

April 2018

HARRISBURG COMMERCIAL

real estate REPORT

Know Your Boundaries

By Douglas M. Allwein, PLS



A boundary survey can be one of the more enlightening investments a current or a prospective property owner can make. Whether it is your personal property or your business, knowing exactly what you have can help avoid problems in the future. Although the examples I will provide in this writing are somewhat cliché, you should consider that as a testament of how often boundary discrepancies actually do occur. My goal is not to scare you, but just to make you aware of certain possibilities.

We have all heard of the fence discrepancy. If one were to

build a fence, typically the first thing they would eliminate to reduce their project budget is the boundary survey. So, they build a fence over their line and onto their neighbor's property. Although the person may have had good intentions and may have had a good idea of where the line is, it does not alter the fact that the fence is encroaching on their neighbor's property.

"We have all heard of the fence discrepancy. If one were to build a fence, typically the first thing they would eliminate to reduce their project budget is the boundary survey. So, they build a fence over their line and onto their neighbor's property."

The neighbor then suspects that the fence is over their line, so they order a survey. The surveyor confirms that the fence is over the line, so the neighbor's lawyer sends a nice letter requesting that the fence be removed. Now they have to relocate their fence, which will likely cost more than a survey would have. Plus, they have strained their relationship with their neighbor.

Perhaps the fence encroachment goes unnoticed for many years. The unknowing neighbor has been paying taxes on a property that they cannot even enjoy. If either neighbor were to sell, a survey could open up a can of worms. Although surprises are quite common in real estate, nobody really likes them. This is the best opportunity for a prospective buyer to order a survey, which would identify the fence issue.

(Continued on page 3)

In This Issue

- 1, 3-4.....Featured Article
- 2-7.....Featured Listings
- 5.....Seeking Articles
- 8.....Summer Event
Donation Request

Bill Gladstone, CCIM, SIOR
(717) 761-5070 ext. 120
wgladstone@naicir.com
www.billgladstone.com
www.naicir.com



Bill Gladstone Group of NAI CIR

Turning keys in commercial real estate for 30 years.



NAICIR

A publication of the Bill Gladstone Group of NAI CIR

New Listings



NEW Commercial Sale - 110 Altoona Avenue, Enola

- Freestanding commercial building with good visibility
- Property has been well-maintained over the years and offers an open floorplan which allows for a variety of uses
- The previous use was a daycare

4,594 SF



NEW Land Sale - Gettysburg Pike & Spring Lane Road, Dillsburg

- 14.92 and 14.68 acres available in this developable site
- Adjacent to restaurants, convenience stores, office, and lots of residential units
- Property has good highway visibility and access via a traffic controlled intersection



NEW Land Sale - 503 Jonestown Road, Jonestown

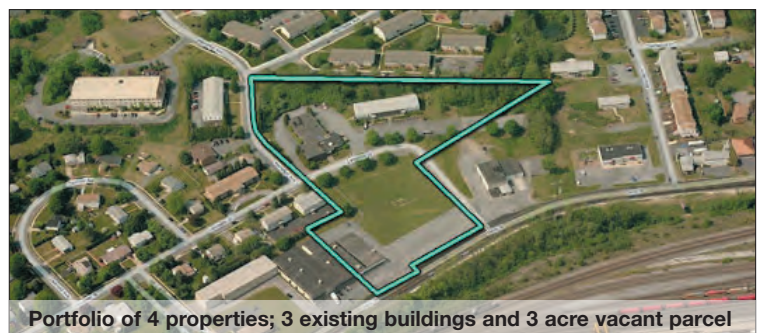
- 7.91 acres of commercial land available
- Located at signalized intersection of Route 22 and Jonestown Road
- Quick access to Route 22, 322, and I-78

Investment Listings



Sale - Confidential, Harrisburg

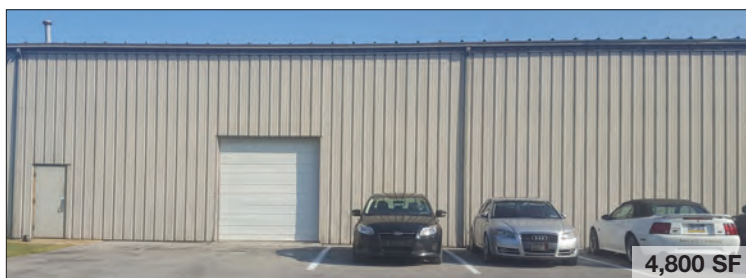
- Well-maintained, 3-story masonry building overlooking the Susquehanna River
- Five (5) year lease renewal starts January 1, 2019
- No deferred maintenance and on-site parking available
- Signed Confidentiality Agreement needed for additional information



