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HARRISBURG COMMERCIAL

# real estate REPORT

## The Age of the Smart Home: Tech Trends for a 2020 Remodel

By Tuckey Restorations, Inc.



Smart home technology is redefining domestic luxury for thousands of American homeowners. When a house is equipped with smart security, lighting, entertainment and HVAC, the experience is a lot more convenient for all members of the household.

### The Evolution of the HVAC Industry to Home Comfort Automation

The HVAC industry has made tremendous strides since the mid-1970s when solar production became affordable and ductless air systems were introduced to the market. The next major change occurred in 1987 with the establishment of the Seasonal Energy Efficiency Ratio (SEER), which established modern efficiency requirements. This move led to the international ban of Freon, an ozone-depleting coolant that was once used in most AC units.

**"The HVAC industry has made tremendous strides since the mid-1970s when solar production became affordable and ductless air systems were introduced to the market. The next major change occurred in 1987 with the establishment of the Seasonal Energy Efficiency Ratio (SEER), which established modern efficiency requirements."**

By the late 2000s, the majority of U.S. homes had become equipped with air-conditioning systems. The 2010s would witness the onset of smart home gadgets and the development of the Internet of Things (IoT), in which HVAC systems and various electrical home devices could be controlled via WiFi-connected mobile devices.

### The Age of the Smart Home

The availability of smart home gadgets in recent years has changed the expectations of home buyers and homeowners alike. Homebuyers are generally on the lookout for features of

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*Turning keys in commercial real estate for over 30 years.*



# NAICIR

A publication of the Bill Gladstone Group of NAI CIR



## New Listings



9,332 SF

### Commercial Sale - 1 N. 2nd Street, Newport

- Former bank (1st floor) centrally located on the Square
- The second and third floors were apartments which will need total renovation and current permits to be occupied as rental units, but the space is there to accommodate this use in the building



2,244 SF

### Office Sale - 3964 Lexington Street, Harrisburg

- This brick beauty has been updated and well-maintained
- Located just one block off Jonestown Road, this office space features a waiting area, several private offices, a conference room and a full basement
- The second floor has two open rooms and a full bathroom
- Corner lot with on-site parking for 10+ cars



4,019 SF

### Commercial Sale - 1440 State Street, Camp Hill

- 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

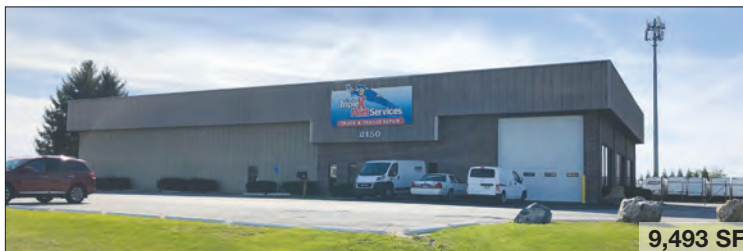


5,112 SF

### Office Sale - 500 N. Progress Avenue, Harrisburg

- Two-story, well-maintained office building for sale
- Conveniently located in Susquehanna Township and minutes away from I-81, I-83, downtown Harrisburg, PA Farm Show Complex, and Harrisburg Area Community College
- Ample parking available
- Contact Nik Sgagias or Amber Corbo for details: (717) 761-5070

## Industrial Listings



9,493 SF

### Lease - 2150 S. Queen Street, 2nd Floor, York

- Second floor office and warehouse space available for lease
- Located in the growing area of South York just off the I-83 and S. Queen Street interchange
- Good visibility from the highway and S. Queen Street has access to St. Charles Way and traffic signal
- Many retailers and businesses in the immediate area



29,280 SF

### Sale - 700 Angenese Street, Harrisburg

- 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



## Showcase Articles in 2020

## Bill Gladstone Group of NAI CIR Accepting Articles for Harrisburg Publications



**What Are We Looking For?** Industry related articles that our readership of nearly 5,000 business decision makers and industry leaders would benefit from reading in print and online through social media and our website.

Articles are typically 1,200 – 1,500 words and include an author bio, headshot, and recognition for your company.

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

(Featured article...Continued from page 1)

convenience, such as thermostats and lighting systems that can be programmed and activated from remote devices. Global sales of smart thermostats grew nearly 125% in 2015, and the market is expected to be worth \$4.7 billion by 2021.

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The foundation of smart home technology is built on the convenience that smart devices bring to homeowners of every kind. For some, smart technology makes it possible to control heat, cooling and lighting from the comfort of a sofa or rocking chair. For others, smart home amenities allow each household member to program lighting and entertainment options in different rooms, each to their own liking.

