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real estate REPORT

Waste Not, Want Not

By Larry Guthrie



According to the Environmental Protection Agency, three million tons of usable office furniture end up in landfills every year. In this glut of others' trash, Globechain Founder May Al-Karooni saw a trove of hidden treasure.

While working for an investment banking firm in 2014, she discovered that it was costing the U.K.-based company around \$65,000 to, in effect, relocate people and move them to the building across the road — including the office furniture and other items disposed of and replaced in the process.

"It just got me thinking, that's commercial madness," says Al-Karooni. "Why is no one connecting these corporate companies to charities and small businesses to redistribute all these unneeded items and provide a real social impact at the same time?"

Looking deeper at the supply chain, she figured out a way to digitize waste that made financial and business sense to all parties involved, and thus Globechain was born. Officially launched in 2015, Globechain is a fast-growing marketplace that connects businesses, charities, and people that want to reuse unwanted items, the majority of which are typically disposed of or recycled by businesses. To date, over 11.2 million pounds of items have been kept out of landfills and put back to use. Moreover, Globechain has aided 14,000 communities in the U.K., Africa, Ukraine, and Libya, and saved charities more than \$2.6 million.

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Companies pay a fee to use the service, which allows them to list everything from furniture and fixtures to concrete blocks and even soil. Al-Karooni notes that listings are typically claimed or reserved within 24 hours.

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New Listings



8,000 SF

Industrial Lease - 1900 Crooked Hill Road, Harrisburg

- Multi-use building with up to 8,000 SF available for lease
- Built in 2001, the space features newer upgrades including high ceilings (18'7" clear), 2 docks, 2 drive-in's, a sprinkler system and central air and heat
- Located minutes from the City of Harrisburg, Route 22 and I-81, this site is highly desirable



2,000 SF

Office Lease - 1335 N. Front Street, Harrisburg

- Functional first floor office space includes four offices, a work room, reception area, kitchen, and two bathrooms
- Grand windows overlook beautiful Susquehanna River in downtown Harrisburg
- Parking available in a lot on the next block for the first floor tenant
- Conveniently located minutes from I-81 and I-83

Industrial Listings



20,000 SF

Sale - 638 & 651 Alricks Street, Harrisburg

- Freestanding warehouse along the 6th Street industrial corridor
- Clean, well-maintained, functional, and offers convenient access to I-81, Route 22/322 and the City
- Additional land across the street (638 Alricks Street) is also available for sale, all as one parcel including the street between them (Alricks Street, which has been vacated, paved, and fenced)
- Opportunity for additional car parking, truck parking or outside storage



1,394 SF

Sale - 140 - 148 Ole Lane, Grantville

- This nearly 1,400 SF industrial building sits on over 2 acres of paved parking
- Perfect for a trucking company or industrial user needing quick access to I-81
- Parking availability for 60+/- cars and trailers



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

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.

(Featured article...Continued from page 1)

The list of 10,000 members currently utilizing the Globechain platform includes heavyweights from all property sectors and industries: ISG, Skanska, Google Campus, Invesco Perpetual, Bank of America Merrill Lynch, CBRE, Marriott, IHG, H&M, and Chanel.

While Al-Karooni estimates that 40 percent of her business comes from retail and 40 percent from construction, this sustainable circular economy model affords everyone the same savings and benefits. For one, the approach is actually cheaper and faster than disposing of or recycling unneeded items.

"While Al-Karooni estimates that 40 percent of her business comes from retail and 40 percent from construction, this sustainable circular economy model affords everyone the same savings and benefits."

"REITs and private equity [firms] have found some real value," shares Al-Karooni. "Their portfolios involve a lot of store closures, openings, construction, and other real estate projects where it has a lot to do with cost cutting or budgeting to keep them lean."

In addition, distinct tax and environmental-social-governance perks are attached. "You can in the U.K., in some cases, offset VAT on the cost of goods because of the charitable component of the program," she says. Al-Karooni also provides ESG reports on the impact of every member's listings. Some companies have even leveraged the program to help earn LEED certification or a Green Key Point Eco-Rating.

