

FOURTH QUARTER 2019  
COMMERCIAL

# real estate REVIEW



**NAI/CIR**

A PUBLICATION OF THE BILL GLADSTONE GROUP OF NAI/CIR

# NEW LISTINGS

## Commercial Sale 25 Carlisle Street, Hanover

Stunning landmark in the Borough of Hanover available for sale. This former bank building, 7,382 SF, was beautifully constructed with great attention to detail and has been well-maintained throughout its years.

NEW  
SALE



## Commercial Lease 1440 State Street, Camp Hill

4,019 SF single-story, freestanding commercial building on heavily traveled State Street in Camp Hill. The former NAPA store has an open floorplan which would allow for many commercial/retail uses. Good parking and excellent visibility are just a few of this site's notable features.

PENDING  
LEASE



## Office Sale 1002 N. 7th Street, Harrisburg

This 8,286 SF former bank is located just moments from the heart of the business-friendly City of Harrisburg, less than 0.5 miles away from the Capitol and downtown restaurant and retail areas. The property features excellent on-site parking, an open first-floor layout and many private suites on the second floor.

NEW  
SALE



## Office Lease 4300 Devonshire Road, Harrisburg

1,500 – 3,500 SF available at this great corner location at Devonshire and Colonial Roads. The property is well-maintained and the available space offers multiple private offices, an open area, reception/waiting areas, a kitchenette and four restrooms. The space could be split into two separate suites if desired.

NEW  
LEASE



## Land Sale 755 Kriner Road, Chambersburg

4.73 – 7.82 Acres available located between Chambersburg and Greencastle, PA off I-81, Exit 14, on Kriner Road across from the CSX Intermodal Terminal in Chambersburg, PA.

NEW  
SALE



## Land Sale Kriner Road, Chambersburg

4.64 +/- Acres available located near major industrial distribution centers; CSX Inter-modal Terminal, Target, KMART, Nitterhouse Concrete Products. With over 400' of exposure to I-81 and over 400' of frontage on Kriner Road.

NEW  
SALE



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WILLIAM M. GLADSTONE, CCIM, SIOR

## Giving back to our local community in 5, 4, 3, 2, 1...

It's that wonderful time of year again, when the weather turns crisp, the lightly falling snow brings a sense of serenity, and happiness and solemnity peacefully coexist. It's also become a traditional season of giving. But this is not the only time of year to consider giving back to our community.

We live, work, and play in our communities year-round, so our giving and community support should not be a once-and-done event. I know I am guilty of only making giving back a priority during this time of year. The clues and the reminders just seem to be there in greater abundance now rather than around Easter, Passover, and Eid.

Giving is a very personal decision. There is no absolute definition of "giving back" when you search Merriam-Webster. This is an individual reflection. You know better than anyone what giving back means to you. And it should be personal, not what you think others will want to see or expect.

Here at the Bill Gladstone Group, we decided that we wanted to not only give back, but to be personally involved in the contributions. We called it "Five in 10." We served five charities in 10 consecutive days (Caitlin's Smiles in Harrisburg, Humane Society of Harrisburg, Medical Outreach in Harrisburg, Hospice of Central PA in Harrisburg, and VA Medical Center in Lebanon). We selected charities that serve the medical needs of the homeless and the poor, sheltered animals, hospitalized children, homeless veterans, and those with life-limiting illness. We talked with the leaders of these organizations to learn what their needs are and then worked to help address those needs. We donated items that would be beneficial to the recipients. All six of us showed up at each of the various charities to learn more about what they do and to lend a helping hand. Without exception, we left thinking this was a great way to give back to our community, while helping to strengthen it, making it even better for our friends, neighbors, and the next generation. "At Medical Outreach in Harrisburg we were able to meet some of the humble recipients," said Bill Gladstone. Each one of us were able to hand them a hygiene kit, socks and soup to keep them warm and also wish them a happy holiday." Their gentle smiles reassured us that we were doing something worthwhile with our day.

That's how we gave back this year, but there is no right or wrong way. Giving back comes from your heart and only you can determine the way you can best contribute to the community. We encourage your kindness in giving back and wish you the success and fulfillment you will undoubtedly find from participating at a higher level.

And never ask yourself, "I'm just one person, how much difference can I make?" Remember, your actions are not singular. Your children, friends, and colleagues will be influenced as they observe the ways you embrace giving back to the community. You can make it happen.

We wish you the best in your efforts!



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## REAL ESTATE LISTINGS

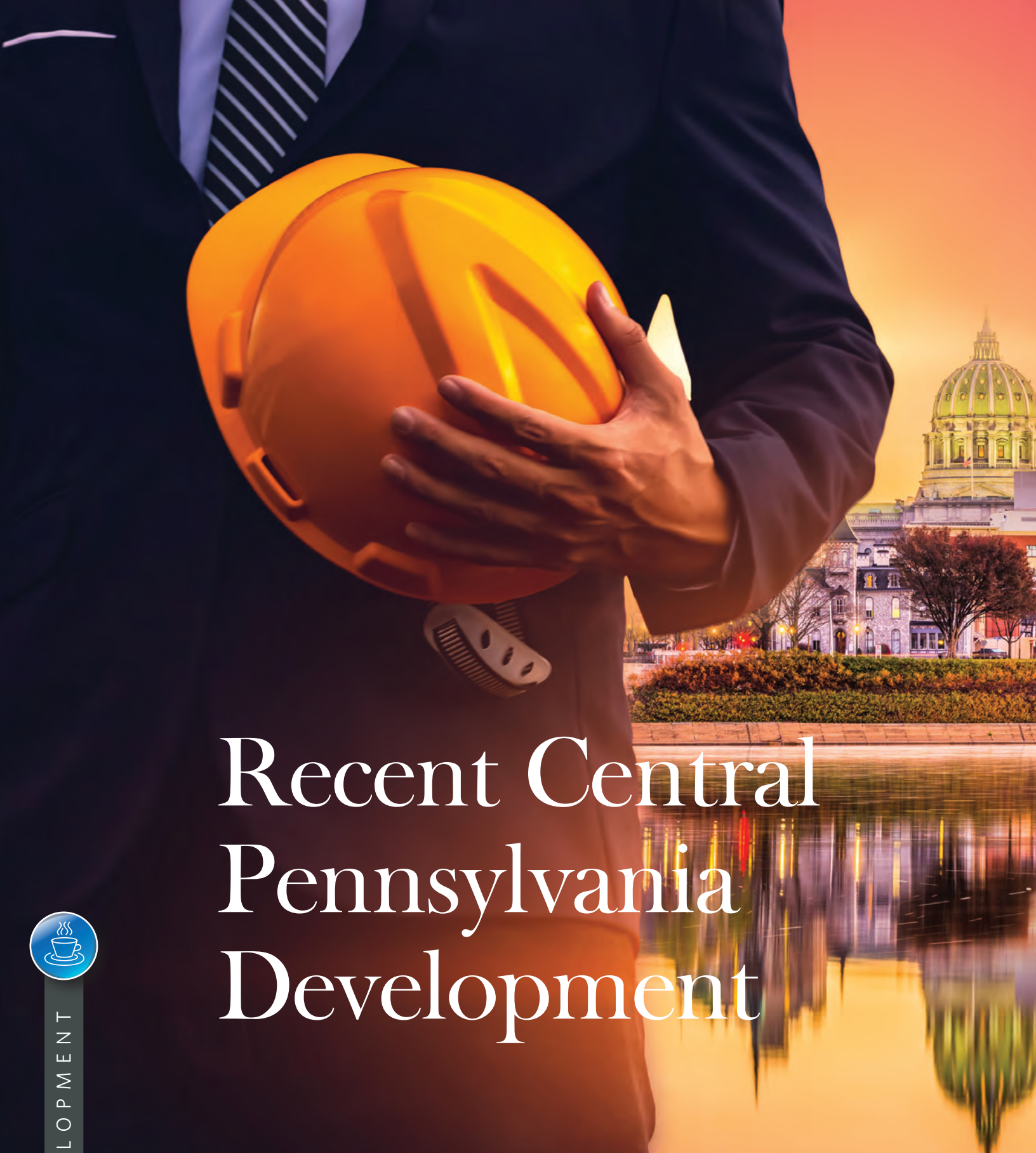
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*Commercial Real Estate Review* is produced four times per year by the Bill Gladstone Group of NAI CIR to serve the region's business, commercial and industrial real estate decision makers.

