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HARRISBURG COMMERCIAL

# real estate REPORT

## Seeing Tech's Potential

Building information modeling can streamline the design, development, and operation of properties of all types.

By Nicholas Leider



The construction industry has a reputation for not being the vanguards of adopting new technology. Many basic processes related to building an office space or warehouse, the thinking goes, haven't changed all that much in the past few decades. But that doesn't mean technology is totally unwelcome in turning blueprints into fully functioning properties.

Building information modeling, or BIM, is a visual design and construction process that allows designers, contractors, architects, investors, and operators to engage with an interactive 3D model of the potential building. These virtual

designs can be broken down and examined by each expert to look for any opportunities or obstacles in the process from design to building management and operation. Ideally, the single BIM file can help the developer understand what the entire project will look like, while also delivering key information to a pipefitter or HVAC expert.

"BIM allows a level of detail to effectively communicate to different parties that helps them with visualization," says Eric Holt, PhD, of the University of Denver's Franklin L. Burns School of Real Estate and Construction Management. "Instead of a very detailed construction drawing

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Autumn Addley, front right, is not a licensed REALTOR.

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## New Listings



10,125 SF

### NEW Industrial Lease - 5610 Derry Street, Harrisburg

- Ideal industrial location in Harrisburg with accessibility to I-83 and other highly traveled corridors
- Warehouse space contains one dock, one drive-in, and 18'+ clear ceiling height
- Good space for contractors, small distribution and storage



### NEW Land Lease - 1700 Quentin Road, Lebanon

- Pad site for lease along Quentin Road in Lebanon next to Mavis Discount Tire
- Strong retail area with big box stores such as Lowe's Home Improvement, Staples, JOANN Fabrics and Crafts, Tractor Supply Company, Giant Food Stores, CVS and more
- Site is approved for a 5,952+/- SF building



### NEW Land Lease - 940 E. Main Street, Palmyra

- A high profile and convenient location along E. Main Street (Route 422)
- Several opportunities for retail development
- Pad site is approved for a building size around 2,487+/- SF



5,000 SF

### NEW Industrial/Office Lease - 5060 Ritter Road, Suite B2, Mechanicsburg

- Approximately 2,000 SF office and 3,000 SF warehouse space with visibility from Route 15
- The office area consists of private offices, an open working area, break room and conference room
- The warehouse has a drive-in door and over 19' of clear height
- Variety of users could be acceptable for this space



8,000 SF

### NEW Office Lease - 147 W. Airport Road, Suite 300, Lititz

- Exceptionally well-maintained three-story brick office building with an impressive exterior design
- The entire third floor (8,000 SF) is available, however the Landlord is able to subdivide down to about 5,000 SF (utilizing the rest of the space themselves)
- The suite has a good mix of private offices, workstation areas and conference/training rooms

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that would have layer upon layer of lines, we can cut and paste to pull out just the information needed to show a construction worker.”

The depth and clarity of data simplifies the construction process. It also offers an immense ability to analyze performance in the planning phase. You can see what works best from a holistic view, which improves the coordination in construction. Instead of the installation of the mechanical system leading to problems for electrical, building can occur in logical, coordinated phases.

**"The depth and clarity of data simplifies the construction process. It also offers an immense ability to analyze performance in the planning phase. You can see what works best from a holistic view, which improves the coordination in construction. Instead of the installation of the mechanical system leading to problems for electrical, building can occur in logical, coordinated phases. "**

BIM virtual designs can be broken down and examined by each expert to look for any opportunities or obstacles in the process from design to building managements to operation.

The process also aims to reduce inefficiencies and waste by calculating what is needed and how much.

“BIM lets you get down to the exact number of elbows and Ts needed in a plumbing system,” says Holt, PhD. “You can calculate the exact number of imbeds in the concrete. You're getting a higher level of detail and accurate quality at takeoff, which will mean increased detail, improved scheduling, and more safety across a job site.”

