

FOR SALE OR LEASE

## 2975-2980 Jefferson Street

Harrisburg, PA 17110

33,500 SF AVAILABLE



### PROPERTY HIGHLIGHTS

- For Sale -- \$874,900.00
- For Lease -- \$5.75/SF Triple Net
- Multi-purpose flex industrial building currently used as retail, office, and showroom.
- Three phase power available for manufacturing users.
- Fenced yard for parking and storage.
- Located North of Division Street with access to I-81.

For more information, please contact:

#### JASON C. SOURBEER

Director

+1 717 231 7451

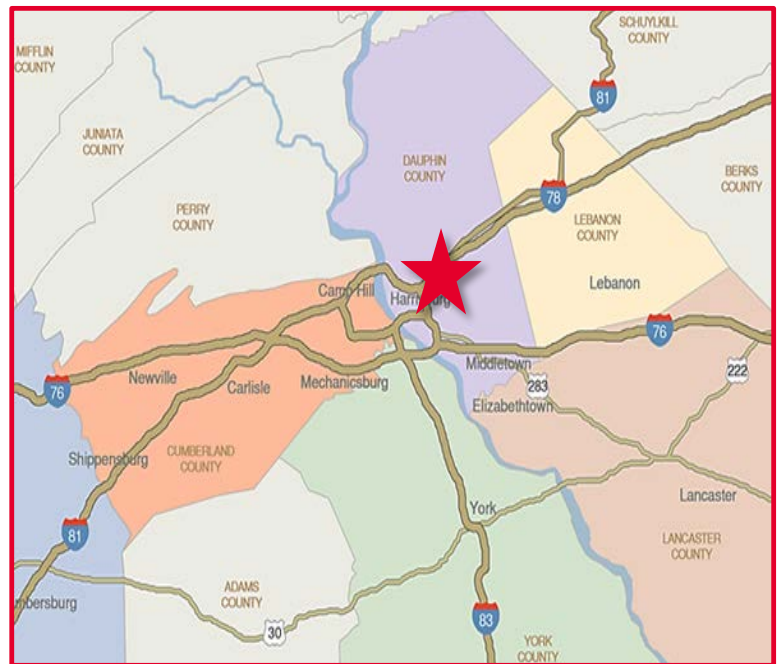
[jason.sourbeer@cushwake.com](mailto:jason.sourbeer@cushwake.com)

#### Cushman & Wakefield of Pennsylvania, LLC

4507 North Front Street, Suite 203

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**CUSHMAN &  
WAKEFIELD**

[cushmanwakefield.com](http://cushmanwakefield.com)

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## Property Highlights

<b>ADDRESS:</b>	2975-2980 JEFFERSON STREET HARRISBURG, PA 17110	<b>ROOF:</b>	Rubber
<b>COUNTY:</b>	DAUPHIN COUNTY	<b>CEILING HEIGHT/TYPE:</b>	19' IN WAREHOUSE; SUSPENDED TILES, ROOF DECK
<b>MUNICIPALITY:</b>	City of Harrisburg	<b>FLOOR TYPE:</b>	CONCRETE
<b>TAX PARCEL NUMBER:</b>	14-038-027 and 14-038-044	<b>SPRINKLERS:</b>	NO
<b>PARCEL SIZE:</b>	TWO PARCELS / 1.390 AC	<b>LIGHTING:</b>	UPGRADED FLOURESCENT
<b>SALE PRICE:</b>	\$874,900.00	<b>WATER/SEWER:</b>	PUBLIC / PUBLIC
<b>REAL ESTATE TAX:</b>	\$28,205.00	<b>SIGNAGE:</b>	On Building / Monument
<b>ZONING:</b>	IND – INDUSTRIAL; PERMITS MANUFACTURING, OFFICES, TESTING FACILITY, LABORATORY, WAREHOUSE, ETC.	<b>HVAC:</b>	GAS AND ELECTRIC
<b>ROAD FRONTAGE:</b>	JEFFERSON STREET	<b>POWER:</b>	800 AMPS; 3 PHASE
<b>TOTAL BUILDING SF:</b>	33,500 SF	<b>PARKING:</b>	30+ PARKING SPACES
<b>AVAILABLE SF:</b>	SHOWROOM – 9,800 SF, OFFICE – 4,760 SF, WAREHOUSE – 18,400 SF (Numbers are approximate)	<b>RESTROOMS:</b>	TWO
<b>YEAR BUILT:</b>	1969 / 1981 expansion	<b>WALLS:</b>	DRYWALL, PANELING, AND BLOCK
<b>CONSTRUCTION:</b>	MASONRY	<b>DOCKS:</b>	SIX; SIZES: THREE – 8'x10"
<b>"NUMBER OF FLOORS:</b>	ONE	<b>DOCK HEIGHT:</b>	3'9" and 3'3" THREE INTERIOR DOCKS

### Jason C. Sourbeer

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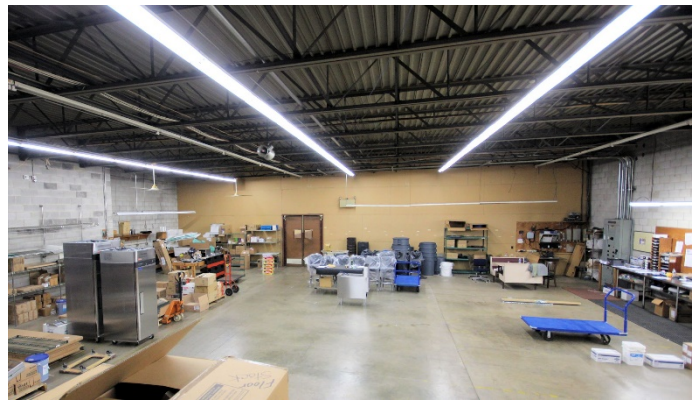


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**PROPERTY PHOTOS**



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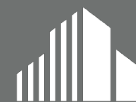
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## AERIAL



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