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**ON THE COVER:**  
Bill Gladstone Group of NAI CIR gathered in the entryway of Hospice of Central PA (Carolyn's House) in Harrisburg, Pennsylvania with their donated items for the organization. L-R: Bill Gladstone, Nick Martin, Leah Wentz, Katie Warrell, Chuck Bender and Audi Kimmel.


Cover Photo: Joe Cicak  
Publication Design: Gmuender Designs  
Print and Mailing: Hotfrog Print Media  
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# Recent Central Pennsylvania Development



DEVELOPMENT



The Central Pennsylvania market has seen no shortage of development lately. From new single-family housing, apartments, office buildings, and even big box warehouses, it seems our region is on fire with growth. Ten years removed from the Great Recession, the area is experiencing growth across almost all sectors, even sectors such as retail which are struggling in other markets. With factors such as reliable government employment and a low cost of living, it is easy to see why Harrisburg has historically been ranked as one of the top 10 locations to weather a recession.

While there is indisputable demand for new development of all kinds in the Harrisburg region, it is not always met with open arms. Development can contribute to urban sprawl and increased traffic burdens, among other headaches. To combat these issues, there is a growing movement to encourage smart growth—an approach to development that encourages a mix of building types and uses, diverse transportation options, and development within existing neighborhoods.

Developing within existing communities lets us take advantage of the infrastructure we have already invested in and allows us to increase tax rolls to support the maintenance of those facilities. One trend which has been gaining popularity in our market is suburban redevelopment, or an adaptive reuse of an existing building or facility. There are numerous examples of successful redevelopments in our community along with additional sites begging for rehabilitation.

BY ZACK YEARICK

## Examples of Success:



### Senate Plaza / Camp Hill Commons

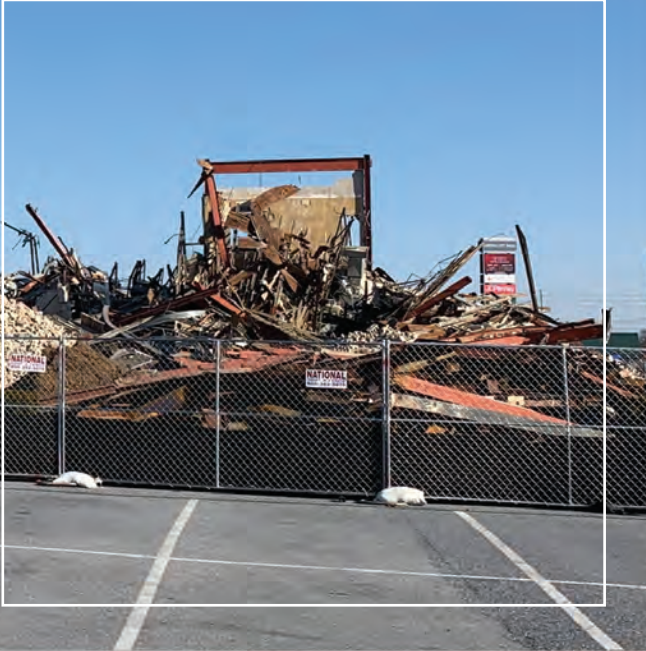
Senate Plaza was a 230,000 square foot office building built in 1974. The 17-acre site was home to Highmark before they relocated to their current headquarters in East Pennsboro Township, less than two miles away. They left behind a six-story, functionally obsolete office building. The property went through foreclosure soon after they vacated and sat vacant for five years. Triple Crown Corporation and J.C. Bar Properties purchased the site in 2016 and imploded the structure in 2017. The site is now home to a Sheetz convenience store and First Watch restaurant, plus about 15,000 square feet of inline retail space, a hotel, and 40 apartments. These uses compliment the surrounding medical and professional uses in the neighborhood.

### Former VA Clinic in Camp Hill

Chicago-based Quattro Development purchased the former VA clinic along the Camp Hill bypass in 2018. The former medical center was demolished and a new four-unit retail building was constructed in its place. Tenants in the new strip center include Mission BBQ and Corelife Eatery. The VA clinic relocated in September 2018, and exactly one year later, tenants were open for business at the new retail development.



## Works in Progress:



### Former Bon-Ton in Camp Hill

When Bon-Ton filed for bankruptcy in early 2018, it left behind more than 250 locations throughout the United States. The Camp Hill location, including the associated pad sites occupied by Texas Roadhouse, Burger King, and Bonefish Grill, was one of a few actually owned by Bon-Ton. The Lower Allen Redevelopment Authority purchased the entire site in January 2019 and quickly announced redevelopment of the site with plans to include a new Springhill Suites. The hotel will consist of five stories and 124 guest rooms, and is expected to open in 2021. The remainder of the site is open for redevelopment and, according to the broker, several other operators have expressed interest.

### Former Park Inn in Mechanicsburg

The Park Inn property sitting near the Carlisle Pike interchange of 581 has been in a steady state of decline for at least a decade. The property went through foreclosure in September 2018 and was offered for sale almost immediately. The hotel was in such disrepair that all marketing materials directed potential investors to a redevelopment opportunity rather than trying to sell an operating business. California-based Pacifica Development, Inc. purchased the property in November 2019 and the hotel operation was shut down immediately. Plans for future development reportedly include several retail buildings, a hotel, a convenience store, and several restaurants.

# Future Opportunities:



## Former William Penn High School in Harrisburg

This 220,000 square foot building sits on 25 acres and has been vacant for 10 years. Located adjacent to Italian Lake in uptown Harrisburg, the property is currently listed for \$2.5 million and a sale would have to be approved by Harrisburg School District. There are a number of uses which have been proposed over the years including multifamily housing, a nursing home, and a community center. There are several factors which work against a future developer, including demolition costs and stifling city tax rates. One thing is for certain, the building is falling into a state of disrepair and a total demolition is looking more realistic with each passing year.



## Former Harrisburg State Hospital

The Harrisburg State Hospital grounds represent the largest redevelopment opportunity in our market. The former state hospital shut down in the early 2000s, but several buildings on the property are still utilized today. In 2017, the Department of General Services gave the green light to sell the property although it took two years for an agreement to be reached to list the property for sale. The site consists of 295 acres across from the Farm Show Complex, on the east side of Cameron Street. In late 2017, there was an effort to market the site to Amazon for their HQ2 project although those efforts ultimately came up short. As with any site of this size, there are many challenges, including the preservation of several historical buildings.








Because of the age of our community, some of the largest opportunities for development in this market sit under existing properties.

Converting an existing building into its highest and best use takes a special vision and conviction that is not for the faint of heart. Redevelopment adds a level of complexity because developers must first deal with the existing conditions of the site and other challenges such as historical preservation. With that said, those who are willing to work through the challenges and associated risks often reap the largest rewards. 😊



Zack Yearick is currently the business development specialist at Triple Crown Corporation in Harrisburg. He specializes in acquisitions, development and financing of new and existing properties. He is a Mechanicsburg High School graduate and a 2013 alumni of

Indiana University of Pennsylvania where he studied finance with a focus in real estate. You may reach him at (717) 657-5729 or visit [www.triplecrowncorp.com](http://www.triplecrowncorp.com) for more information.

A hand holding a white puzzle piece next to a silver faucet dripping with US dollar bills. The background is a white brick wall. The faucet is on the left, and the hand is on the right. The puzzle piece is being held up to the faucet. The dollar bills are falling from the faucet. The background is a white brick wall.

Municipalities under financial pressure from rising budgetary costs and long-term obligations are increasingly looking to monetize their public assets. Monetization is the process of converting assets into economic value. Looking for options to generate greater revenue, many municipalities and public sector entities are considering transfers of municipal water and wastewater systems to private operators.



# Real Estate Issues in Monetizing Public Assets

**Monetization is usually accomplished** by entering into a long-term lease with a private operator, under what is known commonly as a “concession” agreement. Municipalities might instead opt for an outright sale of assets. Whatever the process, it almost always involves the conveyance of significant real estate interests necessary to support the facilities in question. Too often, however, public sector entities jump into deals before undertaking thorough due diligence and without resolving thorny real estate issues to ensure a smooth transition.