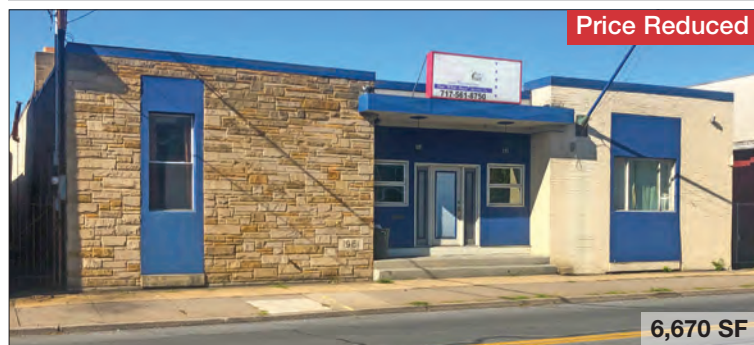
Smart home tech features can also keep homeowners safer. The technology can be used to enhance your property with cameras and alarms that will detect trespassers on your property before they can enter your home. As smart technology becomes more commonplace, it will serve as a crime-deterrent to would-be home invaders.

Smart home devices also boost efficiency throughout a house. With the ability to control the temperature setting individually for each room, you can lower your energy bills, conserve energy and reduce emissions in the process. Best of all, smart devices can be controlled floor-by-floor, room-by-room from any location, whether you are home in your living room or away at work.

Smart technology can also boost the value of a home on the resale market. If you replace various features in your home with smart equivalents, you could double benefit from the upgrades. For the time that you remain at the property, the increased convenience can make life easier. If and when you do decide to sell, the smart home amenities will allow you to sell the

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## Commercial Listings



**Sale - 1024 Herr Street, Harrisburg**

- 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' x 10' drive-in door
- The property is located just off Cameron Street with quick access to I-83 and I-81



**Lease - 415 Market Street, Harrisburg**

- First floor space available in the Harrisburg Transportation Center in Downtown Harrisburg
- Within walking distance to all the downtown restaurants, amenities, and Riverfront Park



**Lease - 418 Market Street, Lemoyne**

- Highly visible location in Lemoyne near I-83 and 581
- Store front windows and off-street parking
- Open floorplan allows for a variety of uses

property at a higher asking price. As such, smart tech is a wise undertaking for home flippers and DIY remodelers.

### Smart Home Trends

Smart home technology can be used throughout your house for a range of amenities. Some of the most popular domestic smart devices include the following:

**Smart thermostats:** These allow you to control the temperature of each room in your house from any location. If you forget to turn off your heat before you leave in the morning, you can rectify the matter while on the train or at work with a simple prompt on the corresponding smartphone app. Likewise, you can warm the house before you get home each night by activating the heater from the app.

**Smart smoke detectors:** These keep houses safe with a range of enhanced features, such as concern levels and hand recognition. A smart detector can be programmed to give mild alarms in response to minor concerns, such as an overheating meal on the stove. Smart detectors will record events so you can review the issue.

**Smart water valves:** With smart water valves, your water system could have artificial intelligence to prevent washing appliances from overflowing. If your washing machine or dishwasher fails to drain properly, the smart valve will curb any further water flow until the issue is fixed.

**Smart lights:** These can be programmed to turn on and off at select times of the day, whether you are present or away. When you go out at night, you can program different lights to turn on and off throughout the house to create the impression that the house is occupied. You can also control lights throughout the house without getting out of bed with a simple clap, voice command or smartphone prompt.

**Smart cameras:** These can be set up inside and outside your house to monitor activity throughout the day. If a person or animal approaches your door or wanders onto your yard, the camera will capture the activity and livestream the footage to your smartphone. You can then determine whether to give the visitor a remote greeting or contact authorities.

Smart devices have also been made for sound systems, door knobs, kitchen appliances and various other household fixtures.

### Additional HVAC Trends on the Horizon for the Industry

The HVAC industry is just now starting to adopt the principles of smart home tech. One major change on the horizon is non-vapor compression technology, where HVAC systems will be equipped with metal alloys that absorb heat from the air. This would replace refrigerants, which have long been placed inside HVAC units to heat and cool air. The new method would reduce emissions.