Sale - 5620-5630 Derry Street, 5650-5670 Lancaster Street, Harrisburg

- Now offering a 10% CAP rate
- Stable income from strong credit tenant and tremendous upside from the vacant 3 acres that can accept additional office/commercial buildings
- High visibility and excellent parking

Industrial Listing



Lease - 26 Northeast Drive, Hershey

- Large, open flex space conveniently located near many Hershey attractions and major thoroughfares
- Tall ceilings and open floorplan allow for many types of uses
- Over 100 parking spaces total; 35+/- in-common with all tenants in this building

4,800 SF

(Featured article...Continued from page 1)

So, a new person buys the property with the fence and then the neighbor orders a survey. Guess who is now responsible for moving the fence. Yes, the new owner. Had a survey been performed prior to and as part of the property sale, the buyer could have asked the seller to resolve the fence issue, or walk away from the deal altogether.

If one was considering buying the other property, they could avoid the fence issue altogether with a survey. I can't speak for everyone, but I wouldn't want to pay taxes on a property I can't even access. I also wouldn't want to purchase a property where I need to fight with my new neighbor. Some of these disputes can get very nasty, and is usually best to avoid them altogether. I am no attorney, but I'm sure there are many which can describe to you the nightmares of drawn out litigation if an agreement can't be found.

Another situation is where a property owner did order a survey and constructed a fence. They wanted a buffer so they had the fence installed 3 feet into their side of the property line. Someone else purchased the adjoining property and assumed that the fence was on the line. In short, the new neighbor did some landscaping in the buffer, and had to remove it shortly thereafter.

"Another situation is where a property owner did order a survey and constructed a fence. They wanted a buffer so they had the fence installed 3 feet into their side of the property line. Someone else purchased the adjoining property and assumed that the fence was on the line. In short, the new neighbor did some landscaping in the buffer, and had to remove it shortly thereafter."

The fence example is classic, but all of these situations happen with any sort of structure. Some of which are a lot more expensive to relocate than a fence. For example, there have been many instances of buildings over the line. Of course, no one would want to tear down their newly constructed building; therefore the cheaper fix is where the building owner purchases the property which the building encroaches. The process can be a pain, to say the least, and can also be quite expensive. In addition to the negotiated price for the land, the property would have to go through the subdivision process. This includes many hours of ordinance research, plan preparation and submissions to the local government. **Prices are site specific, but they usually run between \$4,000 to \$5,000 on the low end.**

Did you know that it is possible that you can be forced to remove improvements from your own property? As described in Black's Law Dictionary, an easement is an interest in land owned by another person, consisting in the right to use the land for a specific purpose. Many current or prospective property owners often do not realize the possibility of their lots containing an easement, and if they do, they don't quite understand their reach.

Easements are for specific uses such as underground utilities, surface stormwater drainage, cross-country power lines, and can even include restrictions on the airspace above your property. If a utility company holds an easement on your property, you cannot block the access to that easement. Which means no fences,

(Continued on page 4)

Commercial Listings



Sale - 5 N. Market Street, Duncannon

- Prime retail/commercial space in the Borough of Duncannon
- Former bank boasts a notable exterior facade and a clean, functional interior with vault
- Call for additional details to view floorplans and schedule a tour



Lease - 5129 E. Trindle Road, Mechanicsburg

- Brand new retail or office space along Trindle Road
- Great visibility and parking
- The 4,000+/- SF is an open shell - ready for your finishing touches



Lease - 1421 N. Third Street, Harrisburg

- Great leasing opportunity in completely renovated and updated building in the heart of thriving Midtown Harrisburg
- Neighbors include HACC Technology & Trade Campus, Susquehanna Art Museum, Midtown Cinema, Broad Street Market, The Midtown Scholar Bookstore (two blocks away), Millworks, Yellow Bird Cafe and much more

(Featured article...Continued from page 3)

sheds and in certain cases, no planting trees or shrubs. If you do, you will be responsible for removing these improvements at the easement holder's request.