## TITLE ISSUES:

With some of the nation’s oldest municipalities, Pennsylvania presents attorneys with unique and unusually complex real estate issues when advising clients about public assets. While a concession or sale has the potential to relieve budgetary pressure for many years into the future, municipalities often must resolve a tangled web of title issues that have gone unchecked as properties were donated, dedicated or acquired through eminent domain over years, if not decades. Moreover, the sheer number of properties involved in a typical concession greatly increases the odds of uncovering title problems.

Before a private operator can move forward with a deal, it will need to obtain a commitment for title insurance covering the affected real estate. The standard for resolving title issues generally is set by the insurance underwriter. A title company may require a municipality to obtain quitclaim deeds, deeds of dedication or even require it to bring actions for declaratory judgment or to quiet title for portions of water or wastewater systems with no clear record of dedication or public acquisition. Such assets may not be insurable without some additional confirmation of municipal ownership.

The preferred title cure option may also depend upon which third party is granting the remedy. For example, where undedicated water mains run through a planned community or condominium development, a quitclaim deed may be preferable to a deed of dedication, a conveyance which likely would trigger the need to obtain approval from a prohibitively high percentage of community members. Attorneys representing a public entity may also have to track down builders, developers, lenders and homeowner associations to obtain approvals or releases required by the title company. However, negotiating alternative remedies with the title company to cure such issues—and knowing what options are available—can save a municipal client significant time and money.

Deed restrictions may also present a major roadblock as to the available use of the property. Since municipal real estate is often acquired by donation or dedication, many granting instruments restrict the use of land exclusively to “public” purposes or, say, for the storage and distribution of “public water” only. In such circumstances, title companies may require amendments to deeds, which can sometimes involve obtaining court approval to do so. Even where a municipality is not contemplating the transfer of a large utility system, use restrictions still may have to be modified. Additionally, where a deed conveys only a ground lease to a municipality, the term of the ground lease may need to be extended to accommodate the entire term of the concession.

BY DAVID EVENHUIS



## REALTY TRANSFER TAX:

The fact that a municipality or public entity is a party to a transaction does not necessarily make the transaction itself exempt from realty transfer tax. The United States, the Commonwealth and its instrumentalities, agencies and subdivisions are all parties exempt from the payment of realty transfer tax. The exempt status of a municipal party, however, does not relieve any other party to a transaction from liability for the tax. In general, municipal transactions are excluded only where real estate is transferred to a municipality for no or nominal consideration or where all parties to the transaction are exempt parties. Any transfer to a private entity or corporation when seeking to monetize public assets likely will be taxable.

Realty transfer tax notably applies to real estate leases of 30 years or more, since such durable interests qualify as “title to real estate” under the transfer tax statute. Moreover, any writing or “document” transferring title to real estate is subject to the tax. Under a concession agreement, where the typical lease term will exceed 30 years, the parties should anticipate the imposition of realty transfer tax based upon the computed value of all affected parcels. As noted above, municipal ground leases may need to be extended before entering into a concession agreement. Where the extended lease terms exceed 30 years, additional transfer taxes may be triggered prior to the close of the concession.

Transfers of permanent easements are also subject to realty transfer tax, since easements represent an express taxable interest in real estate. In grants of permanent easements, transfer tax is based upon the actual consideration paid for the easement or its actual monetary worth. But there is an exemption excluding any transfer of an easement to a public utility. And easements less than 30 years are not subject to realty transfer tax.

Parties must also be careful when assigning any interest in a concession or purchase agreement. If not handled properly, an assignment may trigger the imposition of additional realty transfer tax. Even if assigned to a subsidiary, the assignment may constitute a taxable transfer. While there are effective ways to avoid such additional taxation, any solution should be carefully reviewed by an attorney experienced with complex realty transfer tax matters.

## STRATEGIES FOR CLOSING:

It may be obvious, but the development of a transaction plan should be the first priority, setting forth the requirements for closing upon the conditions that will achieve your client’s objectives. The plan should guide contract negotiations, so that the concession or purchase agreement reflects the objectives and any steps needed for closing or post-closing use. If zoning modifications or easements are needed—or environmental remediation or regulatory clearance—the transaction plan and final agreement should address those issues and include all applicable requirements as conditions to close.

Plan on unexpected issues arising on the path to closing, which may require creative solutions and further negotiation. Sometimes these issues arise as a result of facts learned during due diligence investigations. Other times they arise because third parties affected by the transaction have interests adverse to those of the parties or the lender. When obstacles arise, tailored solutions may be required to accommodate the needs of all concerned parties so that the transaction can move forward.

Controlled chaos leading up to closing is typical when transferring public assets. Whether dealing with lenders, appraisers, local planning, zoning or taxing authorities, project surveyors, environmental consultants, title companies, adjoining property owners, engineers or other third parties, it will often be the case that attorneys must wait for them to react before being able to proceed. Regardless of the obstacles, however, the benefits to a municipality of monetizing assets, when structured properly, can be significant and lasting. 😊



David Evenhuis is a real estate attorney at McNees Wallace & Nurick LLC in Harrisburg. His practice focuses on acquisitions and dispositions, commercial leasing and realty transfers within corporate mergers and acquisitions. He can be reached at [devenhuis@mcneeslaw.com](mailto:devenhuis@mcneeslaw.com).

# IS A Riparian Forest Buffer RIGHT FOR YOUR SITE DEVELOPMENT PROJECT?



Riparian forest buffers are highly touted by regulatory agencies as the best way to manage stormwater on a developed site. They are environmentally friendly, sustainable, and a close approximation of the way runoff is managed by nature.

In some cases, these buffers can be used to maximize the buildable space on a property, and long-term maintenance is minimal once plants are fully established.

### WHAT IS A RIPARIAN FOREST BUFFER?

In the simplest terms, a riparian forest buffer is a wooded area along a stream. The plants and trees in a buffer absorb stormwater and filter pollutants before the runoff enters the watershed. These buffers are one of many stormwater Best Management Practices (BMPs) that site owners can use to meet regulatory requirements.

To receive credit for the BMP, a site owner must plant a buffer in an area that is not already wooded - where existing canopy cover is less than 30 percent. The width of the buffer can vary, but typically regulatory agencies require a minimum width of 100 feet.

**However, riparian forest buffers are not suitable for every property. Let's consider some of the pros and cons.**

### WHAT ARE THE ADVANTAGES OF RIPARIAN FOREST BUFFERS?

**The Pennsylvania Department of Environmental Protection (DEP) strongly favors their use.**

Riparian forest buffers are vital to DEP's strategy for meeting Chesapeake Bay pollutant reduction requirements. Nutrient and sediment pollution originating in New York and Pennsylvania has floated downstream to our nation's largest estuary, killing local marine life and threatening fishing and tourism industries. As a result, the Bay states have agreed to reduce pollution in the watershed. Pennsylvania has committed to a goal of 95,000 acres of new riparian forest buffers statewide by 2025 as part of its pollution reduction approach. DEP will, no doubt, need support from the private sector to meet this goal. They are likely to look favorably on development projects that include the construction of buffers for stormwater management.

BY CHRISTOPHER DELLINGER, P.E.



Above: Soil sampling (SOURCE: Wisconsin Department of Natural Resources. Printed under a Creative Commons license available at <https://www.flickr.com/photos/widnr/6587900651/in/photostream/>)

**Riparian forest buffers are an environmentally friendly, sustainable approach to stormwater management that mimics Mother Nature.**

The goal of stormwater management is to reduce flood risk and prevent pollution in our lakes, rivers, and streams. While structural BMPs like detention basins can address flood risk, they are not as effective as plants and trees at filtering pollutants. Additionally, they are resource intensive to manufacture and build, and their construction can destroy natural habitats.

As land development spreads to new areas, it is increasingly difficult for wildlife to find suitable food and shelter. Riparian forest buffers provide places for small species to live, and they produce edible fruits and nuts for these species to eat. The buffers are particularly advantageous to pollinator species, whose recent decline is a major threat to the agriculture industry and our own food supply.

The forest debris and shade help macro-invertebrate species in the watershed thrive, and this keeps fish populations healthy. A healthy stream can then process pollution more effectively. A Stroud Water Research Center study showed that buffered streams could remove 200 to 800% more nitrogen from runoff than unbuffered streams.