Instead of multiple renderings or drawings from various parties, BIM provides an accessible model available to everyone involved in the project.

“Whereas CAD involves single, 2D drawings, BIM is an entire set of plans and construction documents coming from one file,” says Rolly Stevens, director of design technology at Ryan Companies, a Minneapolis-based builder, developer, designer, and real estate manager. “It allows architects to do less drafting and more designing. They don't have to worry about little circle icons and lines; they can think about how a building actually goes together and how different systems integrate.”

But the dynamic nature of BIM is what really streamlines the design and building processes.

“If you want to change the design, which is typical with a data model, you can instantly know the difference in your per unit cost,” says Brian Dyches, FRDI, growth director at CorbisStudio, an architecture, engineering, and software development studio. “If you're a multifamily developer, for instance, you can see what a particular alteration will do to decide if you can get that back on the sale price.

## Commercial Listings



### **Sale - 25 & 33 Carlisle Street, Hanover**

- 30,112 SF stunning landmark in the Borough of Hanover
- This former bank building was beautifully constructed with great attention to detail and has been well-maintained throughout its years
- The adjacent (and connecting) office building is also included in the sale



### **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



### **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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"BIM is a way to clean up inefficiencies. If you implement a strategy, you could examine constructability and run a clash detection. That's one of the easiest things to do - run a clash detection - so you know where the potential pitfalls are."

The value of the many layers of information included in BIM hardly disappears once a ribbon is cut and a property is in use. Such a detailed accounting of all the whats, wheres, and hows is incredibly valuable to building managers and operators, too.

"Part of the idea of BIM is that when you're done designing a building, you have models with so much data, especially in terms mechanical and electrical information," says Holt, PhD. "Building operators can take this information and include it in maintenance management systems. On Day One, you can have a complete inventory of all the equipment - including types of parts, dates of installation, etc."

One potential benefit of BIM is especially crucial as business in various sectors begin to resume operations while handling new public health demands from COVID-19.

"You can run simulations to see how many people can occupy a building while obeying social distancing," Stevens says. "You can put six-foot radiuses around desks and develop reentry plans to ensure safety. With all that mechanical data, you can run simulations to test air changes in a building."

On the whole, BIM represents a move to a more engaged, dynamic understanding of a particular property. Considering the sheer amount of data that a building can provide, it's only natural that forward-thinking owners and operators would want to leverage that information to improve operations.

"The life cycle of a building is circular - where the planning, designing, and building are just a small part that also includes, hopefully, years and years of operation," Holt, PhD, says. "What we're trying to do is capture all that information upfront in a way that's actually useful, instead of the old paper-based systems that are antiquated and out of date quickly. We want to grab the information and use it for so much more. Operators will be able to look at energy use, run structural analyses, examine heating and cooling systems." ■

#### About the Author:

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## Commercial Listings



#### Lease - 4647 Jonestown Road, Harrisburg

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



#### Lease - 5129 E. Trindle Road, Mechanicsburg

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

## Industrial Listing



#### 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



## Office Listings



### **Sale - 200 S. Progress Avenue, Harrisburg**

- Don't miss out on the wonderful opportunity to own prime real estate on this desirable street in Harrisburg
- The office is currently being used as a longtime counseling practice but has many different possibilities
- The layout is flexible and consists of a waiting area, several private offices and a second floor that could potentially be rented out separately



### **Lease - 1029 Mumma Road, 2nd Floor, Lemoyne**

- Attractive office building with 2nd floor space available
- Property has been well-maintained, features modern upgrades and has ample on-site parking
- Convenient location along the West Shore business corridor with quick access to all major business hubs on both East and West Shores



