

SECOND QUARTER 2019  
COMMERCIAL

# real estate

## REVIEW



**NAI**CIR

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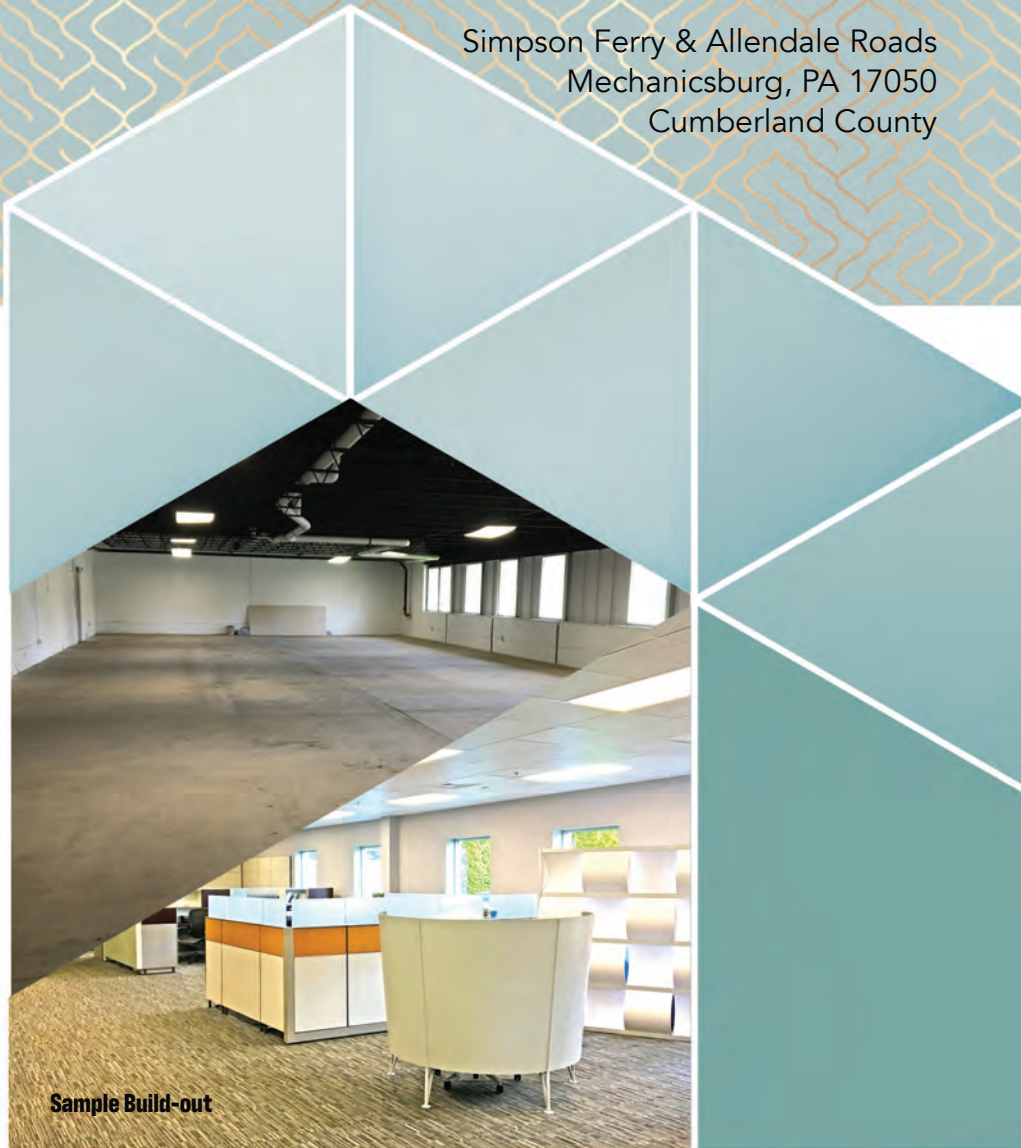


# 151 Allendale Road

Simpson Ferry & Allendale Roads  
Mechanicsburg, PA 17050  
Cumberland County

## Your Chance To Tour This Beautifully Updated Space

- Leasable space of 31,095 SF available
- Office space (3,000 SF) can be leased separately from warehouse (28,095 SF)
- Both office and warehouse can be subdivided if needed
- Tenant's suite features frontage along Simpson Ferry Road, vanilla shell office space, ready for build-out and a warehouse with 14'6" clear ceilings, two drive-in's (12'x12'), sprinklers, new LED lighting, and space to add a dock to the east side of the building
- Conveniently located to Route 15, Route 581 and I-81
- 35 Lined parking spaces available



Sample Build-out



**For More Information:**  
Bill Gladstone, CCIM, SOIR  
(717) 761-5070 ext. 120  
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www.billgladstone.com



Sample Build-out





WILLIAM M. GLADSTONE, CCIM, SIOR

## Adding Value Through Your Education

At the moment you were born, you started learning. A lifetime of learning had begun! You became aware of your immediate environment and started reacting to it. You started to absorb what your senses were telling you and began to learn how to interact with the world around you. Your initial experiences shaped and formed you as you learned to the best of your ability.

As you got older, you started to ask questions – depending on your personality, maybe lots of questions! You developed relationships with people beyond your family. You started your formal education and discovered the ability to fill in blanks in your life as they occurred. You continued to have a more mature set of experiences that helped shape your thinking and your actions as you looked forward to becoming part of the workforce. You learned how to maximize opportunities, learn from your failures, and handle yourself in various types of situations. All of this was very meaningful progress.

If you stayed on course, you advanced yourself, not only academically but also in the intangible life skills necessary for success, such as successful person-to-person interaction, respect, and vision. I am sure most of this was done subconsciously, a by-product of your formal and informal education to date. At this point in life, you had the advantage of combining these two arenas of your life, assisting you in determining a destiny for yourself.

You continued to discern right from wrong, and became more astute at defining the difference between moral and immoral as well as ethical versus unethical. Your future was being shaped. You began to define a path for your future that you could control. If you took advantage of educational opportunities, you were better prepared for your chosen career.

Whatever career table you are seated at now, your cumulative education will have served you well if the skill set you developed allows you to add value to your daily interactions. When you add value, people listen, ideas take shape, and results occur. Are you adding value to your workplace, to your coworkers' experiences, to your family and community? Don't miss your opportunity. Draw upon lessons learned, both in your formal education and through life experience. Be creative in discerning how you can add value: Identify a need and fill it. Work to exceed client expectations. Never settle for less than the best.

We all have the opportunity to add value each day. Those who do are game changers, whether they are behind-the-scenes or on the front lines. Teams are stronger when each member understands what they bring to the table and how it contributes to overall success.

Go for it! The future awaits.



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SECOND QUARTER 2019



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### Commercial Real Estate Review

is produced four times per year by the Bill Gladstone Group of NAI CIR to serve the region's business, commercial and industrial real estate decision makers.

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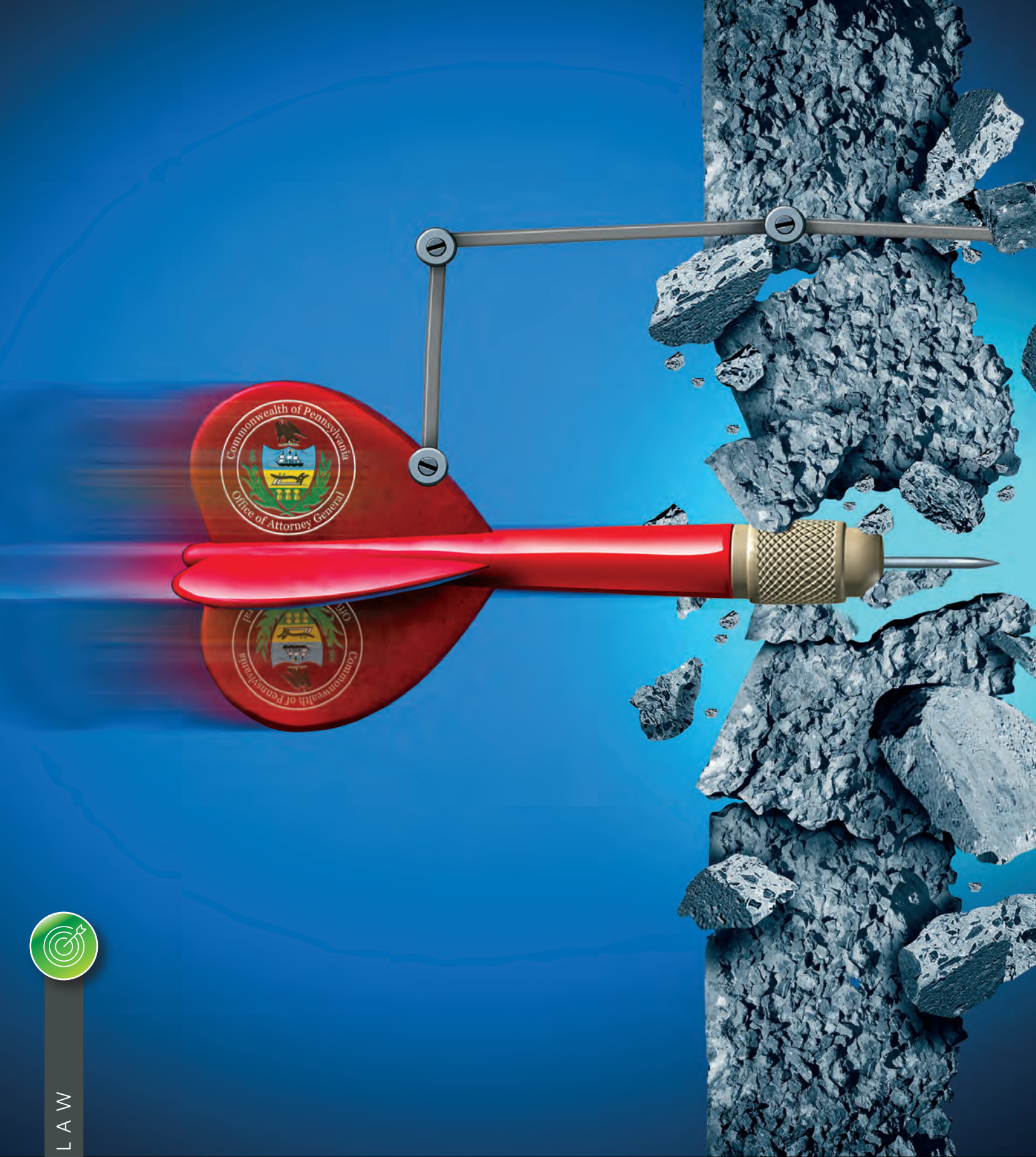
### ON THE COVER:

Bill Gladstone, NAI CIR (L) and Ray Thompson, SupplySource Inc. (R) sit in the vacant 28,095 SF warehouse available for lease in Mechanicsburg, Pennsylvania. SupplySource Inc. ([www.supplysourceinc.com](http://www.supplysourceinc.com)) became a Herman Miller Dealer in 1994, and earned the honor of Certified Herman Miller Dealer in 2000, becoming one of only 47 Certified Dealers in the country. See warehouse listing details on page 2 and 29.

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# FIVE TIPS

## FOR HANDLING CONSUMER PROTECTION INVESTIGATIONS CONDUCTED BY PENNSYLVANIA ATTORNEY GENERAL'S OFFICE

Investigations by the Pennsylvania Office of Attorney General (PAOAG) relating to businesses' dealings with consumers are on the rise.

It appears that the current administration believes that businesses are more frequently than ever dealing unfairly with consumers, and it is dead set on correcting this. Of course, in reality, most businesses are not unscrupulous and treat their customers fairly. This does not, however, make them immune from becoming a target of PAOAG.

The Pennsylvania Unfair Trade Practices and Consumer Protection Law (UTCPL) and the Administrative Code of 1929 vest the PAOAG with the power to investigate "unfair methods of competition" and "unfair or deceptive acts or practices" by companies doing business in Pennsylvania. The statutory definition of these phrases is quite lengthy, consisting of 21 separate, prohibited acts ranging from deceptive advertising and pyramid schemes to unlawful telephone "solicitations and excessive shipping delays. Perhaps this catchall definition best sums up the essence of conduct prohibited under the UTCPL: "fraudulent or deceptive conduct which creates a likelihood of confusion or of misunderstanding." Penalties for violating the UTCPL include what you might expect: civil penalties and the payment of costs and restitution. However, these penalties often pale in comparison to the PAOAG's power to obtain injunctive relief and/or forfeiture of the right to do business in Pennsylvania. Thus, it is imperative that companies handle such investigations properly.

BY STEVE WILLIAMS, ESQ.





In light of the broad investigative power of the PAOAG to investigate consumer protection violations and the direct consequences possible under the UTPCPL, below are five tips for successfully handling consumer protection investigations.

1

## PAY ATTENTION TO SIGNS

An official consumer protection investigation is usually kicked off by a letter or administrative subpoena from a Deputy Attorney General assigned to the Bureau of Consumer Protection (BCP) demanding an extremely broad amount of information. This often sends the company scrambling for outside counsel before the deadline for production set by the PAOAG expires. However, there are often warning signs that trouble may be brewing. These generally consist of repeated correspondence from special agents of the BCP asking the company to respond to informal complaints filed against the company by consumers. In these cases, the PAOAG acts more like a mediator than investigator. While the occasional consumer complaint may not warrant the attention of the C-suite, repeated consumer complaints evidencing a pattern of misconduct should be addressed comprehensively and proactively to avoid the likelihood of an official investigation.





## HIRE EXPERIENCED COUNSEL

Perhaps this goes without saying, but hiring counsel experienced in consumer protection investigations in general and the PAOAG in particular is essential to a successful outcome. Using the same outside counsel that handles litigation matters for the company may result in an overly contentious exchange with the PAOAG, which while entirely appropriate in litigation often proves to be extremely harmful in government consumer protection investigations.



## COMMUNICATE EARLY AND OFTEN

While the PAOAG's opening salvo of requests to the company demanding every document under the sun may appear calculated to overwhelm and intimidate the company into an early settlement, it is most often the result of a lack of understanding of the company's operations and record-keeping practices. This is completely understandable given the multitude of industries the BCP investigates each year. The fact of the matter is that the PAOAG does not want to wade through thousands of irrelevant documents any more than the company wants to collect them. A good starting point for all parties is a candid discussion about the nature and extent of the consumer complaints that most often precipitate an official investigation. Since any challenge to the PAOAG's authority will often force it to explain why the requested documents are relevant to an investigation that it has the jurisdiction to conduct, many Deputy Attorney General will err on the side of limiting their original request to get the documents they need while avoiding the imposition of an undue burden on the company.



## LEND SOME PERSPECTIVE

A Deputy Attorney General conducting a consumer protection investigation may be under the impression that 5-10 consumer complaints against the company for a specific transaction or series of transactions is significant. However, this may be a miniscule number when compared to the total number of transactions conducted by the company in a given year for which no complaints have been made. As a result, it is important for counsel to educate the PAOAG on the full scope of the company's consumer operations to lend the PAOAG the proper perspective. This may in turn lead the PAOAG to close its investigation early and devote its limited resources elsewhere.



## USE CAUTION WHEN SETTLING

The UTPCPL allows the PAOAG to enter into an Assurance of Voluntary Compliance in order to resolve an official consumer protection investigation. But these agreements can be onerous, allowing the PAOAG (by agreement) to monitor the activities of the company and investigate matters that would otherwise fall outside of its jurisdiction. These agreements are also publicly filed, and may be accompanied by a loud press release that will dog the company on the Internet for years to come. Therefore, it is important to understand all of the consequences of any proposed settlement before the company agrees to it.

To avoid unintended consequences, companies who find themselves in the crosshairs of the PAOAG should consult immediately with an attorney who is familiar with and experienced in these types of investigations. 😊



Steve Williams, Esq. is the managing partner of the Harrisburg office of Cohen Seglias Pallas Greenhall & Furman PC, the chair of its Commercial Litigation Group, and co-chair of its Consumer Protection Defense Group. Steve can be contacted at [swilliams@cohenseglias.com](mailto:swilliams@cohenseglias.com), or (717) 234-5530.





## HAMPDEN TOWNSHIP – A GREAT

Disclaimer: I am prejudiced.

As a current Hampden Township commissioner, I am very proud of what has been achieved over the past four decades of growth.

The success is due to our staff, the people who make our slogan *Where People Come First* a reality.

*Al Beinstock*

HAMPDEN TOWNSHIP IN CUMBERLAND COUNTY BOASTS A RICH HISTORY, A PRIME GEOGRAPHICAL LOCATION, AND A STRONG INFRASTRUCTURE THAT IS ATTRACTIVE TO BOTH RESIDENTIAL AND COMMERCIAL DEVELOPERS.







The area has ties dating back to the earliest days of the Commonwealth of Pennsylvania. One township road is named Penn Ayr Road. According to the developer, the original deed holder was William Penn's son – the Penn heir (ayr). The cornerstone for Historic Peace Church (at the corner of Trindle and St. John's Church Roads) was laid in 1798, and the building was dedicated on May 19, 1799. The church still operates today. In the same area, the Skirmish of Sporting Hill took place in 1863. It was the northernmost engagement of Robert E. Lee's Army of Northern Virginia during the Civil War.

Hampden Township was incorporated in 1845. It was largely an agricultural community until the 1960s, when the population began to grow and housing developments sprang up to accommodate the inflow. At that time, the population was under 7,000. Over the next several decades, it was the fastest growing municipality in Cumberland County and is now home to about 30,000 residents.

Residential growth expanded south-to-north in the township, with a mix of low, medium, and higher income developments. Presently, the township is home to more than 100 residential communities. Several new ones are in the planning stages or under construction.