“A Stroud Water Research Center study showed that buffered streams could remove 200 to 800% more nitrogen from runoff than unbuffered streams.”







### **Forest Buffers:**

- Improve water quality (and reduce the cost of water treatment)
- Promote groundwater recharge
- Provide valuable habitat for wildlife
- Improve the health of fish populations

### **Riparian forest buffers can help maximize the buildable space on a site.**

Stormwater management facilities are required for any land development project, and they are an important tool for reducing flood risk and protecting our water supply. However, detention basins take up space that could be used for a larger building footprint or site amenities. Buffers take up space, too, but they often use space that developers could not have built on anyway.

Developers are often restricted from building within 50 feet of a stream, and they typically are not allowed to disturb any wetlands that may be located along the stream. If the development is located within a high quality or protected watershed, developers will not be able to build anything within 150 feet of the stream, but they are able to plant a buffer there. This buffer can then be used to meet infiltration requirements, and the developer will not have to build an infiltration basin somewhere else on the site. Instead, they can use that land for more square footage or site amenities that will increase property value.

### **While structural BMPs require annual maintenance forever, riparian buffers require no maintenance once they reach maturity.**

Structural BMPs like infiltration basins should be inspected once or twice a year. Maintenance includes cleaning out debris, fixing erosion, and replacing riprap as needed to ensure continued functionality. Site owners typically must commit to an operation and maintenance agreement as part of their land development plan approval. If they don't comply with this plan, municipalities can enforce the agreements through legal means.

But even a properly maintained infiltration basin may malfunction, and the stormwater will not infiltrate as it should. When this happens, site owners must invest in repairs or replacement infrastructure to remain compliant with their permits. This can be expensive, and it can also be disruptive to anyone who uses the facility.

Riparian buffers don't have that risk, and, once they mature, they require no maintenance at all. The key word here, however, is "mature." For riparian buffers, maintenance can be both a pro and a con.



Above: Trees can take 10-15 years to fully mature and provide sufficient canopy. Till then, regular maintenance of a riparian forest buffer will be necessary. (SOURCE: Herbert, Rowland & Grubic, Inc.)

## WHAT ARE THE POTENTIAL PITFALLS OF RIPARIAN FOREST BUFFERS?

### **Maintenance can be more intense for riparian forest buffers in the first five years than it is for structural BMPs.**

Until a buffer achieves 60% canopy cover, weeds can thrive in the area, so frequent mowing and weeding will be needed. In addition, young plants and trees are particularly susceptible to invasive species that could weaken or even kill them before they can fully take root. Therefore, maintenance staff will have to check for signs of these species and remove them. Otherwise, the trees might die, and the site owner will incur additional expense replacing them.

### **Regional approval agencies don't have a lot of experience with riparian forest buffers, so approvals could take more time.**

While the main office of DEP is heavily promoting riparian forest buffers, regional district staff may not have seen them in local plans, and they may not have an established procedure for reviewing them. The same is true for county conservation districts. Education may be needed, so it's important to work with a consultant that can prepare reviewing staff ahead of time.

## ARE RIPARIAN FOREST BUFFERS RIGHT FOR YOUR SITE DEVELOPMENT PROJECT?

Here are some questions to consider:

### **Do you have a stream on your property that is currently unforested?**

The land along a stream must have less than 30% existing canopy cover to qualify for stormwater management credit from a riparian forest buffer.

### **Is the area around the stream subject to building restrictions?**

Are there wetlands that would be disturbed by construction? Is the stream in a high-quality watershed? If so, you likely cannot build anything on the land closest to the stream. Planting a buffer there can convert it into usable space that helps you meet your stormwater infiltration and water quality requirements.

### **Do you have poor soil that can't infiltrate water?**

If your property contains clay soil or is located in an area where the groundwater is high, you will have a hard time meeting the infiltration requirements of your stormwater permitting. This is also true if there is Karst geology or limestone on site. In these cases,





Left: Riparian buffer (Photo by United State Department of Agriculture)

a riparian forest buffer will likely be more effective at infiltrating stormwater than an infiltration basin.

### **Are you prepared to commit the time and resources necessary for proper design and maintenance?**

Trees can take approximately five years for initial establishment, but 60% canopy cover may not occur until 10-15 years after planting. Until that canopy cover is reached, you will have to do regular maintenance to ensure the health and continued growth of your buffer.

Maintenance tasks will vary based on the age of the buffer, the time of year, and the types of plants you select, but they typically involve mowing, weeding, spraying, replanting, and removing invasive species.

Proper design can lower the maintenance burden later on, so it's important to work with a skilled consultant. Plants have varying tolerance for water, and there is a science to what you plant and where you plant it. An experienced and knowledgeable consultant can help you select plants that are most likely to thrive and require the least maintenance. They will consider site limitations like sunlight, soil, and weather conditions, as well as species characteristics like moisture tolerance, height, and resource needs. The resulting design will be functional, aesthetically pleasing, and practical to maintain.

Riparian forest buffers are one of the most effective ways to promote stormwater infiltration and prevent pollutants from entering our water supply from rain and runoff. They promote healthy habitats for wildlife and fish populations, and they are self-sustaining once fully established. For these reasons, they are highly regarded by regulatory agencies like DEP. They are particularly beneficial to site owners if a property has poor quality soil or is located in a high-quality watershed, helping them to maximize the buildable space on a parcel. However, local regulatory officials may be unfamiliar with them, and initial maintenance requirements can be more intense during the first 5-10 years than they are for structural BMPs like infiltration basins. Site owners should seek the advice of an experienced and knowledgeable consultant who can help them determine whether riparian forest buffers are appropriate, design the most effective plantings, and work with local regulatory agencies to get a project approved. In the right circumstances, a carefully designed buffer can benefit the site owner and the entire community. ☺



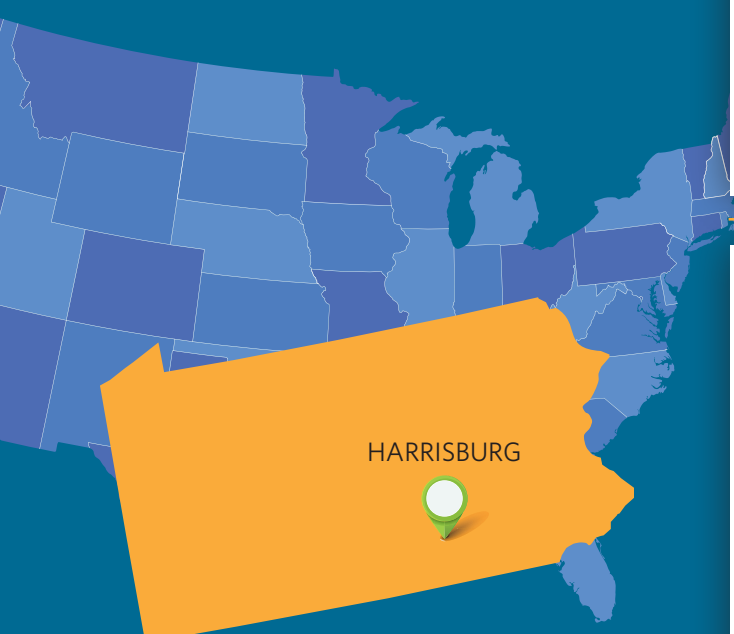
**Christopher Dellinger, P.E., is the land development group manager at Herbert, Rowland & Grubic, Inc. (HRG). He has more than 20 years of experience in land development and site design for commercial, industrial, and residential projects throughout Central Pennsylvania. You can reach him at (717) 564-1121 or [cdellinger@hrg-inc.com](mailto:cdellinger@hrg-inc.com).**