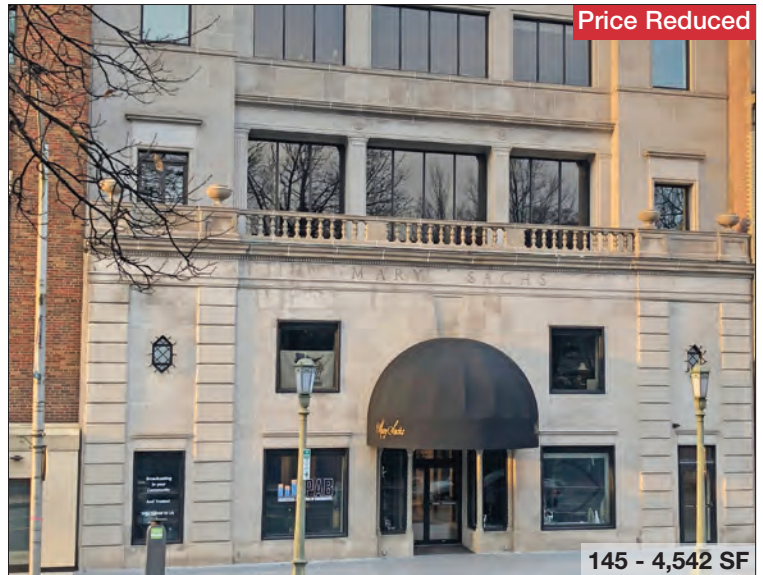
### **Lease - 1335 N. Front Street, Harrisburg**

- 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



### **Sale - 2451 N. 3rd Street, Harrisburg**

- Commercial ADA accessible one story building with finished lower level in excellent condition that has been recently remodeled (carpet, paint and windows)
- Building offers 13 private offices, waiting/reception area, two conference rooms, break room, three restrooms, and a large training room on the lower level
- Located on the corner of N. 3rd and Schuylkill, across from the Polyclinic Medical Center



### **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



### **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 (HIA)



# Office Listings



939 - 1,320 SF

## Lease - 2090 Linglestown Road, Suites 107 & 205, Harrisburg

- Attractive Class A building located in a populated business area with easy access to Front Street and Routes I-81, I-83, and 322
- This professional office space has been nicely finished and comes competitively priced
- Ample parking available



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



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



800 - 885 SF

## 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



3,500 SF

## Lease - 930 Century Drive, Suite 102 Mechanicsburg

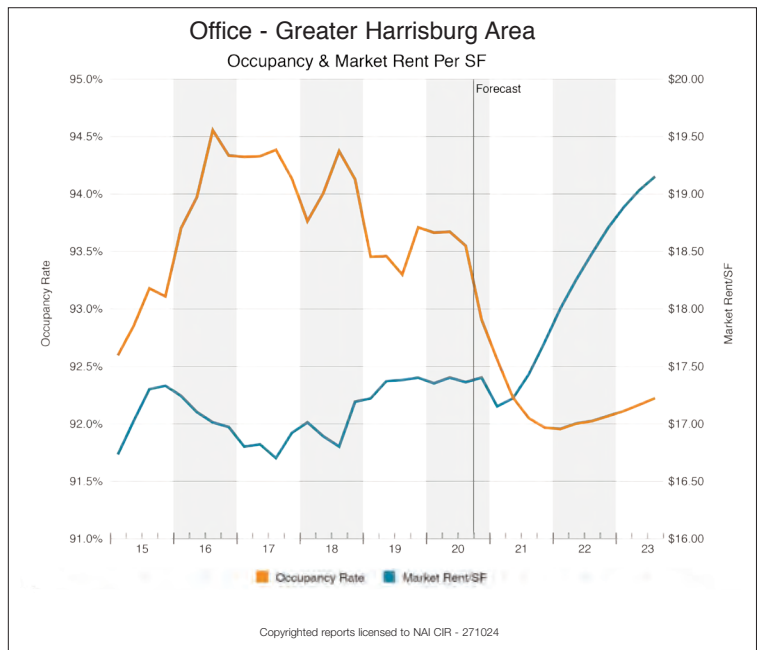
- Attractive office suite in recently renovated building
- The inside features carpet tiles, neutral colors and an open area allowing for various future configurations
- Good parking and easily accessible from Route 15