Another development that is now being incorporated into newer HVAC systems is the smart vent, which allows users to regulate heat and air conditioning in each room throughout a house. In doing so, smart vents take the labor out of home HVAC maintenance. In the old model, you would have to go to

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## Commercial Listings



### Sale - 25 Carlisle Street, Hanover

- Stunning landmark in the Borough of Hanover available for sale
- This former bank building was beautifully constructed with great attention to detail and has been well-maintained throughout its years
- Over 55' frontage along Carlisle Street



### Sale - 2221 N. Sixth Street, Harrisburg

- Historic church 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
- The church stands out as a prominent important architectural landmark for the City of Harrisburg and the region
- 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



(Continued from page 4)

each room individually to shut off the vent. Most homeowners won't go through the trouble. Consequently, many people pay higher heating and cooling bills than necessary. The problem has intensified in recent years due to the more extreme weather patterns affecting the world.

With smart vents, you can shut off the heat or AC in an unused room and regulate the flow at different levels in other rooms. If you wish to keep your living room at a desired temperature throughout the primetime hours yet reserve a moderate temperature in the bedroom, it can all be accomplished with simple commands from a corresponding HVAC app.■

*DISCLAIMER: This article is provided as a reference guide only. A qualified, professional contractor like the Tuckey Companies should handle all interior design, mechanical, electrical, plumbing, remodeling, metal fabrication, and restoration projects. Information presented here is of a general nature that may not be applicable in all situations. Tips, articles, and accompanying information do not represent an official recommendation of the Tuckey Companies.*

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### About the Author:

The Tuckey family of companies offers a broad assortment of residential and commercial contracting services. Tuckey Mechanical Services, Inc. provides HVAC, plumbing, and electrical solutions to homes and businesses; Tuckey Restoration, Inc. provides wind, fire, water, mold, and storm damage restoration services in addition to HVAC duct cleaning and general remodeling; and Tuckey Metal Fabricators, Inc. specializes in industrial/manufacturing services, such as metal fabrication, welding, millwrighting and rigging. Based in Carlisle, PA, they offer these services throughout South Central PA. In some instances, their service area may reach beyond South Central PA to neighboring states. Visit [www.tuckey.com](http://www.tuckey.com) for more information.



#### Lease - 1773 W. Trindle Road, Suites B & D, Carlisle

- 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



#### Lease - 4386 Sturbridge Drive, Harrisburg

- Class A office space for medical or professional use
- Space in shell condition, ready to accept a build-out designed to suit tenant
- Located along Route 39 with access to amenities such as lodging, eateries, gas, banking and all major transportation corridors

## Office Listings



#### Lease - 301 Chestnut Street, Harrisburg

- Located 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 and certified opportunity zone benefits



#### 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



# Office Listings



## Lease - 208 N. Third Street, Harrisburg

- Office space in a prime central business district location
- Historic building faces the Capitol Complex with great window lines
- Downtown amenities are just a few steps away and parking is a block in every direction



## Sublease - 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



## Lease - 1801 Oberlin Road, Middletown

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



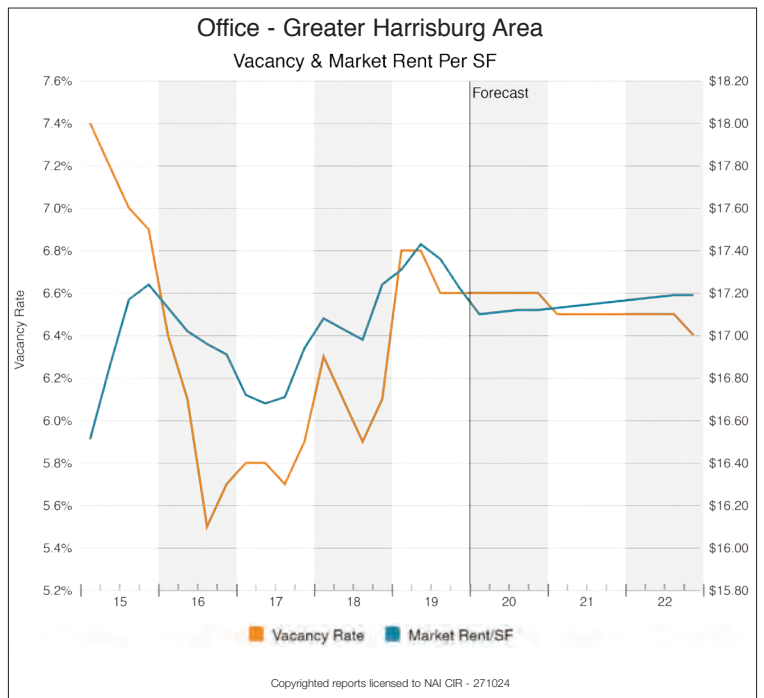
## Lease - 101 N. Pointe Boulevard, Lancaster

- 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
- Great central location with ample parking available