Commercial development occurred mostly in the southern and northern areas along the four major east-west roadways: Simpson Ferry Road, Trindle Road, Carlisle Pike, and Wertzville Road. The township boasts a wide array of commercial enterprises, from large manufacturing facilities (like Ames True Temper and Ralston Purina), to box stores (like Hobby Lobby and Home Depot), to smaller retail stores, restaurants, and professional offices. It is also home to The Patriot-News. Naval Support Activity Mechanicsburg, built during World War II, is situated in Hampden Township and employs several thousand employees, mostly civilians.





# Where People

Recognizing that Hampden was running out of developable land, the Board worked with a stakeholders' committee – including residents, businesses, utilities, Naval Support Activity Mechanicsburg, and county, state and federal officials – to find ways to maintain growth, improve infrastructure, and mitigate traffic congestion in the southernmost part of the township, the oldest developed area. The effort resulted in new ordinances providing for zoning and other changes to encourage redevelopment. Those changes are beginning to bear fruit, particularly along the Carlisle Pike.

Residential and commercial growth, along with prudent fiscal management, has been enormously beneficial to the township's finances. The 2019 budget represents the 42nd consecutive year without a property tax rate increase. In fact, the rate has been lowered several times over that period – it is one of the lowest in the state for a full-service community with its own police department.

Hampden has a great array of parks, recreation areas, and walking/biking trails, including a municipal golf course and a swimming pool – both of which are financially self-sufficient and not supported by tax dollars. The township maintains fields for various sports leagues as well as open areas and playgrounds. Hampden recently provided for pickle ball and bocce courts to accommodate residents' interests; a water wall was added to the pool; and new playground equipment replaced outdated items. A new park is being constructed along the Conodoguinet Creek on land donated by a resident. A Veterans Recognition Park is under construction in the northern part of the township, with funds raised by the non-profit Hampden Township Veterans Recognition Committee.







In addition to existing biking/walking trails, the township encourages developers to incorporate new trails into their plans. The 102-bed UPMC PinnacleHealth West Shore Hospital (built in 2014 and currently under expansion) has trails, and new trails are part of the designs for the 108-bed Penn State Health Hampden Hospital now under construction and the proposed new Members 1st corporate headquarters.

The township's 26-person police department is one of only 116 in the Commonwealth accredited by the Pennsylvania Law Enforcement Accreditation Commission. In addition to traditional patrols and crime-solving, it includes one member assigned to the County Drug Task Force, one to liaison with schools, and one trained to work with the Cumberland County Special Response Team. It operates an annual Citizens Police Academy, to make residents aware of its operations.

Hampden's Volunteer Fire Company is financially supported by the township through ownership of the fire stations and funding for the fire apparatus. An annual Citizens Fire Academy provides a hands-on course for residents to understand the workings of the fire department and learn about fire prevention.

Emergency Management Services (EMS) is on call around the clock to respond when life and/or health is at risk. Police, fire, and EMS all have mutual aid agreements with surrounding communities to facilitate maximum response to emergencies.

Communities evolve over time. From the historical Revolutionary Era to today's technological times, the changes here have been incredible. What will it become in the decades and centuries ahead? We can only dream.



Al Bienstock was an Army Security Agency cryptographer in Southeast Asia during the early years of the Vietnam War. Upon returning home, he attended Rutgers University (nights) to continue his college education for a BS degree in Business Management. After 17 years in administration and management positions in finance and credit departments of major corporations (dealing with business clients), he changed careers to be an insurance broker (primarily providing employee benefits programs for business, nonprofit, and governmental enterprises). He retired in 2017. Al has been a Hampden Township commissioner since 2002, and has served as Board president since 2011. You can reach him at [abeinstock@aol.com](mailto:abeinstock@aol.com).



# MONEY SENSE

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Retirement  
Questions Every  
Couple Should  
Ask - and Answer



FINANCIAL







All couples can benefit from having a conversation about retirement. Merrill Lynch Wealth Management shares tips on how to put a plan in place to pursue your goals.

Difficult financial decisions are common on your way to retirement. Questions about Social Security, Medicare and how best to draw down retirement assets are just some of the topics to discuss with your partner. But before you begin these discussions, it is important to have a more personal conversation about each other's goals for retirement; this will help to guide the decisions you make for the next stage of your life.

**BY ORLANDO MALDONADO**





# CHECKLIST

[Use this checklist to get the conversation started and be sure to make it a yearly tradition to revisit your plans together.]

## 1 Will we retire at the same time?

Many couples find this to be one of the hardest questions to answer. One of you may be looking forward to winding down a satisfying career, while the other is still enjoying the pace of full-time work. “Statistically, women tend to live five years longer than men,” says Karen Burns, head of the Goals Based Consulting Group at Merrill Lynch. “Particularly when a wife is the younger spouse, there may be good reason for her to keep working a while longer so that she will not outlive their retirement savings.” Having one spouse work longer may also make it possible for one or both spouses to delay claiming Social Security benefits — a choice that can increase the size of your benefit and entitle your spouse to a larger survivor’s benefit.

## 2 How will we spend our days?

Decisions about travel, family time and other retirement pursuits are as individual as the couples who make them. But different choices carry different price tags, so it is important to at least have a broad outline of how you want to spend your time together. “Try making a list of retirement objectives with your spouse each year,” Burns suggests. As you get closer to retirement, “have some long talks with your spouse to work out the differences between your two lists and figure out a plan for accommodating each of your most important priorities,” she says.

## 3 Where will we live?

Your choice will most likely have a major impact on your retirement finances. Downsizing from a house to a condominium could free up cash to bolster your savings and might also reduce outlays for property taxes and upkeep. Houses age too, and if you keep the family home, its maintenance needs are likely to increase. On the other hand, relocating could boost — or lower — other expenses. State income taxes and local property taxes, as well as the overall cost of living, can vary widely by location. For example, Alaska, Florida, Nevada, South Dakota, Texas, Wyoming and Washington have no state individual income tax — though some impose other levies, such as Washington’s state estate tax.





## 4 Whose investing style will we follow?

During your working years, you and your spouse may have managed your own 401(k)s and IRAs in line with your individual investment preferences. That does not have to change as you move into retirement, but it is important to work with your financial advisor to coordinate an overall portfolio that serves your mutual goals. As Americans live longer, it is also “increasingly important to continue to explore investment strategies that will help your portfolio continue to grow even as you begin to draw down on it,” says Debra Greenberg, a director in the Personal Retirement Solutions Group at Bank of America Merrill Lynch.

## 5 Will we leave our money to the kids or to charity?

If you have arrived at this question, it means that you have worked through the basic issues, but it may still inspire passionate conversation. For couples who may not see eye to eye on sharing their wealth with their kids, a multigenerational health and education exclusion trust (HEET<sup>1</sup>), could be the answer. This type of trust is designed to see to it that children and future descendants will not have to worry about medical or college costs. Paired with a fund for each child to cover emergencies or retirement, it can ensure that children are provided for while still allowing you to give a portion of your estate to charity.



For more information, contact Merrill Financial Advisor Orlando Maldonado of the Camp Hill, PA office at 717.975.4668 or [orlando\\_maldonado@ml.com](mailto:orlando_maldonado@ml.com).

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<sup>1</sup>A HEET is a trust created during life or at death to which none of a donor's generation-skipping transfer (GST) exemption is allocated, but the funds may be used for education and medical expenses of grandchildren and more remote descendants paid directly to the educational institution or medical provider.

