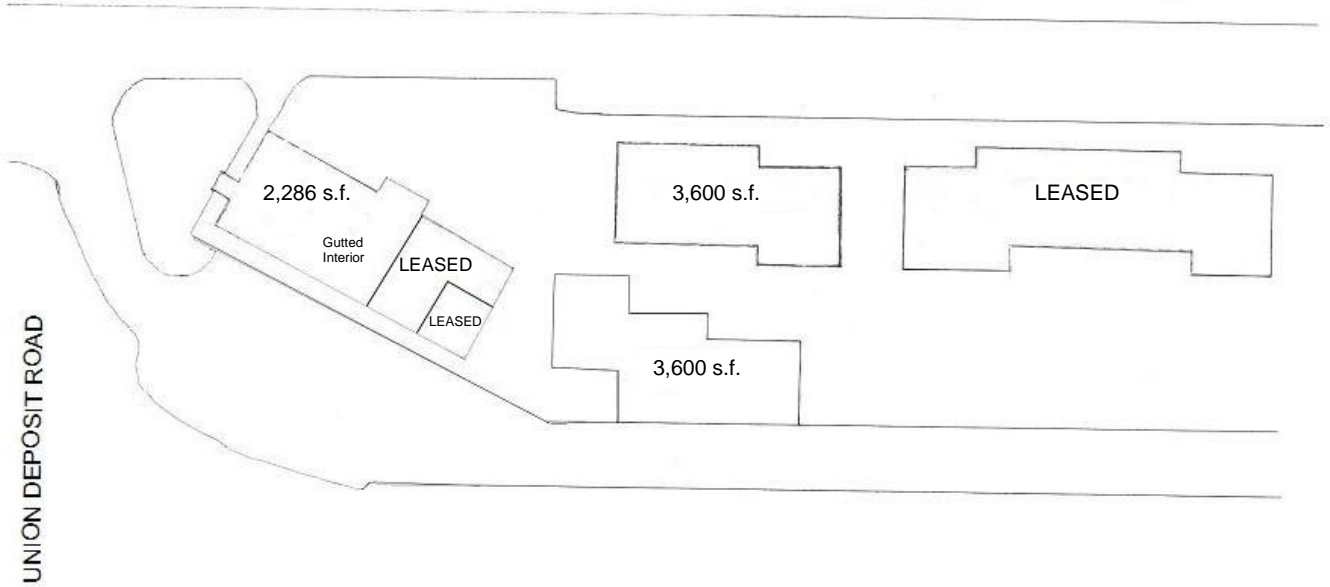


750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Office
717-564-4759 Fax

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.

SITE PLAN

UNION COURT
4337-4343 Union Deposit Road
Harrisburg, Pennsylvania



LOCATION – UNION COURT 4337-4343 UNION DEPOSIT ROAD, HARRISBURG, PA