## Sale/Lease - 1001 S. Market Street, Mechanicsburg

- Two-story professional medical office available with efficient layout
- Recently renovated with high quality finishes
- Desirable location in Southpoint Office Center at the intersection of Market Street and Shepherdstown Road and near Cumberland Parkway exit of Route 15





## Investment Listing



### Sale - 3101 N. Front Street, Harrisburg

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

## Featured Land



### 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
- Average daily traffic on Allentown Boulevard - 9,151 (east) and 7,297 (west)

## Land Listings

Location	Acres	Zoning	Type
370 W. Main Street, Leola, Lancaster County	1.3 - 2.8	General Commercial	Sale/Lease
1301 Eisenhower Boulevard, Harrisburg, Dauphin County	1.86	ML-Light Industrial	Sale
<b>Pending</b> - 5650 Derry Street, Harrisburg, Dauphin County	1.90+/-	Commercial Limited	Sale
<b>Pending</b> - Bent Creek Boulevard, Lot 2, Mechanicsburg, Cumberland County	2.02	Community Commercial	Lease
453 Jonestown Road, Jonestown, Union Township	2.05	Commercial	Sale
<b>Price Reduced</b> - 7700 Derry Street, Harrisburg, Dauphin County	2.12 (lot 4)	Commercial District General	Sale
<b>Price Reduced</b> - I-81 and W. Trindle Road, Carlisle, Cumberland County	2.18 (2 parcels)	Commercial Highway	Sale
<b>Price Reduced</b> - 100 Narrows Drive, NEC of US Route 422 & Narrows Drive, Lebanon	2.2	Commercial	Sale
<b>Price Reduced</b> - 7700 Derry Street, Harrisburg, Dauphin County	2.3 (lot 8)	Commercial District General	Lease
<b>Pending</b> - St. Johns Road, Camp Hill, Cumberland County	3.05	General Commercial District	Sale
1345 Eisenhower Boulevard, Harrisburg, Dauphin County	3.95	ML-Light Industrial	Sale
Kriner Road, Chambersburg, Franklin County	4.64	Commercial Industrial	Sale
<b>Price Reduced</b> - 755 Kriner Road, Chambersburg, Franklin County	4.73 - 7.82	Commercial Industrial	Sale
Peters Mountain Road & River Road, Halifax, Dauphin County	5.1	None	Sale
700 S. Baltimore Street, Dillsburg, York County	5.23 - 57.5	Agricultural - Conservation (AC)	Sale
Eisenhower Boulevard, Harrisburg, Dauphin County	5.39	Commercial General	Sale
W. Suncrest Drive and Spring Road, Carlisle, Cumberland County	4.87 (4 parcels)	Commercial/Light Industrial	Sale
503 Jonestown Road, Jonestown, Lebanon County	7.91	Commercial	Sale
Route 441 and Orchard Drive, Harrisburg, Dauphin County	8.34	Single Family Residential District	Sale
730 Limekiln Road, New Cumberland, York County	8.64	Commercial Business	Sale
Carlisle Pike (Route 11) Waterford Square, Mechanicsburg, Cumberland County	8.78 (8 lots)	Community Commercial (C2)	Sale
1900 State Road, Duncannon, Perry County	9.46	Commercial	Sale
<b>Pending</b> - Eisenhower Blvd & Highspire Road, Harrisburg, Dauphin County	10	Commercial District General	Sale
<b>Pending</b> - Gettysburg Pike & Spring Lane Road, Dillsburg NWC, York County	14.92	Commercial	Sale
<b>Price Reduced</b> - Allentown Boulevard, Harrisburg, Dauphin County	17+	Commercial Highway (CH)	Sale
<b>Price Reduced</b> - 349 Pleasant View Road, New Cumberland, York County	45.48	Commercial Business	Sale

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## Check Out Our Recent Deals

Visit [www.billgladstone.com](http://www.billgladstone.com) to view listings not included in this issue.



### **SOLD - 205 Grandview Avenue, Camp Hill**

**Linlo Grandview II, LLC** purchased this 58,000+/- SF 4-story office building in Cumberland County. The Bill Gladstone Group of NAI CIR facilitated the transaction.



### **LEASED - 800 N. Third Street, Suite 404, Harrisburg**

**United Healthcare Services** has leased office space at this location in Dauphin County. The company was in need of additional office space. The Bill Gladstone Group of NAI CIR represented the landlord.



### **SOLD - 3200 N. Third Street, Harrisburg**

**Kesher Israel Congregation of Harrisburg** purchased the 8,720 SF Riverside Methodist Church in the City of Harrisburg. The Bill Gladstone Group of NAI CIR facilitated the transaction.