As you can see, there may be a lot of things happening on a property that is invisible to the naked eye. It is always recommended to check with your local government before you turn your dream property into reality, but you might want to check with a surveyor as well. He or she could possibly save you a lot of money and heartache in the future. If nothing else, you are getting peace of mind.

A property survey can be easy, but they can also be quite challenging. The land surveying industry has changed immensely over the years. The technology has really pushed the advancement of survey equipment into an incredible realm. We can measure lines several hundred feet in length to an accuracy of a few hundredths of a foot. Yet we may have to research documents that have been written over a hundred years ago, and search for ancient monuments in the field.

When it comes to boundary surveys, surveyors have a tendency to be as accurate as possible. As professionals, their determination can be expected to hold true in a court of law. Surveyors generally love to stand behind their work. After all, reputation is everything in this business. However, many of the binding legal descriptions of real property have been written in a time where the survey equipment was not as precise and accurate as it is now. When the worlds collide, discrepancies are found.

Back in the day, although not so long ago in the grand scheme of things, measurements were made by pulling tapes or chains and bearings were read from compasses. In Pennsylvania, a survey is not required for the transfer of real property. Therefore, many legal descriptions are passed down from one deed to the next. Your property's deed may have a description which is very, very old.

It is the duty of the surveyor to apply the original description of the property to the modern measurements which he or she acquires in the field. This is done by gathering both written and physical evidence, applying sound legal principals and determining a solution. Some situations require more evidence when monuments are lacking. **Others can be solved rather quickly and can be less costly, perhaps under \$1,000.** Every property is different, and there is no single answer to solve all discrepancies.

You really do get a lot out of a boundary survey. You can learn many things about the property you are considering buying or selling. Boundary laws and determination principles can be complicated, but they were created to protect the best interest of the public. That is why a professional land surveyor has to be registered with the state in which they are practicing. The surveyor takes on a good amount of liability with a property survey, which keeps you out of trouble and your mind at ease. ■

About the Author:



Douglas M. Allwein, PLS is a professional land surveyor and vice president of Kaylor, Allwein and Hartman, Inc. located in Hershey, PA. He has over 17 years of experience in the fields of land surveying and engineering in the U.S. Army and in the private sector. His specialties include topographic surveys, geodetic control, construction stake out and boundary determination. You can reach him at (717) 533-9077 or dallwein@kah-survey.com. To learn more about Kaylor, Allwein & Hartman, Inc., visit www.kah-survey.com.

Office Listings



Sale/Lease - 130 State Street, Harrisburg

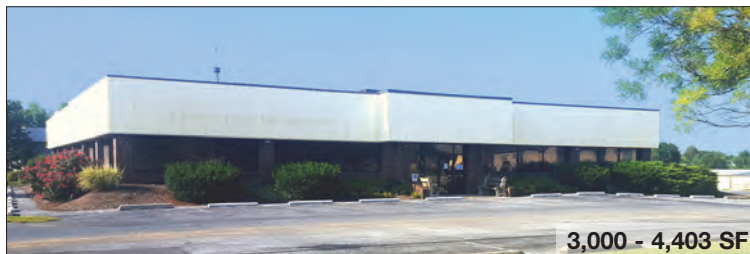
- 955 SF available for lease along the State Street corridor leading to the steps of the Capitol Complex
- The entire 3,060 SF building is also available for sale
- Ideal for lobbyist, attorney or other professional who visit the City frequently and could benefit from having a local office
- An adjacent parking lot for 6-8 vehicles (double parked) included as part of this sale on a long-term lease (call us for details)



1,843 SF

Lease - 156 Cumberland Parkway, Mechanicsburg

- Locate your business in this first class, high-profile building
- The location offers easy access to Route 15 and the PA Turnpike (I-76), plus great local amenities
- It is hereby disclosed that a partner in the ownership of this property is a licensed real estate salesperson in the Commonwealth of Pennsylvania



3,000 - 4,403 SF

Lease - 24 Northeast Drive, Hershey

- Functional, single-story office building in prominent Hershey location
- Perimeter window line can be expanded to suite tenant's specs
- 35+/- Parking spaces in common with all tenants in building, and over 100 parking spaces available

Seeking New Articles



The Bill Gladstone Group of NAI CIR is looking to fill editorial content in our quarterly magazine and monthly newsletter publications for 2018.

What Are We Looking For?