But the reports were something she had to create from scratch. "When I went for investments at the beginning, the investors were asking what my market cap was. And there wasn't one," she recalls. "I was so convinced there was a market for this type of business and supply chain sustainability and circular economy, whatever you want to call it. So, I started presenting the data from

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Commercial Listings



9,332 SF

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



7,382 SF

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



2,712 SF

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

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all the transactions on the site — where it was going and how it helped them. And just over the period of a year, I broke it down to social, economic, and environmental impact data. It was raw data at the beginning, then we created reports and infographics based on that data for the corporate companies to download. Now it's real time, so they can see it whenever they like."

While Globechain is leading the charge, she recognizes infinite possibilities for the future of this growing industry.

"It's a commercial decision because it's money saved on waste disposal incineration, predominately," Al-Karooni states. "It's a speed benefit because it's a virtual platform where items are taken within 24 hours. Plus, the ESG data is very valuable from a social impact perspective to show how they're helping communities."

"For instance, Heathrow Airport listed concrete pallets that were stuck in a warehouse for a year costing them money. The only option really was to pay a haulage firm to take them away. And then a charity from Sierra Leone in Africa requested them, and they're building an orphanage and a school with these concrete blocks. It's one of my personal favorite stories to share."

Globechain recently expanded into Spain and United Arab Emirates last year along with three very quiet trials in Atlanta, Houston, and Milwaukee. A New York launch is set for February with Intercontinental Hotel in Asia planned for late 2020 or early 2021. ■

About the Author:

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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 your finishing touches

Commercial Listings



Sale - 260 Boas Street, Harrisburg

- Two-story brick building features a fully finished basement, an adjacent courtyard, fellowship hall, kitchen, classrooms, and office
- The property is elevator serviced and the second floor sanctuary holds approximately 250 people
- Built in 1881, this historic building features many architectural details



Lease - 4647 Jonestown Road, Harrisburg

- 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
- 13 Parking spaces on-site



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

Office Listings



155 - 5,910 SF

Lease - 112 Market Street, Harrisburg

- Great downtown location, directly across from the Dauphin County Courthouse and accessible to all the downtown business and entertainment districts
- Suites available in all sizes, from a single office to an entire floor
- 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



Price Reduced

1,500 SF

Lease - 3507 Market Street, Suite 102, Camp Hill

- Located within the heart of the West Shore, this aesthetically pleasing building has one suite available for lease
- The property is centralized on Camp Hill's main travel artery and is close to many restaurants and businesses
- 45 Parking spaces available



10,984 SF

Sale - 75 Evelyn Drive, Millersburg

- Well-maintained, large office building located just minutes from Routes 147 and 209
- Functional layout offers the ability for a single user or multiple users
- Property boasts excellent parking, large windows and a versatile floorplan



8,286 SF

Sale - 1002 N. 7th Street, Harrisburg

- This former bank is located just moments from the heart of the business-friendly City of Harrisburg, and 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 offices on the second floor
- 36+/- parking spaces available



8,403 SF

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

Office Listings



3,000 - 4,606 SF

Lease - 24 Northeast Drive, Hershey

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



680 - 4,260 SF

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

- 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 both Harrisburg and Lancaster



1,449 - 20,193 SF

Lease - 30 N. Third Street, Harrisburg

- 1,449 - 20,193 SF contiguous available in Class A office building
- Skywalk to Strawberry Square, Walnut Street Garage, Harrisburg Hilton, Whitaker Center, etc.
- This building is Energy Star Certified and utilizes the latest energy management systems for optimal energy efficiency



2,730 SF

Lease - 3425 Simpson Ferry Road, Camp Hill

- One suite available with great perimeter window lines designed for professional users
- Ample parking on-site and easy access to Route 15, Route 581, and the PA Turnpike (I-76)
- Amenities close by including banks, restaurants, shopping, and convenience stores