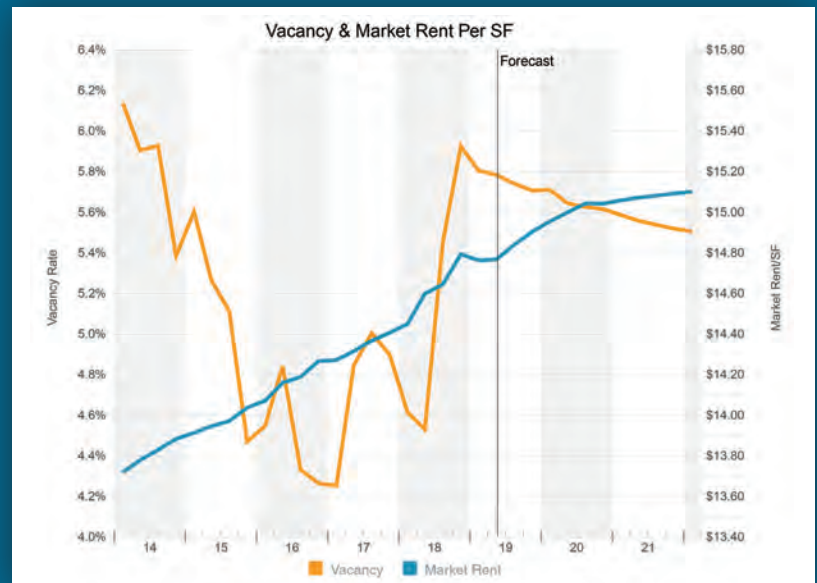
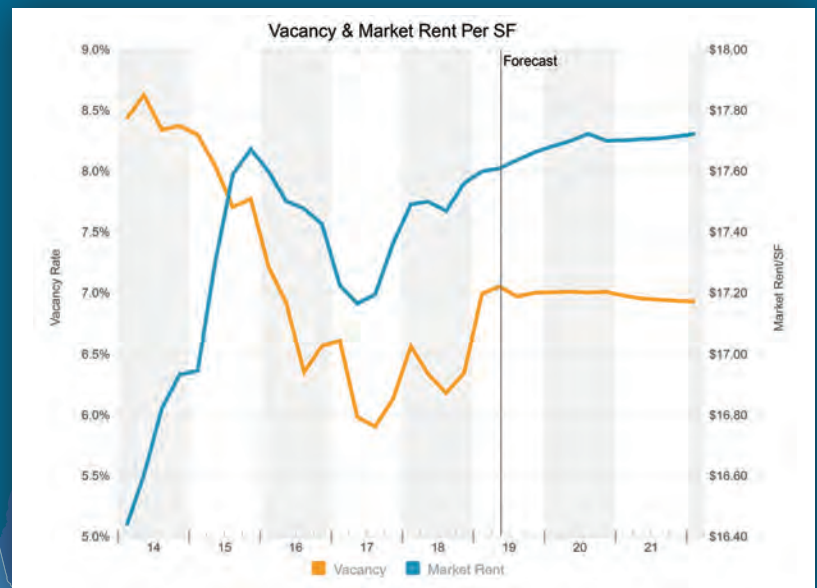
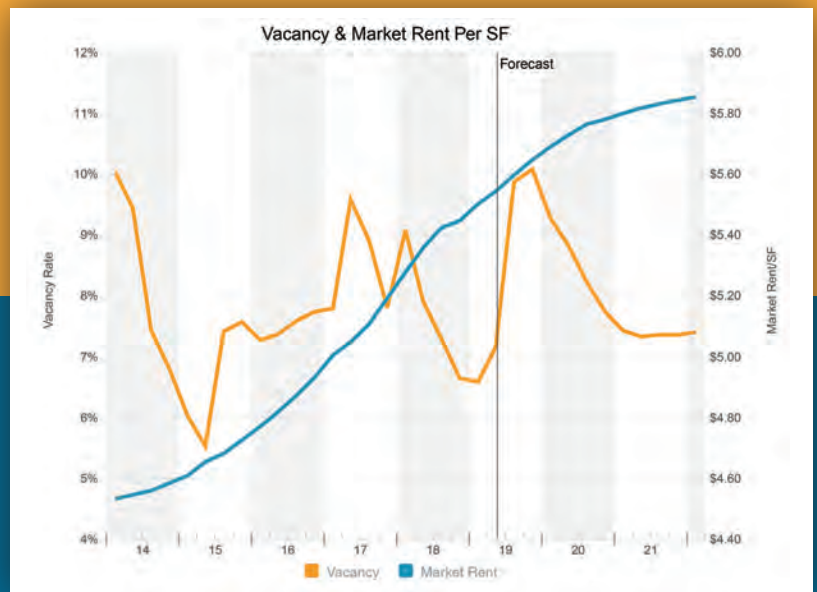




# Regional Data

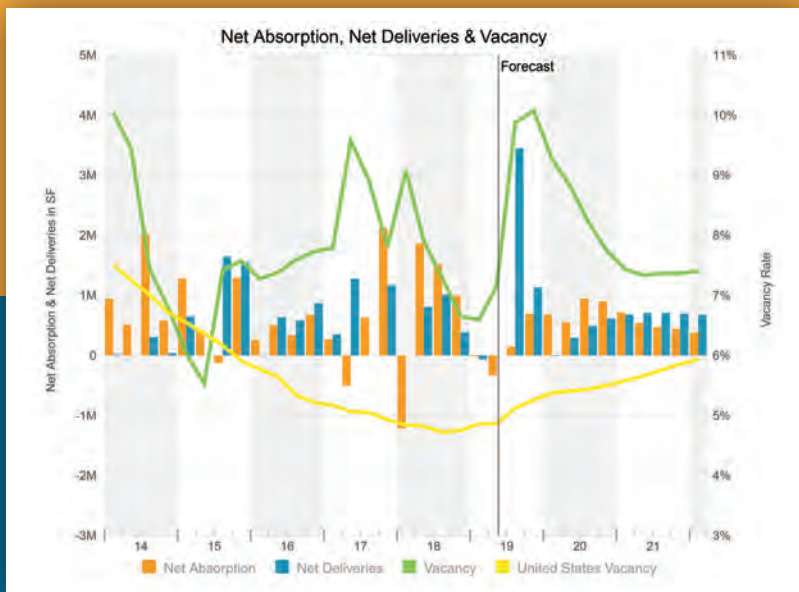
REGIONAL DATA

In an effort to bring our readers pertinent information regarding commercial real estate in the Greater Harrisburg Area, we are including the following graphs as part of the *Commercial Real Estate Review*.

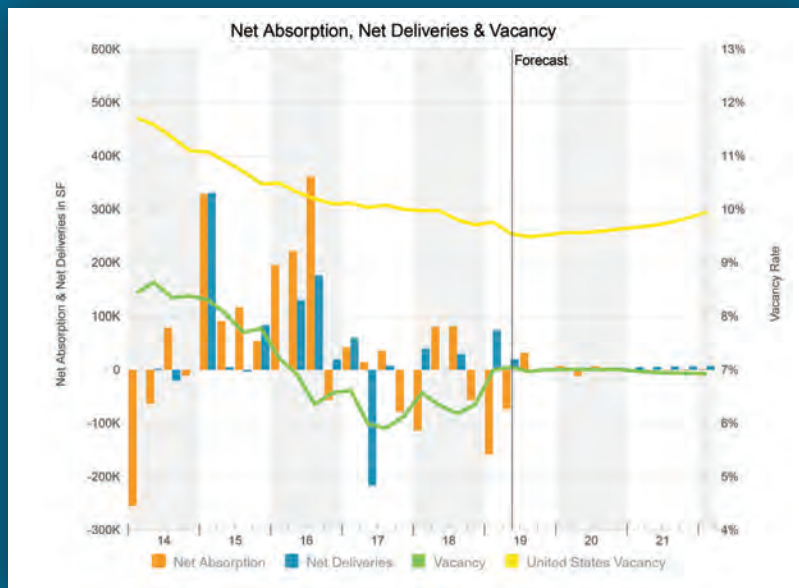




## Industrial

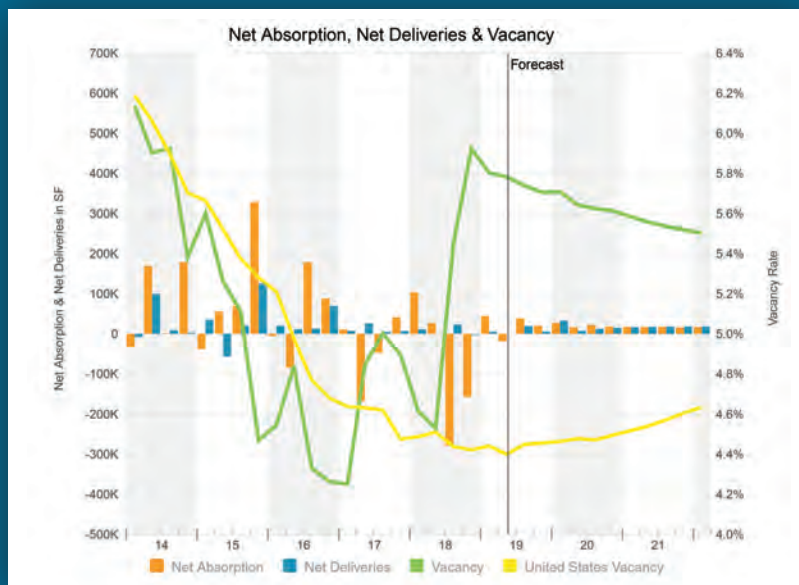


HARRISBURG - PA	\$6.7 B ASSET VALUE
Inventory SF	97.9 M ↑
Under Construction SF	4.7 M ↑
12 Month Net Absorption SF	3.1 M
Vacancy Rate	6.7 M ↓
Market Rent/SF	\$5.51 ↑
Annual Rent Growth	3.6% ↑
Market Sale Price/SF	\$65 ↑
12 Month Sales Volume	\$339 M ↑