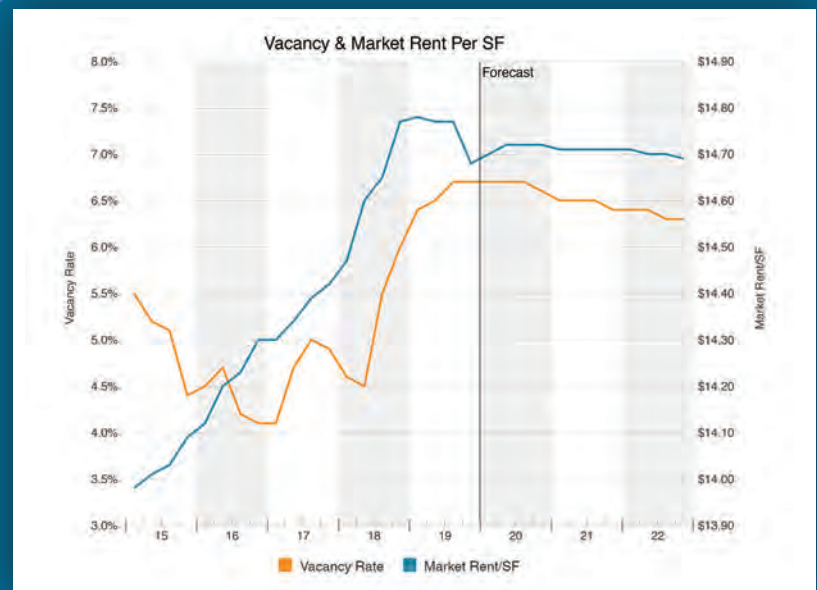
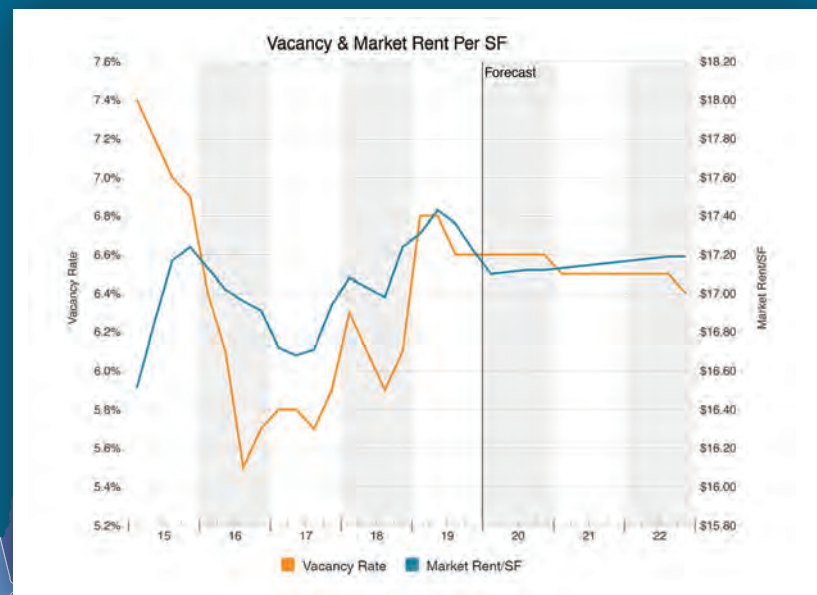
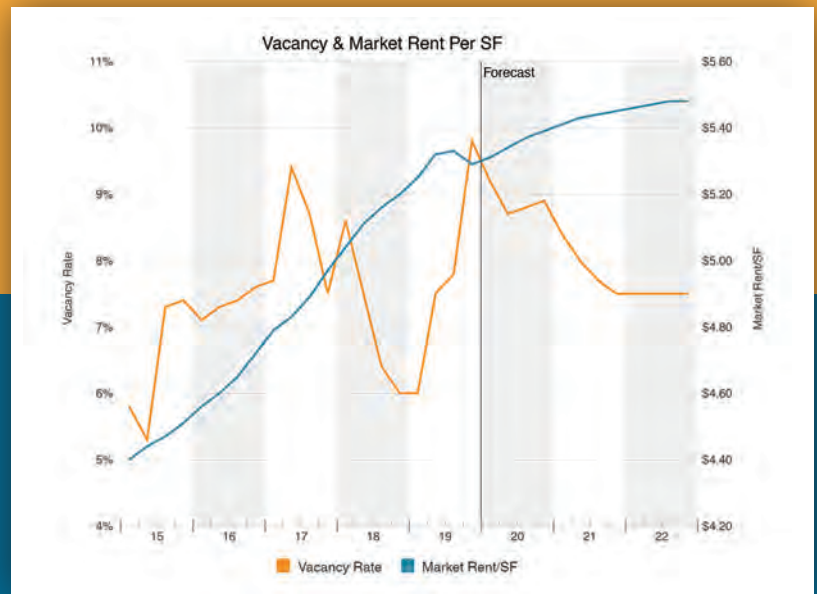
# Regional Data

REGIONAL DATA

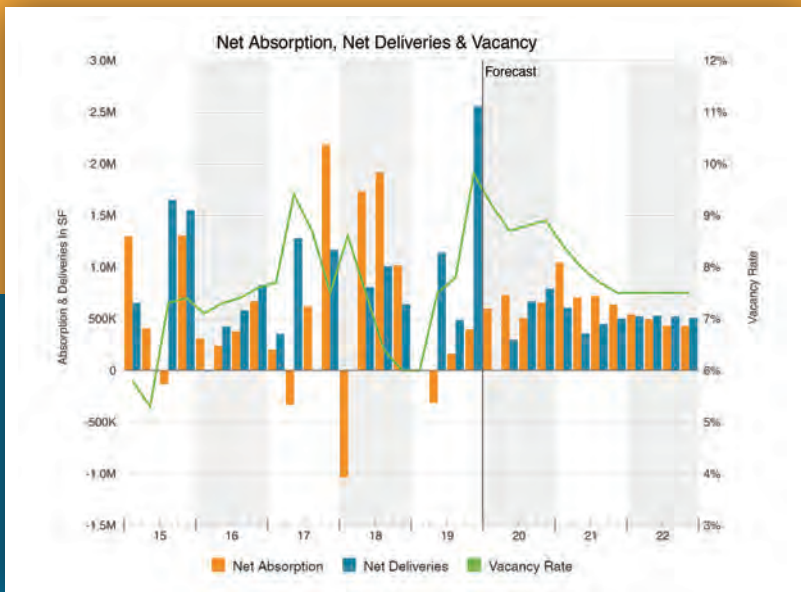
In an effort to bring our readers pertinent information regarding commercial real estate in the Greater Harrisburg Area, we are including the following graphs as part of the *Commercial Real Estate Review*.