Industry related articles that our readership of over 4,500 business decision makers and industry leaders would benefit from reading in print and online through social media. Articles are typically 1,200 – 1,500 words and include an author bio, headshot, and mentioning of your company.

Topics Can Include: Finance, development, law, architecture, technology, engineering, environmental, wellness, current trends, security, business operations, and much more.

Need Assistance With A Topic?

We can suggest one that would be a good fit for your expertise.

Contact: Leah Wentz (717) 761-5070, ext. 116 or lwentz@naicir.com.

Please forward this information to any colleagues you feel could be a good fit for our publications as well. We look forward to hearing from you and wish you continued success through 2018.

Office Listings



Sublease - 208 N. Third Street, Suite 400, Harrisburg

- New sublease opportunity in completely renovated and updated suite on the 4th floor
- Historic building faces the Capitol Complex with great window lines
- Downtown amenities are just a few steps from the doors and parking is a block in every direction
- **SIX MONTHS FREE RENT (CALL FOR DETAILS)**



Lease - 30 N. Third Street, Harrisburg

- 1,443 - 20,112 SF contiguous available in Class A office building
- Skywalk to Strawberry Square, Walnut Street garage, Harrisburg Hilton, Whitaker Center, etc.
- This building is Energy Star Certified and utilizes the latest energy management systems for optimal energy efficiency



Lease - 400 Bent Creek Boulevard, Suite 150, Mechanicsburg

- Professional office space located within the Pennsylvania School Boards Association building
- The building and suite have been well-maintained and updated since being constructed in 2005
- Over 200 lined parking spaces available in-common



Connect

With @GladstoneGroup Today!



www.billgladstone.com

Office Listings



1,478 SF

Lease - 3029 N. Front Street, Harrisburg

- Second floor office space for lease in this beautiful, three-story office building with lovely character and amazing river views
- The property has been well-maintained over the years and was fully renovated in 2008
- It is obvious that great attention to detail was made to turn this space into efficient professional office space



Price Reduced

7,320 SF

Sale - 1 Rutherford Road, Harrisburg

- Corner property at the signalized intersection of Rutherford Road and Locust Lane
- Great visibility and parking
- Single-story, brick office building can easily be utilized by a single user or multiple tenants



900 - 5,500 SF

Lease - 142 Reno Avenue, New Cumberland

- Good space for a light manufacturing or small warehousing operation
- Located in the heart of New Cumberland with good access to I-83, and the PA Turnpike (I-76)
- There is both a shared dock door and a ramped drive-in door available with the space



266 - 4,719 SF

Lease - 415 Market Street, Harrisburg

- Attractive office spaces at the Harrisburg Transportation Center
- In walking distance to all the downtown restaurants, amenities, and Riverfront Park
- Located in Technology Corridor Enterprise Zone



1,880 - 5,113 SF

Sale - 5006 - 5010 E. Trindle Road, Mechanicsburg

- Six condominium units available for sale (1,880 - 5,113 SF)
- Excellent location in newly developed area in Hampden Township
- Can be sold individually for owner/user or together as an investment
- The properties could also be available for lease



240 - 6,097 SF

Lease - 1801 Oberlin Road, Middletown

- Charming three-story stone structure with professional office tenants
- Convenient access to both Harrisburg and Lancaster
- Easy access to Harrisburg International Airport



20,000 SF

Lease - 535 E. Chocolate Avenue, Hershey

- Class A, build-to-suit office in desirable Hershey location
- Excellent opportunity for user/tenant to help design and customize their new facility to meet their unique space needs
- Over 50 parking spaces available and more available in shared parking area

Featured Land



Sale - 730 Limekiln Road, New Cumberland, York County

- Over 8 acres of land available within a 1/4 mile of the Limekiln Road exit off I-83
- Good for a variety of commercial uses
- Some visibility to travelers going eastbound on the PA Turnpike



Sale - Lancer Street, Harrisburg, Dauphin County

- Over 7.5 acres of semi-wooded, multi-family ground for sale
- Located in well-established, multi-family community
- Perfect for townhome development (approved for 37 units)
- Excellent proximity to all services, shopping, transportation and more