## Office

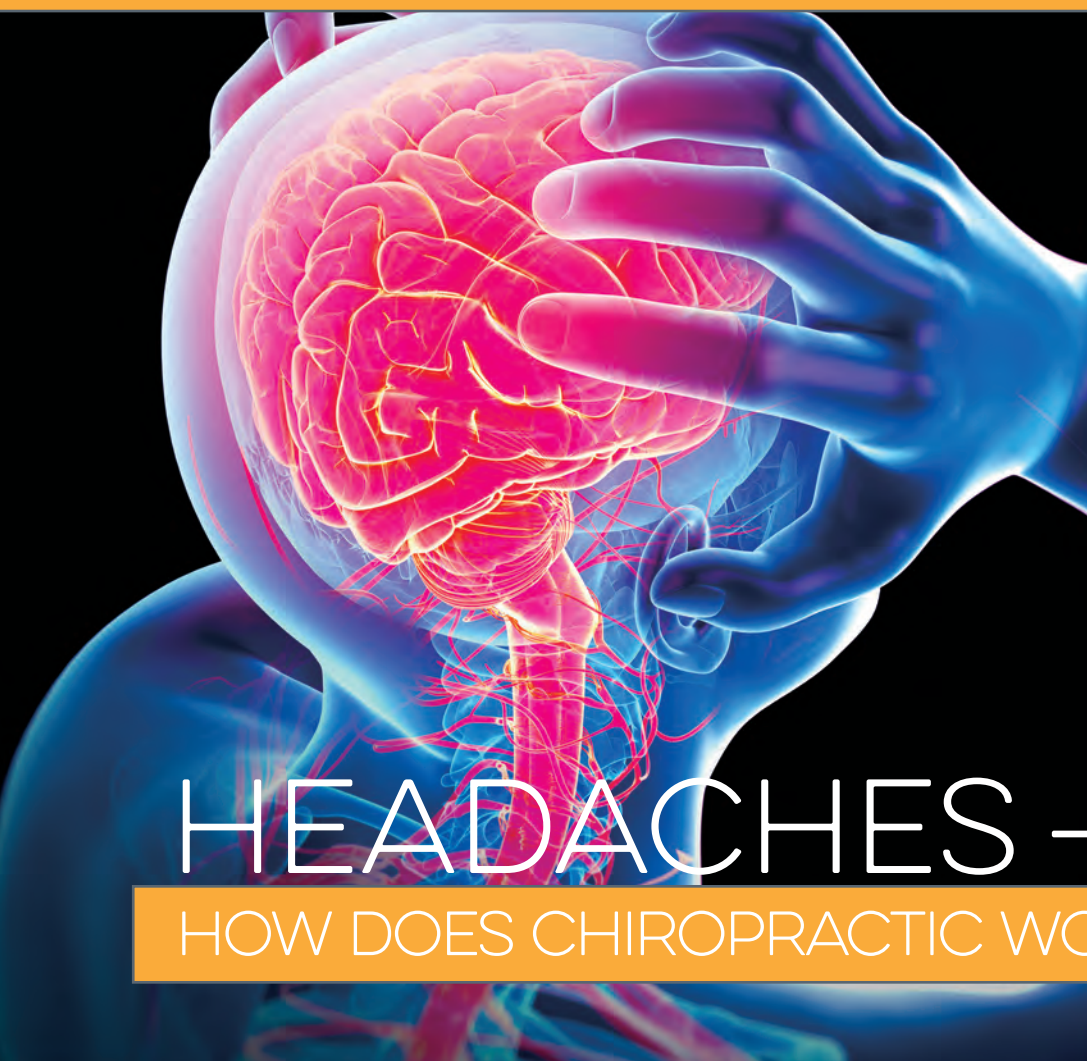
HARRISBURG - PA	\$4.8 B ASSET VALUE
Inventory SF	35 M ↑
Under Construction SF	0 ↓
12 Month Net Absorption SF	(122 K)
Vacancy Rate	7.0% ↑
Market Rent/SF	\$17.59 ↑
Annual Rent Growth	0.6% ↑
Market Sale Price/SF	\$138 ↑
12 Month Sales Volume	\$166 M ↑



## Commercial/Retail

HARRISBURG - PA	\$3.9 B ASSET VALUE
Inventory SF	32.7 M ↑
Under Construction SF	60.2 M ↑
12 Month Net Absorption SF	(375 K)
Vacancy Rate	5.8% ↑
Market Rent/SF	\$14.73 ↑
Annual Rent Growth	1.3% ↑
Market Sale Price/SF	\$119 ↑
12 Month Sales Volume	\$153 M ↑





Headaches are a common complaint at chiropractic clinics. There are many causes of headaches, some of which are "idiopathic" or, unknown. Some headaches arise from "vascular" (blood vessels) causes such as migraine and cluster headaches. These often include nausea and/or vomiting and can be quite disabling and require rest in a dark, quiet place sometimes for a half or a whole day. Another type of headaches can be categorized as "tension" headaches. These usually result from tightness in the muscles in the neck and upper back caused from stress, work, lack of sleep, sinusitis, trauma such as whiplash, and others.

# HEADACHES –

## HOW DOES CHIROPRACTIC WORK?

BY MICHAEL BENNESE, DC CCSP



Headaches are a common complaint at chiropractic clinics. Some causes are unknown but others are more readily categorized. Vascular headaches, such as migraine and cluster headaches, arise from causes related to blood vessels. Vascular headaches often include nausea and/or vomiting, and can be quite disabling and require rest in a dark, quiet place sometimes for a half or a whole day. Another type, tension headaches, usually result from tightness in the muscles in the neck and upper back. Tension headaches can be caused by stress, work, lack of sleep, sinusitis, and trauma such as whiplash.

Chiropractic is a tremendous resource for headache patients. It is critical to obtain a thorough history, asking the patient how and when the headaches started. This may glean the actual cause of headaches, such as a car accident or injury.

After the history, we will ask about activities that increase or create the headache, which helps us understand how to best manage the headache patient. For example, when certain activities

precipitate the onset of a headache, we will modify the work station or give specific, scheduled exercises to keep neck tension under control. We will also gather information about what decreases the neck pain and headaches, then recommend treatments that can often be done at home. For example, if a patient says that pulling on the neck feels great, we might recommend a home traction unit. The quality of pain (throbbing = vascular, ache and tightness = neck), intensity of pain (0-10 pain scale), and timing (worse in the morning vs. evening) help us track change after treatment is rendered, usually gathered once a month.

The physical examination includes checking a patient's blood pressure, which can create headaches when high; viewing the blood vessels in the back of the eye to ensure there is no evidence of increased pressure against the brain; and checking the ears for infection or wax blockage, which can cause dizziness and/or balance loss. We will sometimes listen to the throat as well as the heart to see if there may be a blockage, a valve problem, or other issues.





We will evaluate neck muscle tightness (spasm) and range of motion, paying particular attention to the positions/directions that increase and decrease pain. We will assess nerve function by checking reflexes, sensation, and muscle strength, as well as correlating information like positions that decrease arm or leg pain since any position that reduces pain in the arm or leg must be incorporated into an exercise plan. We may take X-rays that include bending "stress" views to evaluate ligaments for possible tears or instability.

**Thorough evaluation is necessary for successful treatment and management. Treatment approaches include: adjustments; soft tissue therapy such as trigger point stimulation or myofascial release; posture correction exercises and other exercises; education about job modifications; and co-management with other health care providers, if medication or injection therapy is needed. 😊**



Dr. Michael Bennese, DC CCSP is the founder and clinical director of Synchrony ChiroCare™, a high-tech, state-of-the-art facility in Enola, Pennsylvania that utilizes cutting-edge technology to maximize the human potential. Dr. Bennese attended the University of Pittsburgh at Johnstown and the New York Chiropractic College where he holds a bachelor and a doctorate degrees. He is director of the BStrong4Life Center of Harrisburg and has provided cutting-edge chiropractic care to numerous professional athletes, weekend warriors, and grandmothers! He is married to Christine, father to three wonderful children, and resides in Mechanicsburg. You can reach him at (717) 732-2222 or mbennese@yahoo.com.





# CURRENT LISTINGS

GROW YOUR BUSINESS BY EXPANDING INTO  
ONE OF THESE LISTINGS FOR LAND, COMMERCIAL,  
OFFICE, INDUSTRIAL OR INVESTMENT SPACE.

INVESTMENT	CITY	PAGE
5660 Lancaster Street	Harrisburg	21
3101 N. Front Street	Harrisburg	21

LAND	CITY	PAGE
<b>NEW</b> 5650 Derry Street	Harrisburg	22
Eisenhower Boulevard	Harrisburg	22
8001 Grayson Road	Harrisburg	22
100 Narrows Drive	Lebanon	22
Gettysburg Pike		
and Spring Lane Road	Dillsburg	22
Route 441 and Orchard Drive	Harrisburg	22
7700 Derry Street, Lot #4	Harrisburg	23
Bent Creek Blvd, Lot 2	Mechanicsburg	23
730 Limekiln Road	New Cumberland	23
Peters Mountain Road		
and River Road	Halifax	23
Eisenhower Blvd & Highspire Road	Harrisburg	23
Allentown Boulevard	Harrisburg	23
Linglestown Road	Harrisburg	24
1900 State Road	Duncannon	24
349 Pleasant View Road	New Cumberland	24
370 W. Main Street	Leola	24
1706 Good Hope Road	Enola	24
I-81 and W. Trindle Road	Carlisle	24
700 S. Baltimore Street	Dillsburg	25
W. Suncrest Drive and Spring Road	Carlisle	25
St. Johns Road	Camp Hill	25
503 Jonestown Road	Jonestown	25
7700 Derry Street, Lot #8	Harrisburg	25
Waterford Square, Carlisle Pike (Rt.11)	Mechanicsburg	25