1,843 SF

Lease - 156 Cumberland Parkway, Suite 200, Mechanicsburg

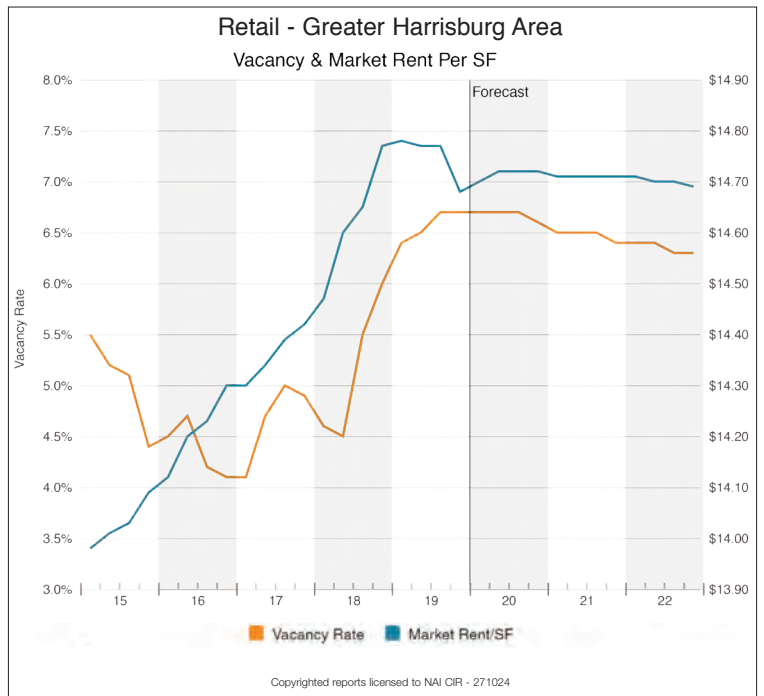
- First floor office space available in this Class A, high-profile building
- The location offers easy access to Route 15 and the PA Turnpike (I-76), plus great local amenities
- It is hereby disclosed that a partner in the ownership of this property is a licensed real estate salesperson in the Commonwealth of Pennsylvania



2,875 SF

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



Investment Listing



Sale - 905 E. Chocolate Avenue, Hershey

- 15 unit Travel Inn ideally located off E. Chocolate Avenue with excellent roadside visibility and moments from 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

Featured Land



Sale - 1345 Eisenhower Boulevard, Harrisburg

- 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
- Situated at a traffic-controlled intersection of Quarry Road

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
SOLD - 5650 Derry Street, Harrisburg, Dauphin County	1.90+/-	Commercial Limited	Sale
Pending - Bent Creek Boulevard, Lot 2, Mechanicsburg, Cumberland County	2.02	Community Commercial	Lease
453 Jonestown Road, Jonestown, Union Township	2.05	Commercial	Sale
Price Reduced - 7700 Derry Street, Harrisburg, Dauphin County	2.12 (lot 4)	Commercial District General	Sale
Price Reduced - I-81 and W. Trindle Road, Carlisle, Cumberland County	2.18 (2 parcels)	Commercial Highway	Sale
Price Reduced - 100 Narrows Drive, NEC of US Route 422 & Narrows Drive, Lebanon	2.2	Commercial	Sale
Price Reduced - 7700 Derry Street, Harrisburg, Dauphin County	2.3 (lot 8)	Commercial District General	Lease
Pending - 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
Price Reduced - 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
Pending - Eisenhower Blvd & Highspire Road, Harrisburg, Dauphin County	10	Commercial District General	Sale
Pending - Gettysburg Pike & Spring Lane Road, Dillsburg NWC, York County	14.92	Commercial	Sale
Price Reduced - Allentown Boulevard, Harrisburg, Dauphin County	17+	Commercial Highway (CH)	Sale
Price Reduced - 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 to view listings and deals not included in this issue.



LEASED - 665 Market Street, Lemoyne
Hairapy Barbering, Beauty & Spa, LLC leased 1,000 SF of retail space in Cumberland County. The Bill Gladstone Group of NAI CIR handled the transaction.



LEASED - 142 Reno Street, New Cumberland
CSE, Commercial & Industrial HVAC Solutions, leased 4,765 SF of industrial space in New Cumberland. The Bill Gladstone Group of NAI CIR handled the transaction.



LEASED - 205 Grandview Avenue, Suite 300 & 304, Camp Hill
Odyssey Healthcare Operating, LP leased 3,164 SF of office space in Cumberland County. The Bill Gladstone Group of NAI CIR along with Sarah Gates of Linlo Properties represented the landlord and Swearingen Realty Group, LLC represented the tenant in the transaction.