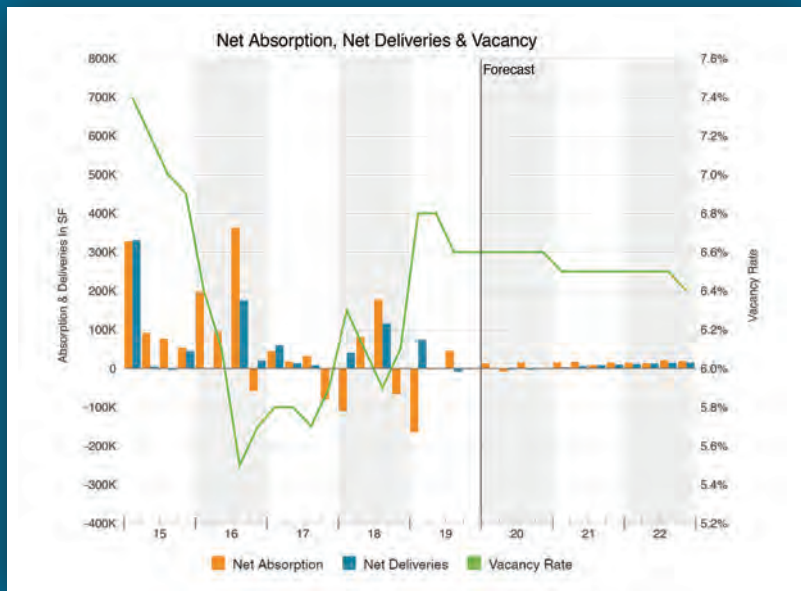
HARRISBURG



# Industrial

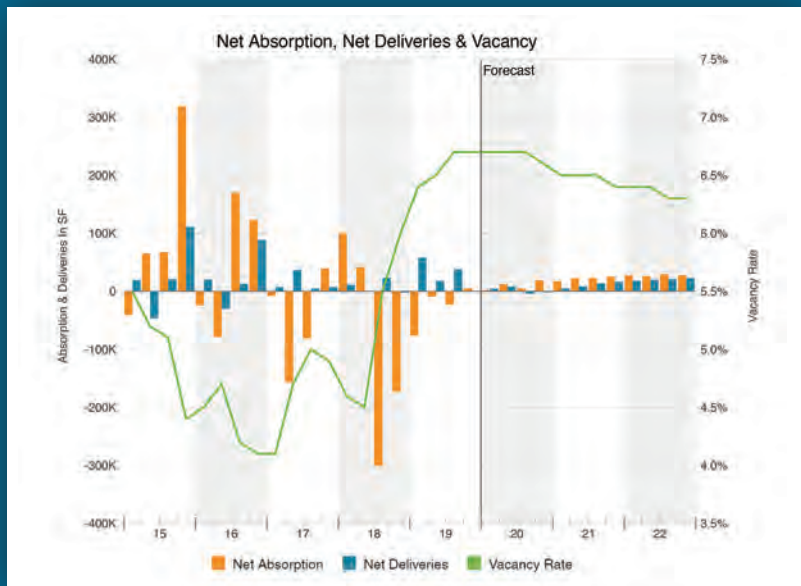


HARRISBURG - PA	\$7.1 B ASSET VALUE
Inventory SF	97.1 M ↑
Under Construction SF	2.3 M ↓
12 Month Net Absorption SF	(864 K) ↓
Vacancy Rate	9.1 M ↑
Market Rent/SF	\$5.29 ↑
Annual Rent Growth	1.3% ↑
Market Sale Price/SF	\$68 ↑
12 Month Sales Volume	\$642 M ↑



# Office

HARRISBURG - PA	\$4.8 B ASSET VALUE
Inventory SF	35.2 M ↑
Under Construction SF	0 ↓
12 Month Net Absorption SF	(110 K) ↓
Vacancy Rate	6.6% ↑
Market Rent/SF	\$17.11 ↓
Annual Rent Growth	-0.8% ↓
Market Sale Price/SF	\$135 ↓
12 Month Sales Volume	\$160 M ↑



# Commercial/Retail

HARRISBURG - PA	\$3.8 B ASSET VALUE
Inventory SF	32.4 M ↑
Under Construction SF	27.9 K ↓
12 Month Net Absorption SF	(146 K) ↑
Vacancy Rate	6.8% ↑
Market Rent/SF	\$14.68 ↓
Annual Rent Growth	-4.7% ↓
Market Sale Price/SF	\$116 -
12 Month Sales Volume	\$189 M ↑

# STRESS AND RELAXATION

## DO YOU OFTEN FEEL RUSHED, OVERWHELMED, OR UNFOCUSED?

Perhaps you have felt that there are not enough hours in your day or energy in your system to accomplish everything on your to do list. For many people, these feelings are all too familiar and may be signs and symptoms of chronic stress.

The daily effects of stress have a detrimental impact on our bodies and our minds, potentially leading to physical problems such as headaches, backaches, stomach and gastrointestinal distress, ulcers, high blood pressure, joint issues, and compromised immune system function. Stress can also cause psychological problems such as irritability, impatience, anger, sleep disturbances, fatigue, depression, and anxiety.

But what is happening internally when we experience stress? The answer lies in our autonomic nervous system. The autonomic nervous system has two major parts: the sympathetic nervous system and the parasympathetic nervous system.

The **Sympathetic Nervous System (SNS)** brings our bodies and brains into “fight or flight” mode. This part of the nervous system is responsible for the stress response. When activated, we release increased amounts of the cortisol hormone, norepinephrine, and adrenaline. Our learning, digestive, and reproductive systems are put on hold as our brains become hyper-focused on the perceived threat. This response is crucial for survival, but we were never meant to remain in this high state of alarm. The problem occurs when we respond to everyday situations, such as a frustrating traffic jam or an overflowing email inbox with the same intensity and system reaction that was designed to protect us from acute danger.

Fortunately, we have a counterbalance to the SNS known as the **Parasympathetic Nervous System (PNS)**. This system is sometimes referred to as the “rest and digest” system. To move out of stress and toward optimum health, it is important that we regularly engage in activities that stimulate the PNS to keep the mind and body in a healthy, balanced state.

BY RACHEL WILSON



**STRESS-SOOTHING ACTIVITIES INCLUDE:**

- Gentle Yoga
- Breathing
- Mindfulness Practices
- Body work (e.g., massage, reflexology, acupuncture)
- Gentle walking
- Listening to music
- Spending time in nature

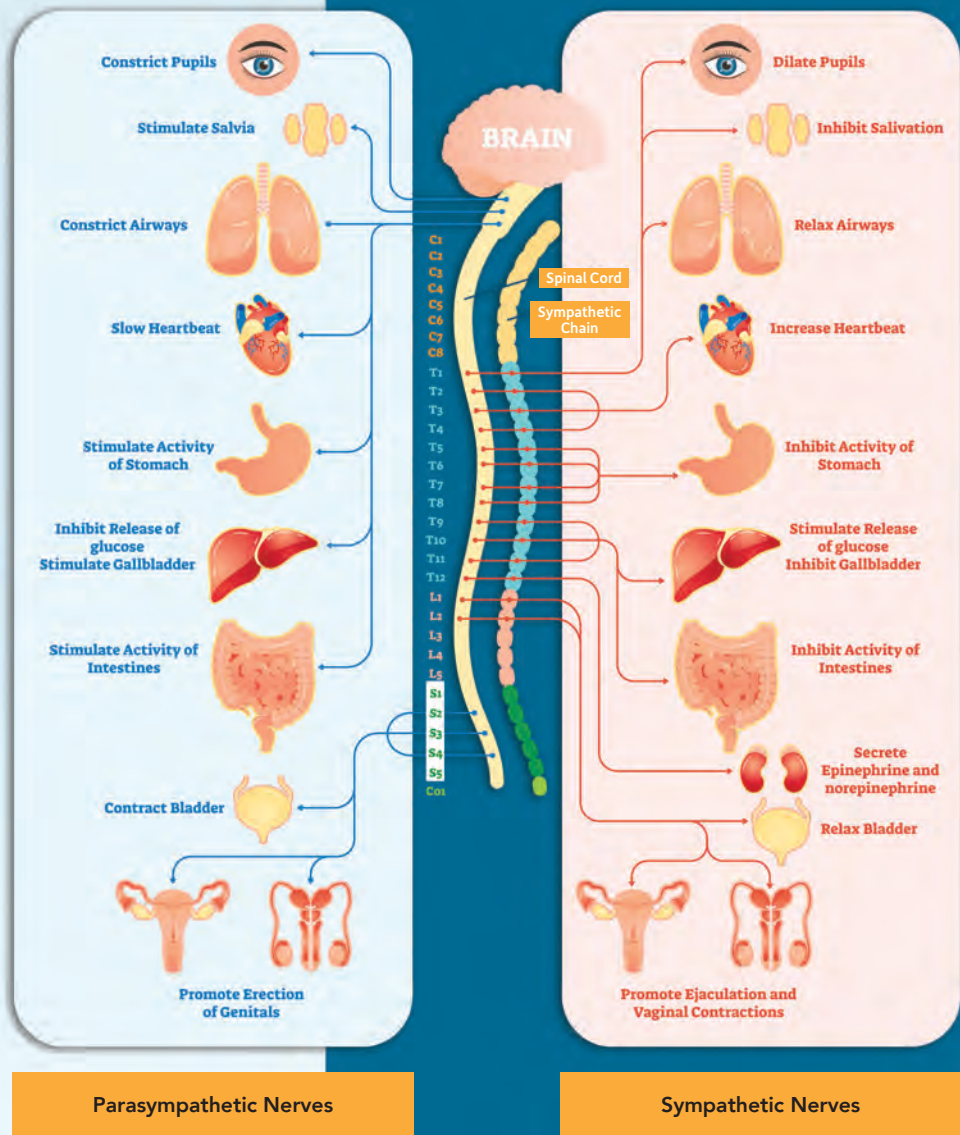
All of these practices can offer us an opportunity to deeply repair and recover from the effects of chronic stress. We begin to break thought patterns that we must always do things or make things happen. We begin to practice acceptance and allowing instead of constantly pushing and striving.