COMMERCIAL	CITY	PAGE
<b>NEW</b> 5 N. 25th Street	Harrisburg	26
4856 Carlisle Pike	Mechanicsburg	26
<b>NEW</b> 7200 Derry Street	Harrisburg	26
5 N. Market Street	Duncannon	26
<b>NEW</b> 3985 N. 2nd Street	Harrisburg	26
3200 N. Third Street	Harrisburg	26
<b>NEW</b> 4647 Jonestown Road	Harrisburg	27
5129 E. Trindle Road	Mechanicsburg	27
665 Market Street	Lemoyne	27
5620 Derry Street	Harrisburg	27
<b>NEW</b> 25 S. 28th Street	Harrisburg	27
611 N. 12th Street	Lebanon	27

COMMERCIAL	CITY	PAGE
<b>NEW</b> 905 E. Chocolate Avenue	Hershey	28
415 Market Street	Harrisburg	28
<b>NEW</b> 6484 Carlisle Pike	Mechanicsburg	28
2801 N. Third Street	Harrisburg	28
<b>NEW</b> 418 Market Street	Lemoyne	28

INDUSTRIAL	CITY	PAGE
140-148 Ole Lane	Grantville	29
700 Angenese Street	Harrisburg	29
638 & 651 Alricks Street	Harrisburg	29
151 Allendale Road	Mechanicsburg	29

OFFICE	CITY	PAGE
1801 Oberlin Road	Middletown	30
208 N. Third Street	Harrisburg	30
156 Cumberland Parkway	Mechanicsburg	30
<b>NEW</b> 1801 Oberlin Road,		
Suites 302, 303, 304	Middletown	30
2151 Linglestown Road	Harrisburg	30
5275 E. Trindle Road	Mechanicsburg	30
30 N. Third Street	Harrisburg	31
1001 S. Market Street	Mechanicsburg	31
3507 Market Street, Suite 102	Camp Hill	31
130 State Street	Harrisburg	31
205 Grandview Avenue	Camp Hill	31
3759 Peters Mountain Road	Halifax	31
1100 N. Mountain Road	Harrisburg	32
4386 Sturbridge Drive	Harrisburg	32
920 Linda Lane	Camp Hill	32
112 Market Street	Harrisburg	32
800 N. 3rd Street	Harrisburg	32
415 Market Street	Harrisburg	32
5006 E. Trindle Road	Mechanicsburg	33
5650 Lancaster Street	Harrisburg	33
<b>NEW</b> 10 N. Progress Avenue	Harrisburg	33
5010 E. Trindle Road	Mechanicsburg	33
3780 Trindle Road	Camp Hill	33
4825 Trindle Road	Mechanicsburg	33
24 Northeast Drive	Hershey	34
3425 Simpson Ferry Road	Camp Hill	34
1223 E. Chocolate Avenue	Hershey	34
1007 N. Front Street	Harrisburg	34
301 Chestnut Street	Harrisburg	34
28 E. Main Street	New Kingstown	34




**PENDING  
SALE**

**5660 Lancaster Street, Harrisburg**

19,300 SF great investment opportunity. This three-story property has two floors fully leased (16 apartments total; eight three-bedroom and eight two-bedroom). The first floor features commercial space that could be leased out or renovated into 3+/- additional apartments. Excellent location with quick access to major highways. Price includes the 16-unit apartment building and an additional acre (+/-) that can be used for future development of another 10+ units.

**NEW PRICING  
SALE**

**3101 N. Front Street, Harrisburg**

28,000 SF well-maintained, 3-story masonry building overlooking the Susquehanna River. Five (5) year lease renewal started January 1, 2019. No deferred maintenance. On-site parking available. Signed CA needed for additional information. Tenant is an agency of the Commonwealth of PA. **Price reduced!**



## 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 "Seussical The Musical JR." event this summer.

### Kid-friendly item examples:

Markers, small toys, stress balls, bags, coupons, activity books, sunglasses, gift cards and more! **Accepting items until July 23, 2019.**

**Receive recognition** in print and online marketing mediums as well as event handouts.

**Contact: Leah Wentz at (717) 710-3528  
or [lwentz@naicir.com](mailto:lwentz@naicir.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'

**To donate online:**  
[bit.ly/donate\\_seussical](http://bit.ly/donate_seussical)

**NAI CIR**  
Bill Gladstone Group  
[www.billgladstone.com](http://www.billgladstone.com)

**trueNorth**  
WELLNESS SERVICES  
Inspiring hope & healthy living





# LAND LISTINGS

**NEW  
SALE**



**5650 Derry Street, Harrisburg**

Up to 1.90 +/- acres of vacant commercial/office land located moments from the Route 322 and 283/83 interchange. Good visibility along Derry Street and over 230' of frontage. It could also be an opportunity for additional parking for the 5620 Derry Street building (10,500 +/- SF).

**NEW PRICING  
SALE**



**100 Narrows Drive, Lebanon  
NEC of US Route 422 and Narrows Drive**

**New pricing!** 2.2 +/- acres at the intersection of Route 422 and Narrows Drive adjacent to Holiday Inn Express. Site has level topography, stormwater management plan already approved and driveway permits from the township. All the site needs is a user to obtain plan approvals for their building and parking.

**SALE**



**Eisenhower Boulevard, Harrisburg**

Over 5 acres of relatively level land with 770' of frontage on Eisenhower Boulevard. Property is located next to Cindy Rowe Auto Glass and close to the PA Turnpike and Route 283. Great for a commercial or retail user.

**SALE**



**Gettysburg Pike &  
Spring Lane Road, Dillsburg**

14.92 Acres available in this developable site adjacent to restaurants, convenience stores, offices, and many residential units. Property has good highway visibility and access via a traffic controlled intersection.

**LEASE**



**8001 Grayson Road, Harrisburg**

2.25 Acres available in a high-profile and convenient location along Route 322 with access from Grayson Road. There are several opportunities for redevelopment. Building sizes are flexible.

**SALE**



**Route 441 & Orchard Drive, Harrisburg**

8.34 Acres available with controlled intersection and utilities on-site. Ideal opportunity for a church relocation or home business on this vacant parcel. Close to the Harrisburg Mall, TecPort Business Campus and great access to Route 283, I-83 and the PA Turnpike (I-76).



NEW PRICING

SALE



7700 Derry Street, Lot #4, Harrisburg

1 Lot remains - 2.12 acres available for sale. Take advantage of current interest rates and join in on the expansion of this prime location between Hershey and Harrisburg. You can spec design your next space from the ground up. Flexible zoning allows for a variety of commercial, office and light flex uses. Easily accessible to US Route 322 and all of the Central PA highway network.

**Price reduced!**

SALE



Peters Mountain Road &amp; River Road, Halifax

Good retail site in growth corridor of Northern Dauphin County. The 5+/- acre tract is generally level and has over 600 feet of frontage on busy Route 147/225.

LEASE



Bent Creek Blvd, Lot 2, Mechanicsburg

2.02 Acres available in highly visible corner at the entrance at one of West Shore's most prominent business parks. Being at a corner with a traffic light and within close proximity to the Wal-Mart and Giant shopping centers, this tract offers a great location for a variety of retail/commercial uses.

NEW PRICING

SALE



Eisenhower Blvd &amp; Highspire Rd, Harrisburg

Nice 10-acre site on Eisenhower Boulevard with easy access to Route 283, I-83 and PA Turnpike (I-76). This site is surrounded by commercial, retail and industrial development and the Commercial General zoning permits virtually any of these like uses for future development. **New pricing!**

PENDING

SALE



730 Limekiln Road, New Cumberland

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. **Price reduced!**

NEW PRICING

SALE



Allentown Boulevard, Harrisburg

17+ Acres available for sale along busy Allentown Boulevard with over 2,200' of frontage. Zoned Commercial Highway (CH) with multiple uses being possible. **Price reduced!**





# LAND LISTINGS

**SOLD**



Linglestown Road, Harrisburg

Over 60 acres of land, zoned Agricultural Residential for sale in Lower Paxton Township. Located off Linglestown Road with access also available from Pikestown Road, just moments from several of Harrisburg's major thoroughfares.

**SALE/LEASE**



370 W. Main Street, Leola

Two pad sites available in a growing area with high visibility and easy access. Join the new Rutter's Farm Store on Main Street/New Holland Pike in Leola.

**SALE**



1900 State Road, Duncannon

9.46 Acres of level land with great frontage and visibility along Route 11/15. Property is zoned Commercial which allows a large variety of commercial, retail and business uses.

**SALE**



1706 Good Hope Road, Enola

6.78 Acres of land in highly desirable Hampden Township. Property has excellent visibility from Good Hope Road and I-81 and is zoned Office Park, which is a suitable environment for business, professional, financial and governmental offices adjacent to or conveniently accessible to major transportation corridors.

