

FOR SALE

35 SARHELM ROAD

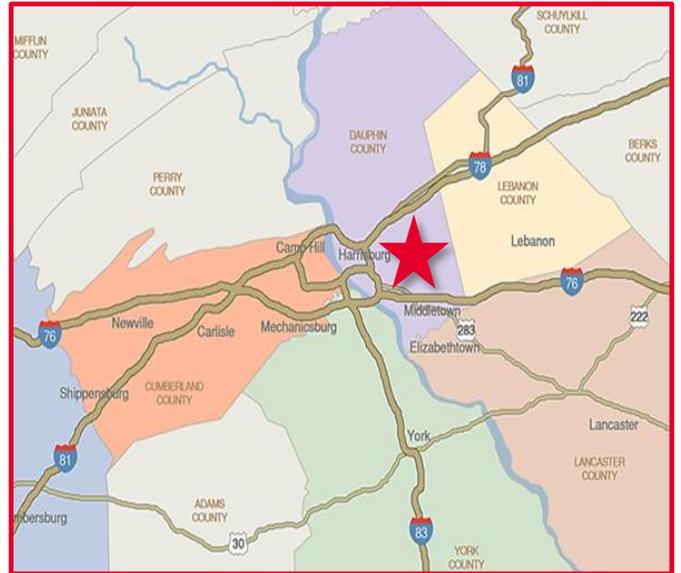
Harrisburg, PA 17112

12,000 SF AVAILABLE



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:

JASON C. SOURBEER

Director
+1 717 231 7451
jason.sourbeer@cushwake.com

NATHAN KRANZ

Director
+1 717 231 7297
nathan.kranz@cushwake.com

CUSHMAN & WAKEFIELD OF PENNSYLVANIA, LLC

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



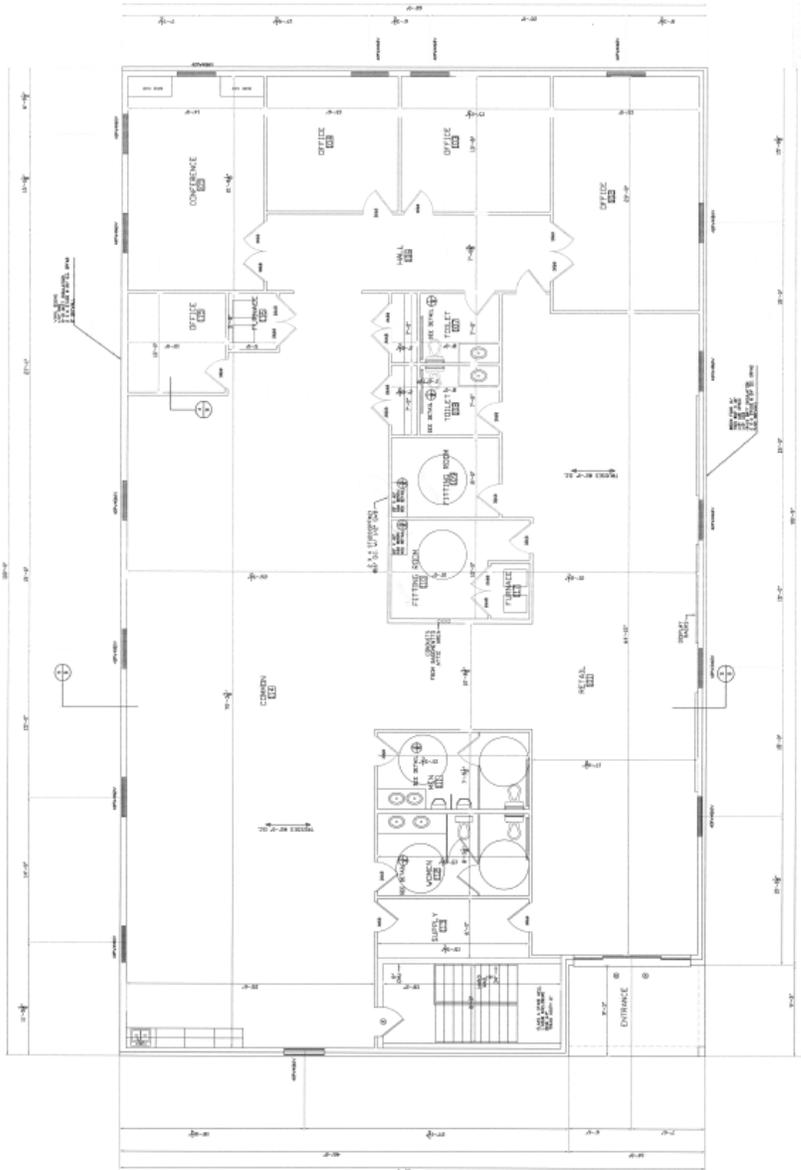
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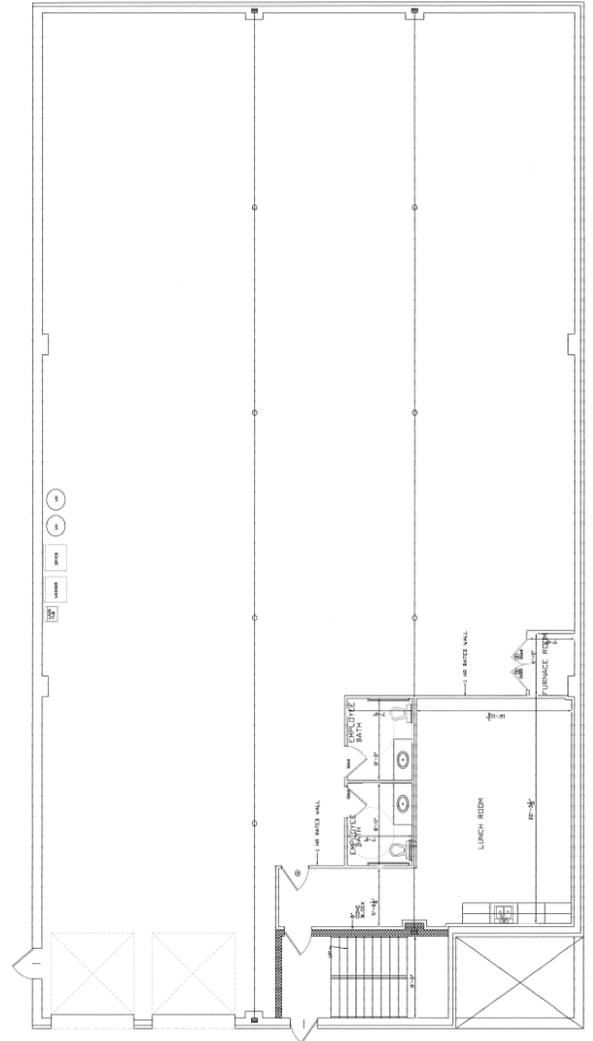
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UPPER LEVEL OFFICE



LOWER LEVEL



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PROPERTY PHOTOS



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FOR SALE

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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