1,449 - 19,665 SF

## Lease - 30 N. Third Street, Harrisburg

- 1,449 - 19,665 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



## 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 - Hanshue Road, Tract 2, Hummelstown

- Over 9 acres of land available for sale in Hummelstown
- Property is zoned Residential Agriculture, which allows for single family homes (on 1 acre+ lots), churches and agricultural uses
- Over 650' frontage along Hanshue Road

## Land Listings

Location	Acres	Zoning	Type
<b>NEW</b> - 940 E. Main Street, Palmyra, Lebanon County	TBD	Highway Commercial	Lease
<b>NEW</b> - 1700 Quentin Road, Lebanon, Lebanon County	TBD	General Commercial	Lease
Kim Acres Drive & Aspen Drive, Mechanicsburg, Cumberland County	1.03	Highway Commercial	Sale
370 W. Main Street, Leola, Lancaster County	1.3 - 2.8	General Commercial	Sale/Lease
<b>Price Reduced</b> - 1301 Eisenhower Boulevard, Harrisburg, Dauphin County	1.77	ML-Light Industrial	Sale
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>Pending</b> - 7700 Derry Street, Harrisburg, Dauphin County	2.3 (lot 8)	Commercial District General	Lease
<b>Price Reduced</b> - 1345 Eisenhower Boulevard, Harrisburg, Dauphin County	4.46	ML-Light Industrial	Sale
Kriner Road, Chambersburg, Franklin County	4.64	Commercial Industrial	Sale
<b>Price Reduced</b> - 755-759 Kriner Road, Chambersburg, Franklin County	4.73 - 7.83	Commercial Industrial	Sale/Lease
W. Suncrest Drive and Spring Road, Carlisle, Cumberland County	4.87 (4 parcels)	Commercial/Light Industrial	Sale
<b>Pending</b> - 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
Cherry Street (Lot #9) & Walnut Street, Highspire, Dauphin County	7.77	Residential Low Density	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
<b>Price Reduced</b> - 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
Hanshue Road, Tract 2, Hummelstown, Dauphin County	9.42	Residential Agriculture	Sale
1900 State Road, Duncannon, Perry County	9.46	Commercial	Sale
<b>Pending</b> - Eisenhower Blvd & Highspire Road, Harrisburg, Dauphin County	10.0	Commercial District General	Sale
<b>Price Reduced</b> - Allentown Boulevard, Harrisburg, Dauphin County	17+	Commercial Highway (CH)	Sale

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## Check Out Our Recent Deals



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### **SOLD - 5630-5638 Lancaster Street & 90 Kempton Avenue, Harrisburg**

**Bridgeport Property Management** purchased a nine unit, 9,840+/- SF apartment building and a four unit, 4,024+/- SF apartment building in Harrisburg. The buildings were sold to an investor. The Bill Gladstone Group of NAI CIR represented the sellers and Jonathan Judson of Century 21 represented himself (as a manager of Bridgeport Property Management).



### **SOLD - 2719-2725 Agate Street, Harrisburg**

**DJAM Property, LLC** purchased this 6,900+/- SF retail strip center in uptown Harrisburg. The purchase includes the four business storefronts that are in the center, including the laundromat business also purchased by DJAM. The Bill Gladstone Group of NAI CIR handled the transaction.



### **LEASED - 418 Market Street, Lemoyne**

**America's Home Health Services, LLC** leased 1,282 SF of commercial space in Lemoyne. The company is dedicated to providing exceptional, cost-effective, family-focused care for the sick, elderly and disabled. Their goal is to meet their clients' medical and personal needs in the nurturing environment of their home. The Bill Gladstone Group of NAI CIR represented the lessor and Dan Alderman of NAI CIR represented the lessee.