**NEW PRICING**

**SALE**



349 Pleasant View Road, New Cumberland

Nearly 46 acres of land with visibility and quick access to I-83. Property is zoned Commercial Business which allows a variety of uses. The parcel can be sub-divided to 5 acre lots. Water is available adjacent to site. **Price reduced!**

**NEW PRICING**

**SALE**



I-81 and W. Trindle Road, Carlisle

Two parcels for sale along W. Trindle Road, directly off I-81. Build on parcel 1 for maximum exposure. Additional parking as needed would be available on the 0.55 +/- acre Parcel 2. **Price reduced!**



SALE



700 S. Baltimore Street, Dillsburg

5.23 – 57.5 Acres available made up of three parcels with great topography and accessibility from Baltimore Street (Route 74). Only moments from Route 15, a truly unique opportunity with a great country setting for a residential neighborhood. Properties can be sold together or individually.

PENDING

SALE



503 Jonestown Road, Jonestown

7.91 Acres of commercial land located at a signalized intersection of Route 72 and Jonestown Road. Quick access to Route 22 and 322, and I-78.

SALE



W. Suncrest Drive and Spring Road, Carlisle

Five (5) land parcels available in the commercial/light industrial zoning of North Middleton Township. One lot has good access and visibility from Spring Road. The remaining four parcels are tucked in a cul-de-sac just off Cavalry Road.

NEW PRICING

SALE/LEASE



7700 Derry Street, Lot #8, Harrisburg

2.3 Acres available at high traffic area at a signalized corner, adjacent to new Rutter's Farm Store, Members 1st Credit Union and Susquehanna Bank branches. Surrounding area is densely populated with residential, business and office parks, and other commercial/retail businesses. **Price reduced!**

SALE



St. Johns Road, Camp Hill

Great opportunity to purchase a site zoned for professional/medical office use and commercial/retail use. There are many professional neighbors surrounding the site, including two business parks. Close location to the Capital City Mall and its surrounding commercial/retail neighbors. Quick connection to US Route 15 and the PA Turnpike (I-76).

SALE



Waterford Square, Carlisle Pike (Route 11), Mechanicsburg

Located on Mechanicsburg's rapidly expanding Carlisle Pike, Waterford Square is perfectly positioned to cater to the strong business growth in the area. Over 8.5 acres remain in the park. Excellent access to major transportation routes.





## COMMERCIAL LISTINGS

**NEW  
SALE**



5 N. 25th Street, Harrisburg

5,584 SF multipurpose church and attached parsonage. The sanctuary holds approximately 140 people and features an altar, pews and stained glass windows. Church building also features offices, classrooms, nursery, and restrooms. The finished lower level features a large open gathering/dining area, a kitchen, restrooms, and classroom space.

**NEW PRICING  
SALE**



5 N. Market Street, Duncannon

2,854 SF prime retail/commercial space in the Borough of Duncannon. This former bank boasts a notable exterior facade and a clean, functional interior. **Price reduced!**

**SUBLEASE**



4856 Carlisle Pike, Mechanicsburg

34,450 SF available in this attractive, updated showroom space with a warehouse area in the back and a large open office area on the second floor. Located in the Hampden Center in Mechanicsburg.

**NEW  
SALE**



3985 N. 2nd Street, Harrisburg

Susquehanna Township house of worship and adjacent parsonage for sale. The religious facility contains 6,300+/- SF with a 150+ seat capacity sanctuary, four offices, a restroom and an elevator. The finished lower level contains a kitchen, classrooms and fellowship area. Property also features a three-bedroom parsonage, large land area and a pavilion with a kitchen.

**NEW  
SALE**



7200 Derry Street, Harrisburg

2,500 SF freestanding commercial building with good visibility along Derry Street. The former AMVETS property could be outfitted to suit a variety of users including restaurant, retail or office. Excellent on-site parking with two access points from Derry Street.

**PENDING  
SALE**



3200 N. Third Street, Harrisburg

8,720 SF all brick construction church with great potential for multiple users. Property features a main floor with the chapel and several classrooms and offices. Exposed lower level area includes a variety of classrooms, fellowship hall and a kitchen area.



**NEW  
LEASE**

**4647 Jonestown Road, Harrisburg**

2,200 - 4,460 SF available in this popular retail site. Freestanding, updated building with great curb appeal and visibility on highly traveled street. Bright open floorplan on first floor and lower level floor features a separate entrance and drive-in door.

**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.

**NEW PRICING  
LEASE**

**665 Market Street, Lemoyne**

Located directly behind Classic Drycleaners. This 1,000 SF open floor plan allows for excellent retail or office space. Market Street is a highly traveled commercial area in Lemoyne. **Price reduced!**

**SALE**

**5620 Derry Street, Harrisburg**

10,500 SF newly renovated building conveniently situated on Derry Street, just moments from Route 322 and 283/83 interchange. The building underwent major upgrades in 2017 and has been well-maintained throughout the years. The unique set-up offers many possible options for an office or commercial user. Up to 2.5 +/- acres of vacant land adjacent to the property (5650 Derry Street) is also available for sale.

**NEW  
SALE**

**25 S. 28th Street, Harrisburg**

11,000 SF beautiful stone church in the heart of Penbrook Borough featuring 30'+ chapel ceilings, stain glass windows, and a large organ which adds great character. This historic centerpiece has a favorable layout including multiple chapels, classrooms, offices, and a large social hall with adjoining kitchen. The property conveys with a large parking area. The use could be perfect for a church group looking for a new home or for artists, musicians or theater companies.

**LEASE**

**611 N. 12th Street, Lebanon**

Join Save-A-Lot grocery store in this newly constructed shopping center located in Lebanon City. Tenants can acquire one suite (25' x 64') or all five up to 8,000 +/- SF for retail or office use. The vanilla shell is ready for the finishing touches.





## COMMERCIAL LISTINGS

NEW

SALE



905 E. Chocolate Avenue, Hershey

5,436 SF - 15 unit Travel Inn is ideally located off E. Chocolate Avenue with excellent roadside visibility and is moments from the Hershey attractions. This facility is made up of (2) buildings consisting of 10 exterior guest rooms, 5 apartments and a spacious on-site manager's suite with three bedrooms, living area and kitchen. The Hershey Travel Inn has been renovated over the years and also has solid revenue history for many years.

SALE



2801 N. Third Street, Harrisburg

62,621 SF available for sale in this stunning landmark in the City of Harrisburg. The Zembo Shrine Center was beautifully constructed with the Moorish Revival style architecture and has been well-maintained throughout its years. Over 300 lined parking spaces.

LEASE



415 Market Street, Harrisburg

5,918 SF available on the first floor in the Harrisburg Transportation Center in Downtown Harrisburg. In walking distance to all the downtown restaurants, amenities, and Riverfront Park.

NEW

LEASE



418 Market Street, Lemoyne

1,282 SF available in highly visible location in Lemoyne. Store front windows and off-street parking available. Open floorplan will allow for variety of users.

NEW

SALE



6484 Carlisle Pike, Mechanicsburg

13,190 SF move-in ready retail space available for sale. Former furniture store located along a heavily traveled section of Carlisle Pike. This one-story building features a large, open showroom and small office and warehouse area.




**SALE**

**140-148 Ole Lane, Grantville, PA**

This nearly 1,400 SF industrial building sits upon over 2 acres of paved parking. Perfect for a trucking company or any industrial user needing quick access to I-81.

**PENDING**
**SALE**

**638 & 651 Alricks Street, Harrisburg**

20,000 SF freestanding warehouse along the 6th Street industrial corridor. The building is clean, well-maintained, and functional. Additional land across the street (638 Alricks Street) is also available for sale.

**SALE**

**700 Angenese Street, Harrisburg**

29,280 SF functional warehouse property for sale along the 6th Street industrial corridor. Convenient access to I-81, Route 22/322 and the City. A 5,500 SF temporary canvas building has been setup at this location, which can also be purchased for an additional cost.

**LEASE**

**151 Allendale Road, Mechanicsburg**

31,095 SF hard to find, completely updated warehouse space in Mechanicsburg. Tenant's suite features frontage along Simpson Ferry Road, vanilla shell office space, ready to be built-out and a warehouse with 14'6" clear ceilings, two drive-in's (12'x12'), sprinklers and new LED lighting. Convenient access to Route 15, Route 581 and I-81.





## OFFICE LISTINGS

### LEASE



1801 Oberlin Road, Middletown

680 - 5,074 SF available in this charming three-story stone structure with professional office tenants. Convenient access to both Harrisburg and Lancaster. Easy access to Harrisburg International Airport.

### NEW

### SUBLEASE



1801 Oberlin Road, Middletown  
Suites 302, 303, 304

Great office setup at this charming three-story stone structure with professional office tenants. Suites are approximately 4,260 SF and feature reception/waiting area, private offices with good views, a conference room, break room and in-suite restroom. The property has convenient access to both Harrisburg and Lancaster.

### LEASE



208 N. Third Street,  
Harrisburg

270 - 2,311 SF available office space in a prime central business district location. This historic building faces the Capitol Complex with great window lines. All the downtown amenities are a few steps from the doors and parking is a block in every direction.