Land Listings

Location	Acres	Zoning	Type
370 W. Main Street, Leola, Lancaster County	1.3 - 2.8	General Commercial	Sale/Lease
300 S. Sporting Hill Road, Mechanicsburg, Cumberland County	1.19	Apartment Office Limited (AOL)	Sale
Allentown Boulevard and N. Hershey Road, Harrisburg, Dauphin County	1.35 (1 lot)	Business Enterprise District	Sale
Bent Creek Boulevard, Lot 2, Mechanicsburg, Cumberland County	2.02	Community Commercial	Lease
7700 Derry Street, Harrisburg, Dauphin County	2.12 (lot 4)	Commercial District General	Sale
I-81 and W. Trindle Road, Carlisle, Cumberland County	2.18 (2 parcels)	Commercial Highway	Sale
East Cumberland Street (Route 422), Lebanon, Lebanon County	2.2	Commercial	Sale
8001 Grayson Road, Harrisburg, Dauphin County	2.25	Commercial	Lease
7700 Derry Street, Harrisburg, Dauphin County	2.3 (lot 8)	Commercial District General	Lease
2600 Delta Road, Brogue, York County	2.5	General Commercial	Sale/Lease
St. Johns Road, Camp Hill, Cumberland County	3.05	General Commercial District	Sale
W. Trindle Road, Mechanicsburg, Cumberland County	4.13	Highway Commercial	Sale
700 S. Baltimore Street, Dillsburg, York County	5.23 - 57.5	Agricultural - Conservation (AC)	Sale
Eisenhower Boulevard, Harrisburg, Dauphin County	5.39	Commercial General	Sale
Lancer Street Extended, Harrisburg, Dauphin County	7.52	Medium Density Residential (R-2)	Sale
NEW - 503 Jonestown Road, Jonestown, Lebanon County	7.91	Commercial	Sale
Route 441 and Orchard Drive, Harrisburg, Dauphin County	8.34	Single Family Residential District	Sale
Price Reduced - 730 Limekiln Road, New Cumberland, York County	8.64	Commercial Business	Sale
Eisenhower Blvd & Highspire Road, Harrisburg, Dauphin County	10	Commercial District General	Sale
Route 75 & William Penn Highway, Mifflintown, Juniata County	11	Industrial Commercial	Sale/Lease
Carlisle Pike (Route 11) Waterford Square, Mechanicsburg, Cumberland County	12.88 (11 lots)	Community Commercial (C2)	Sale
Gettysburg Pike & Spring Lane Road, Dillsburg NWC and SWC, York County	14.68 & 14.92	Commercial	Sale
Price Reduced - Allentown Boulevard, Harrisburg, Dauphin County	17+	Commercial Highway (CH)	Sale
3050 Heidlersburg Road, York Springs, York County	18.16	Highway Commercial	Sale/Lease

www.billgladstone.com



PRESORTED STANDARD
U.S. POSTAGE PAID
Harrisburg, PA
Permit No. 783

BILL GLADSTONE, CCIM, SIOR

NAI CIR
1015 Mumma Road
Lemoyne, PA 17043
717 761 5070
www.naicir.com
www.billgladstone.com



Accepting Donated Items For Summer Event

Support Children with Special Needs in Central PA



- **We are looking for kid-friendly** promotional/give-away items to be donated to children attending our “Mary Poppins, JR.” event this summer.
- **Kid-friendly item examples:** toothbrushes, notepads, crayons, markers, small toys, stress balls, water bottles, bags, cups, coupons, activity books, gift cards and more! **Accepting items until July 24, 2018.**
- **Receive recognition** in print and online marketing mediums as well as event handouts.

Contact: Leah Wentz at (717) 710-3528 or lwentz@naicir.com

For the seventh consecutive year, the Bill Gladstone Group of NAI CIR is hosting this special event to support **TrueNorth Wellness Services**. We have arranged a private, live theatrical performance of Mary Poppins, JR. on July 31, 2018 at The Grace Milliman Pollock Performing Arts Center in Camp Hill, Pennsylvania for children with special needs and their families. Our goal is to provide a free and fun family activity in a supportive and understanding environment. **Thank you for your support!**

NAI CIR
Bill Gladstone Group
www.billgladstone.com

Monetary donations also accepted:

TrueNorth Wellness Services
5351C Jaycee Avenue, Suite 1
Harrisburg, PA 17112
ATTN: Elspeth Williams

Checks should be made payable to:
‘TrueNorth Wellness Services’

truenorth
WELLNESS SERVICES
inspiring healthy living
TrueNorthWellness.org