Our bodies have a tremendous built-in capacity to heal and return to balance, if we tend to them properly and slow down enough to allow them to achieve a state of equilibrium.

David Spiegel, M.D., author of "Living Beyond Limits," reports, "In medicine, we are learning that physical problems, such as high blood pressure and heart disease, can be influenced by psychological interventions, such as relaxation training. Indeed, the Food and Drug Administration issued a report recommending these non-drug approaches as the treatment of choice for milder forms of hypertension. Mind and body are connected and must work together, and this should be a powerful asset in treating medical illness."

Judith Lasater, author of the restorative yoga guidebook "Relax and Renew," states, "During deep relaxation, all the organ systems of the body are benefited, and a few of the measurable results of deep relaxation are the reduction of blood pressure, serum triglycerides, and blood sugar levels in the blood; the increase of the "good cholesterol" levels; as well as improvement in digestion, fertility, elimination, the reduction of muscle tension, insomnia, and generalized fatigue."

**Stress is inevitable, but relaxation is possible!** Even an hour each week devoted to a calming and system-soothing practice will provide life-supporting benefits. Sign up for that yoga class, take a quiet stroll on your lunchbreak, or simply stop and take a few calming breaths. Your body and mind will thank you. ☺



Rachel Wilson is an IAYT Yoga Therapist and educator with 15 years of experience. She is the founder of Om My Yoga and Om My Yoga Academy

(a registered yoga school). Rachel offers creative and accessible classes, workshops, and retreats that draw upon her education and experience in yoga, aerial yoga, acrobatics, Pilates, marathoning, and personal training. A mental health advocate, Rachel is passionate about using tools from yoga and meditation for wellness at every level. She loves to share techniques for living a life of greater peace and to support students in personal growth and whole-being health. To learn more about Om My Yoga, call (717) 645-2214 or go to [www.ommyyoga.com](http://www.ommyyoga.com).



# CURRENT LISTINGS

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

INVESTMENT	CITY	PAGE	COMMERCIAL	CITY	PAGE
3101 N. Front Street	Harrisburg	25	453 Jonestown Road	Jonestown	32
905 E. Chocolate Avenue	Hershey	25	2801 N. Third Street	Harrisburg	32
			418 Market Street	Lemoyne	32
			6484 Carlisle Pike	Mechanicsburg	32
			241 Gettysburg Pike	Dillsburg	33
			611 N. 12 Street	Lebanon	33
			<b>NEW</b> 1440 State Street	Camp Hill	33
			5620 Derry Street	Harrisburg	33
			25 S. 28th Street	Harrisburg	33
LAND	CITY	PAGE	OFFICE	CITY	PAGE
<b>NEW</b> 755 Kriner Road	Chambersburg	25	1801 Oberlin Road	Middletown	34
<b>NEW</b> Kriner Road	Chambersburg	25	208 N. Third Street	Harrisburg	34
5650 Derry Street	Harrisburg	26	156 Cumberland Parkway	Mechanicsburg	34
Eisenhower Boulevard	Harrisburg	26	1801 Oberlin Road, Suites 302, 303, 304	Middletown	34
453 Jonestown Road	Jonestown	26	<b>NEW</b> 4300 Devonshire Road	Harrisburg	34
100 Narrows Drive	Lebanon	26	5275 E. Trindle Road	Mechanicsburg	34
Gettysburg Pike and Spring Lane Road	Dillsburg	26	30 N. Third Street	Harrisburg	35
Route 441 and Orchard Drive	Harrisburg	26	1001 S. Market Street	Mechanicsburg	35
7700 Derry Street, Lot #4	Harrisburg	27	3507 Market Street, Suite 102	Camp Hill	35
Bent Creek Blvd, Lot 2	Mechanicsburg	27	3 Kennedy Street	Lancaster	35
730 Limekiln Road	New Cumberland	27	<b>NEW</b> 1002 N 7th Street	Harrisburg	35
Peters Mountain Road and River Road	Halifax	27	1773 W. Trindle Road, Suites B & D	Carlisle	35
Eisenhower Blvd & Highspire Road	Harrisburg	27	1100 N. Mountain Road	Harrisburg	36
Allentown Boulevard	Harrisburg	27	4386 Sturbridge Drive	Harrisburg	36
1301 & 1345 Eisenhower Boulevard	Harrisburg	28	75 Evelyn Drive	Millersburg	36
1900 State Road	Duncannon	28	112 Market Street	Harrisburg	36
Waterford Square, Carlisle Pike (Rt.11)	Mechanicsburg	28	800 N. 3rd Street	Harrisburg	36
349 Pleasant View Road	New Cumberland	28	415 Market Street	Harrisburg	36
370 W. Main Street	Leola	28	5006 E. Trindle Road	Mechanicsburg	37
I-81 and W. Trindle Road	Carlisle	28	5650 Lancaster Street	Harrisburg	37
700 S. Baltimore Street	Dillsburg	29	10 N. Progress Avenue	Harrisburg	37
W. Suncrest Drive and Spring Road	Carlisle	29	5010 E. Trindle Road	Mechanicsburg	37
St. Johns Road	Camp Hill	29	101 N. Pointe Boulevard	Lancaster	37
503 Jonestown Road	Jonestown	29	24 Northeast Drive	Hershey	38
7700 Derry Street, Lot #8	Harrisburg	29	3425 Simpson Ferry Road	Camp Hill	38
			1223 E. Chocolate Avenue	Hershey	38
			301 Chestnut Street	Harrisburg	38
			28 E. Main Street	New Kingstown	38
COMMERCIAL	CITY	PAGE	INDUSTRIAL	CITY	PAGE
<b>NEW</b> 1024 Herr Street	Harrisburg	30	140-148 Ole Lane	Grantville	39
260 Boas Street	Harrisburg	30	700 Angenese Street	Harrisburg	39
7200 Derry Street	Harrisburg	30	1900 Crooked Hill Road	Harrisburg	39
5 N. Market Street	Duncannon	30	638 & 651 Alricks Street	Harrisburg	39
3985 N. 2nd Street	Harrisburg	30	<b>NEW</b> 2150 S. Queen Street	York	39
3200 N. Third Street	Harrisburg	30			
4647 Jonestown Road	Harrisburg	31			
5129 E. Trindle Road	Mechanicsburg	31			
665 Market Street	Lemoyne	31			
3432 - 3440 Derry Street	Harrisburg	31			
16 E. Main Street	Leola	31			
<b>NEW</b> 25 Carlisle Street	Hanover	31			
2221 N. Sixth Street	Harrisburg	32			
415 Market Street	Harrisburg	32			





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!**

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.

LAND LISTINGS



NEW SALE



755 Kriner Road, Chambersburg

4.73 - 7.82 Acres available located between Chambersburg and Greencastle, PA off I-81, Exit 14, on Kriner Road across from the CSX Intermodal Terminal in Chambersburg, PA.

NEW SALE



Kriner Road, Chambersburg

4.64 +/- Acres available located near major industrial distribution centers; CSX Inter-modal Terminal, Target, KMART, Nitterhouse Concrete Products. With over 400' of exposure to I-81 and over 400' of frontage on Kriner Road.

REAL ESTATE REVIEW



# LAND LISTINGS

**PENDING 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.

**PENDING LEASE**



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.

**SALE**



453 Jonestown Road, Jonestown

Over 2 acres of commercial land located just moments from Route 72 and Route 22 and quick connection to I-81 and I-78. Two-story home on the property could be utilized or removed for a redevelopment opportunity. Excellent access and visibility from heavily traveled Jonestown Road.

**SALE**



Route 441 & Orchard Drive, Harrisburg

8.84 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!**

**PENDING**  
**SALE**



Peters Mountain Road & 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.

**PENDING**  
**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.

**PENDING**  
**SALE**



Eisenhower Blvd & 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!**

**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

**SALE**



1301 & 1345 Eisenhower Boulevard, Harrisburg

1.86 & 3.95 Acres available on Eisenhower Boulevard in Harrisburg. The available land is located in the retail, commercial and industrial sector of Harrisburg, just one mile from the Pennsylvania Turnpike/I-76. The 3.95 acres is situated at a traffic-controlled intersection of Quarry Road.

**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!**

**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/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**



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.