### NEW PRICING

### SALE/LEASE



2151 Linglestown Road, Harrisburg

2,023 SF first floor condominium in the Saratoga Office Center available for sale or lease. Currently built for a medical user, but would work well for other office users. Located close to Colonial Park, Downtown Harrisburg, I-81 and I-83. **Price reduced!**

### LEASE



156 Cumberland Parkway, Suite 200,  
Mechanicsburg

1,843 SF first floor office space available in this Class A, 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.

### NEW PRICING

### LEASE



5275 E. Trindle Road, Mechanicsburg

2,318 - 10,833 SF available in this open, corner office suite offering functionality and usability. There are many private offices and large conference room(s) lining the perimeter. This professional office space features executive sized offices, private in-suite restrooms and two entrances. Space can be left as one large suite or divided. **Price reduced!**



**LEASE**

**30 N. Third Street, Harrisburg**

1,443 – 20,112 SF Class A office building with many desirable features including a marble lobby and a skywalk to Strawberry Square, Walnut Street garage, Harrisburg Hilton, Whitaker Center, etc. The building is Energy Star Certified and utilizes the latest energy management systems for optimal energy efficiency. The building offers a 24-hour security system with on-site management. Located directly across from the Capitol Complex and Federal Building and a few blocks from the City and County Administrative Offices/Courthouses.

**SOLD**

**130 State Street, Harrisburg**

955 SF available for lease along the State Street corridor leading to the steps of the Capitol Complex. Ideal for lobbyist, attorney or other professional who visit the City frequently and could benefit from having a local office. The space features three offices, conference room and a private restroom. First floor conference (with private kitchen and restroom) is available for use. Entire 3,060 SF building available for purchase.

**SALE/LEASE**

**1001 S. Market Street, Mechanicsburg**

2,380 SF available in this two-story professional medical office. Recently renovated with high quality finishes and an efficient floorplan. Desirable location in Southpoint Office Center at the intersection of Market Street and Shepherdstown Road and near Cumberland Parkway exit of Route 15.

**LEASE**

**205 Grandview Avenue, Camp Hill**

27,944 SF (899 – 10,869 SF contiguous) Class "B" medical/office building available. Property is undergoing major renovations including new HVAC units and exterior painting. **With a five-year deal, of at least 5,000 SF, tenant will receive first year free base rent (still responsible for CAM, taxes, insurance and utilities). Promo subject to change at any time at Owner's discretion.**

**LEASE**

**3507 Market Street, Suite 102, Camp Hill**

Located within the heart of the West Shore, this aesthetically pleasing building has one 1,500 SF suite available for lease. The property is centralized on Camp Hill's main artery and is close to many restaurants and businesses.

**NEW PRICING**
**SALE/LEASE**

**3759 Peters Mountain Road, Halifax**

Freestanding brick building, located right along heavily traveled Peters Mountain Road. The 2,464 +/- SF building has been well-maintained and is perfectly suited for a professional office or retail user. **Price reduced!**





# OFFICE LISTINGS

**NEW PRICING**

**LEASE**

1100 N.  
Mountain  
Road,  
Harrisburg



2,630 SF large and open office suite available in this brick, single-story office building in Lower Paxton Township. Great signage and visibility on Mountain Road as well as close proximity to I-81. **Price reduced!**

**LEASE**

112 Market Street,  
Harrisburg



155 - 5,910 SF available in this great downtown location, directly across from the Dauphin County Courthouse. Easy access to all the downtown business and entertainment districts. The fifth floor suite was recently renovated with expansive views of the Susquehanna River. Parking is available in the Market Square Garage at market rates.

**NEW PRICING**

**LEASE**

4386 Sturbridge Drive, Harrisburg



3,600 SF available - open floorplan. Newly constructed Class A office space for medical or professional use. Located along Linglestown Road (Route 39) with close access to lodging, Super Giant store, eateries, gas, banking, and all major transportation corridors. **Price reduced!**

**LEASE**

800 N. 3rd Street, Harrisburg



Suites ranging from 358 - 1,490 SF available in prominent downtown office building across from the State Museum and one block from the Capitol Complex. This is a perfect location for attorneys and associations. On-site parking available and many other amenities are available to tenants.

**SOLD**

920 Linda Lane, Camp Hill



10,000 SF nicely finished office space, conveniently located on the SWQ of the US Route 15 and PA Route 581 interchange, with sign exposure to each highway. Upon completion of PennDot's US 15/PA 581 project, Linda Lane will be accessible from a full signalized intersection. 5,754 SF available for lease.

**LEASE**

415 Market Street, Harrisburg



Suites ranging from 266 - 4,453 SF on the second and third floors. Located in Enterprise Zone; permits professional offices, personal services and other common office use. In walking distance to all the downtown restaurants, amenities, and Riverfront Park. **HALF-PRICE RENT for the first year on a 3 or 5 year deal. (Promotion ends October 31, 2019.)**



**SALE**

**5006 E. Trindle Road, Mechanicsburg**

Condominium units now available for sale in this building. Three suites in this building with 2,113 – 5,113 SF contiguous available. They can be sold individually for owner/user or together as an investment. This is an excellent location in a newly developed area of Hampden Township.

**SALE**

**5010 E. Trindle Road, Mechanicsburg**

Excellent location in newly developed area of Hampden Township. One condominium (Suite 201) – 1,880 SF unit available for sale. Can be sold for owner/user or as an investment.

**SALE**

**5650 Lancaster Street, Harrisburg**

12,571 SF newly renovated building conveniently situated on Derry Street, just moments from Route 322 and 283/83 interchange. The building underwent major upgrades in 2017 and has been well-maintained throughout the years. The unique set-up offers many possible options for an office or commercial user.

**LEASED**

**3780 Trindle Road, 2nd Floor, Camp Hill**

Centrally located on Trindle Road, this building has great visibility and excellent access. The 790 SF second floor suite features three offices and reception area. The property is very well-maintained and the furniture in the suite is available for sale or it can be removed.

**NEW  
SALE**

**10 N. Progress Avenue, Harrisburg**

2,622 SF modern, well-kept, move-in ready end unit office condo available for sale. Highly visible location along the high traffic corridor of Progress Avenue, and minutes from Route 22.

**SALE**

**4825 E. Trindle Road, Mechanicsburg**

1,304 SF available in this E. Trindle Road location. The building lays out well for a small professional or business office. As an investment there is one acre of land for a potential larger office or construction of multi-family units behind the current building. There are numerous possibilities with this property.





## OFFICE LISTINGS

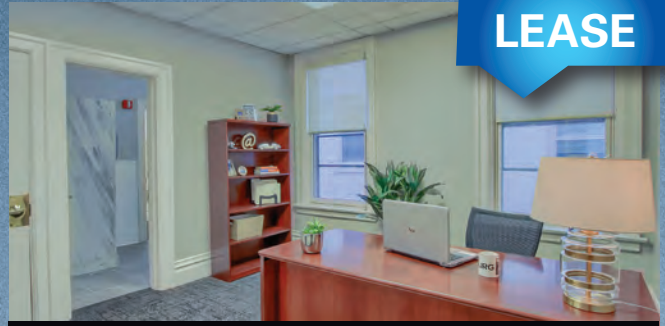
**LEASE**



24 Northeast Drive, Hershey

3,000 - 4,606 SF available in this 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 nearby.

**LEASE**



1007 N. Front Street, Harrisburg

1,000 - 10,000 SF attractive office space on North Front Street with beautiful views of the Susquehanna Riverfront. The entire building is going through interior upgrades and boasts new carpet, fresh paint and many amenities including large shared conference room, a court-yard with seating, parking, wi-fi and even some furniture may be available.

**LEASE**



3425 Simpson Ferry Road, Camp Hill

One suite available (2,746 SF). Office area has great perimeter window lines designed for professional users. There is ample parking on-site and easy access to Route 15, Route 581 and the PA Turnpike (I-76). Amenities close by include banks, restaurants, shopping and convenience stores.

**FREE RENT**

**LEASE**



301 Chestnut Street, Harrisburg

524 - 10,918 SF (22,126 SF total) available at Pennsylvania Place. This is a one-of-a-kind development for the Harrisburg market that includes over 50,000 SF of Class A office space in the City's thriving downtown district. The building offers an ultimate level of visibility, functionality and sophistication. On-site parking, workout facility, a swimming pool and high-end finishes embody the urban luxury of this high-rise mixed-use building. **Call for FREE RENT details!**

**NEW PRICING**

**SALE**



1223 E. Chocolate Avenue, Hershey

2,850 SF available in this beautifully kept, freestanding office on heavily traveled E. Chocolate Avenue. The space is very versatile and will lend itself to a variety of users. Features include a first floor office area with reception/waiting, offices, a conference room and kitchenette. The second floor has a two-bedroom apartment that is rented on a short-term basis. Storage areas are abundant throughout. **Price reduced!**

**LEASE**



28 E. Main Street, New Kingstown

Hard to find flex space in Silver Spring Township. The suite features approximately 1,376 SF of freshly updated (new paint, cleaned carpets) office space and an adjacent 720+/- SF of warehouse space. Former use was an office for a transportation company.



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