35 SARHELM ROAD Harrisburg, PA 17112 12,000 SF AVAILABLE

ME

PROPERTY HIGHLIGHTS

- Purchase Price: \$1,295,000
- Rare flex building for sale, just off of Route 22. First floor office or show room with lower level warehouse space. Two drive in doors with ample parking.
- Beautifully maintained block building with executive offices, bullpen area, and multiple large conference rooms.
- Access to I-81 from Rt 22 and Jonestown road.
- Building has security system, updated roof and HVAC.
- · Owner/user or Investment, see agent for details.

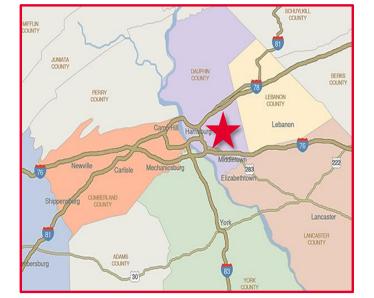
For more information, please contact:

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CUSHMAN & WAKEFIELD OF PENNSYLVANIA, LLC

4507 North Front Street, Suite 203 Harrisburg, PA 17110 | USA +1 717 231 7290



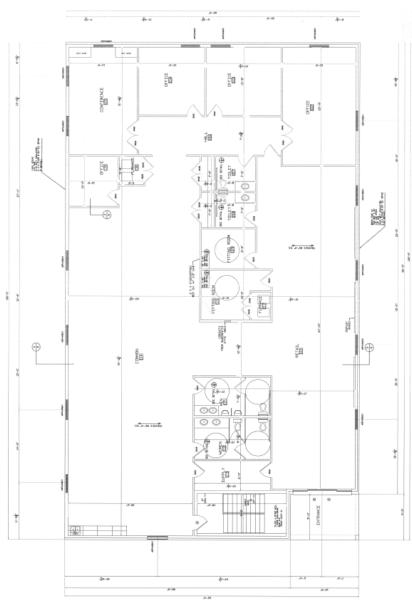


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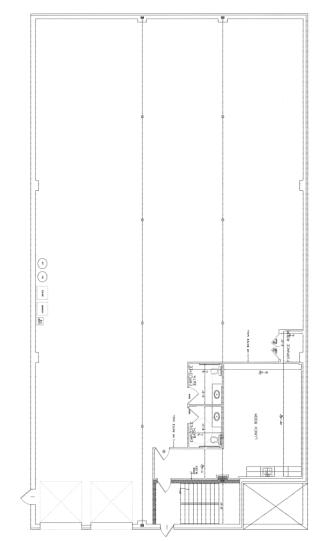
35 SARHELM ROAD Harrisburg, PA 17112

FOR SALE

UPPER LEVEL OFFICE



LOWER LEVEL



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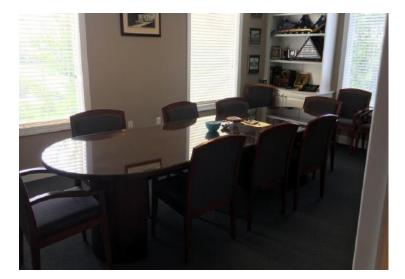
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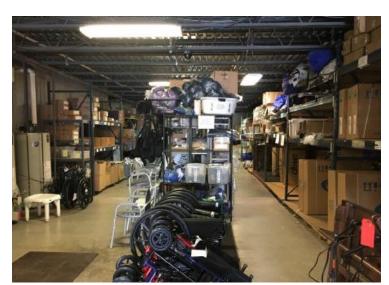
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FOR SALE

PROPERTY PHOTOS











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Property Highlights				
ADDRESS:	35 SARHELM ROAD HARRISBURG, PA 17112		ELEVATORS:	NO
COUNTY:	DAUPHIN		CEILING HEIGHT/TYPE:	9 FT
MUNICIPALITY:	West Hanover		FLOOR TYPE:	CARPET/CONCRETE
TAX PARCEL NUMBER:	68-048-008		SPRINKLERS:	NO
PARCEL SIZE:	0.97 AC		LIGHTING:	FLOURESCENT TUB
ZONING:	CH: COMMERCIAL HIGHWAY		WATER/SEWER:	PUBLIC
ROAD FRONTAGE:	145'		HVAC:	CENTRAL WITH GAS FURNACE
TOTAL BUILDING SF:	12,000 SF		SECURITY:	YES
AVAILABLE SF:	12,000 SF		PARKING:	RATIO OF 4.17/1,000 SF
YEAR BUILT:	2005		RESTROOMS:	MEN AND WOMEN ON BOTH FLOORS
CLASS:	C		SIGNAGE:	ON BUILDING
CONSTRUCTION:	MASONRY		PURCHASE PRICE:	\$1,295,000
NUMBER OF FLOORS:	TWO		AMENITIES:	TWO (9'x8') DRIVE IN DOORS

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