**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.

**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

Four (4) 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 three 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!**

**PENDING**

**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).



# COMMERCIAL LISTINGS

NEW

SALE



1024 Herr Street, Harrisburg

6,670 SF single-story flex space with good frontage on Herr Street. Property features several offices in the front portion of the building and a shop space in the rear with 12' clear ceilings and an 8'x10' drive-in door. The property is located just off Cameron Street with quick access to I-83 and I-81.

SOLD



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!**

SALE



260 Boas Street, Harrisburg

7,658 SF downtown Harrisburg church property for sale. Two-story brick building features a fully finished basement and an adjacent courtyard. The property is elevator serviced and the second-floor sanctuary holds approximately 250 people. Additionally, there is a fellowship hall and kitchen, classrooms and office. Built in 1881, this historic building features many architectural details.

SOLD



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 PRICING

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. **Price reduced!**

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.

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.

SOLD



3432 - 3440 Derry Street, Harrisburg

13,679 SF well-maintained, mixed-use property for sale. This stand-alone building features street-level retail, second floor apartments and an attached warehouse. All apartments are fully occupied. Located on a corner site on a heavily traveled section of Derry Street and Paxtang Avenue.

NEW PRICING

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. **Price reduced!**

PENDING

SALE



16 E. Main Street, Leola

3,028 SF former bank site with good access (three points of access) and visibility. This freestanding commercial building offers excellent on-site parking and a versatile layout that would be conducive for office, medical or commercial users.

NEW PRICING

LEASE



665 Market Street, Lemoyne

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

NEW

SALE



25 Carlisle Street, Hanover

Stunning landmark in the Borough of Hanover available for sale. This former bank building, 7,382 SF, was beautifully constructed with great attention to detail and has been well-maintained throughout its years.



# COMMERCIAL LISTINGS

**SALE**



**2221 N. Sixth Street, Harrisburg**

15,852 SF available in this historic church. It was founded in 1890, rebuilt in 1895 and expanded in 1916 as a memorial to Camp Curtin, the largest northern military camp of the Civil War. This church stands out as a prominent important architectural landmark for the city of Harrisburg and the region. The property features the ability to seat over 700 congregants, beautiful stained glass windows, one of the largest organs in Harrisburg, many offices and classrooms, and a large commercial kitchen with adjacent fellowship hall.

**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.

**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.

**SALE**



**453 Jonestown Road, Jonestown**

Over 2 acres of commercial land located just moments from Route 72 and Route 22. Two-story home on the property could be utilized or removed for a redevelopment opportunity. Excellent access and visibility from heavily traveled Jonestown Road.

**PENDING**

**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.



**PENDING  
SALE**



**241 Gettysburg Pike, Dillsburg**

6,300 SF two-story block building in the heart of the Borough of Dillsburg. Current use is an auto-parts store, however the design is flexible for many commercial users. The first floor retail space has 15'4" ceilings and ample open space. The second floor is being used for storage, however is laid out for two apartments. 10+/- On-site parking spaces available. The back addition was added in 2018.

**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.

**PENDING  
LEASE**



**1440 State Street, Camp Hill**

4,019 SF single-story, freestanding commercial building on heavily traveled State Street in Camp Hill. The former NAPA store has an open floorplan which would allow for many commercial/retail uses. Good parking and excellent visibility are just a few of this site's notable features.

**PENDING  
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.

**SOLD**



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

11,000 SF beautiful stone church in the heart of Penbrook Borough featuring 30'+ chapel ceilings, stained 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.



# OFFICE LISTINGS

## LEASE



1801 Oberlin Road, Middletown

120 - 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.

## SUBLEASE



1801 Oberlin Road, Suites 302, 303, 304, Middletown

680 - 4,260 SF available at this charming three-story stone structure with professional office tenants. Great office setup featuring reception/waiting area, private offices with good views, a conference room, break room, and in-suite restroom. Convenient access to 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

## LEASE



4300 Devonshire Road, Harrisburg

1,500 - 3,500 SF available at this great corner location at Devonshire and Colonial Roads. The property is well-maintained and the available space offers multiple private offices, an open area, reception/waiting areas, a kitchenette and four restrooms. The space could be split into two separate suites if desired.

## 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

Two corner suites offering functionality and usability are available. The east side office (4,545 SF) features perimeter offices with windows, a conference room, breakroom and in-suite private restrooms. The west side office (7,018 SF) has private offices and large conference room(s) lining the perimeter.

**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 Capital Complex and Federal Building and a few blocks from the City and County Administrative Offices/Courthouses.

**SALE/LEASE**



**3 Kennedy Street, Lancaster**

This 2,875 SF former bank has modern features and an intelligent layout for a variety of users. The design includes 3 drive-thru lanes (1 ATM), 4 private offices, conference room, and a break room. Located just minutes from the Route 30 interchange at Greenfield and Old Philadelphia Pike and Route 222.

**NEW**

**SALE**



**1002 N. 7th Street, Harrisburg**

This 8,286 SF former bank is located just moments from the heart of the business-friendly City of Harrisburg, less than 0.5 miles away from the Capitol and downtown restaurant and retail areas. The property features excellent on-site parking, an open first-floor layout and many private suites on the second floor.

**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**



**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.

**LEASE**



**1773 W. Trindle Road, Suites B & D, Carlisle**

800 - 885 SF available in this newly updated office space for lease along busy Trindle Road. Easy access to I-81 and the rapidly growing areas of Carlisle. Located right in the heart of new retail and adjacent to Target anchored Carlisle Crossing Shopping Center.



# OFFICE LISTINGS

**LEASED**

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 782 - 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 to tenants at below market rates.

**SALE**

75 Evelyn Drive, Millersburg



10,984 SF well-maintained, large office building located just minutes from Routes 147 and 209. The functional layout offers the ability for a single user, or multiple users. The property boasts excellent parking, large windows and a versatile floorplan.

**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, 2020.)**

**SALE/LEASE**



5006 E. Trindle Road, Mechanicsburg

Condominium units now available for sale in this building. Two suites in this building with 2,113 - 3,802 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/LEASE**



5010 E. Trindle Road, Mechanicsburg

Excellent location in newly developed area of Hampden Township. Two condominium units (Suite 200) - 3,895 SF and (Suite 201) - 1,880 SF are available. They 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.

**LEASE**



101 N. Pointe Boulevard, Lancaster

8,403 SF Class A, multi-tenanted building in the heart of Lancaster County's business area. This beautiful building boasts large window lines, in-suite cooling/heating, in-suite music system, a guarded lobby, a common area breakroom and many high-end finishes. This is a great central location with ample parking available.

**SOLD**



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.



# OFFICE LISTINGS

**LEASE**

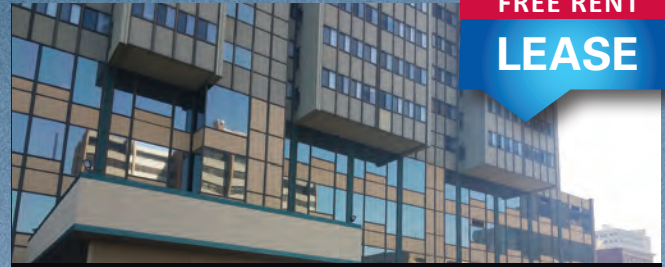


24 Northeast Drive, Hershey

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.

**FREE RENT**

**LEASE**



301 Chestnut Street, Harrisburg

544 - 10,918 SF (25,816 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!**

**LEASE**



3425 Simpson Ferry Road, Camp Hill

One suite available (2,730 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.

**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.

**SOLD**



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!**



**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.

**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.

**NEW**

**LEASE**



**2150 S. Queen Street, York**

9,493 SF second floor office and warehouse space available for lease in the growing area of South York just off the I-83 and S. Queen Street interchange.

**LEASED**



**1900 Crooked Hill Road, Harrisburg**

Multi-use building with up to 12,000 SF available for lease. Built in 2001, the space features newer upgrades - high ceilings (18'7" clear), 3 docks, 3 drive-in's, a sprinkler system, central air, and heat. Highly desirable location, minutes from the City of Harrisburg, Route 22 and I-81.



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If you are in the market for commercial, industrial, office or land property in the Greater Harrisburg Area, the Bill Gladstone Group of NAI CIR can help. Let them be your first step in finding a solution for your commercial real estate needs!

