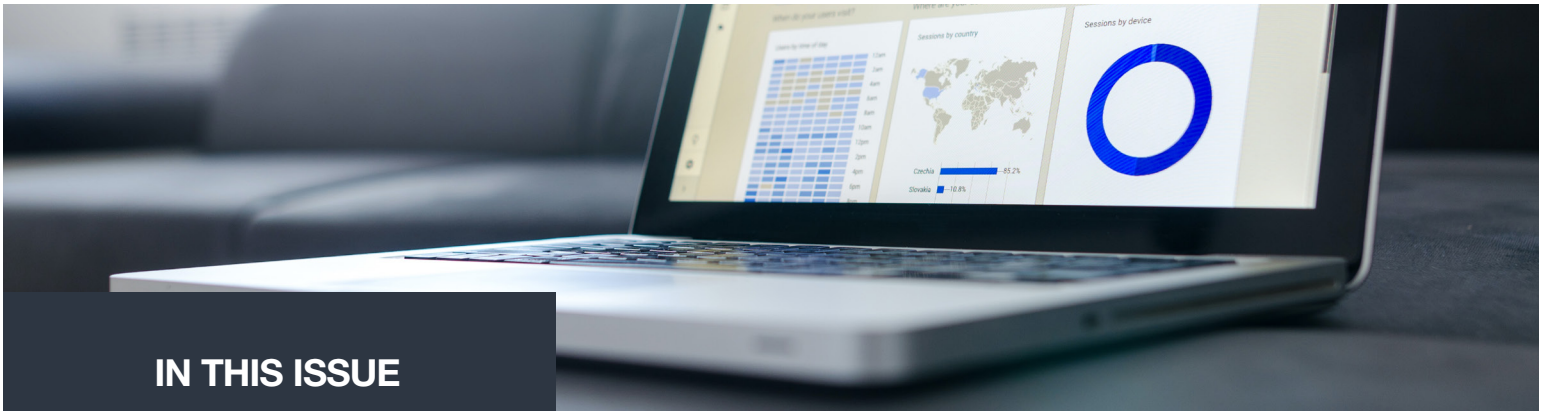


September 2021

HARRISBURG COMMERCIAL

real estate REPORT

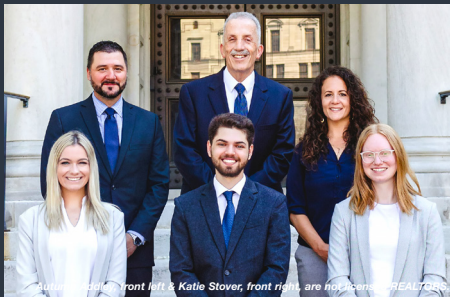


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Bill Gladstone Group of NAI CIR

Turning keys in commercial real estate for over 30 years.



Showcase Your Articles

Accepting Articles for 2021/22 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 website.

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

Contact: Katie Stover (717) 761-5070, ext. 116 or kstover@naicir.com.



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Online Cloud-Based Software for Accounting and Bookkeeping

By Zach Pasquariello

Before computers, bookkeeping was a very tedious task. Accountants were required to hand write every transaction on the general ledger and manually transfer all the information to the income statement and the balance sheet. Computer programs like spreadsheets have made these tasks much easier. Fast forward several years, and we have the internet which has made everything even easier! Today, we have access to extremely robust and complex software that can do the manual data entry for us.

You might be a small business owner, or maybe you work closely with other businesses. You already know that business owners are required to “wear many hats.” Running a business involves marketing, accounting, human resources, operations, public relations, maintenance, and so much more. Let’s examine three ways that online cloud-based software can help businesses run their accounting and bookkeeping efficiently.

Accounting software enables you to directly connect and sync your bank accounts and credit cards. This means the individual transactions are transferred directly to your accounting software which significantly helps reduce human error and saves time. You won’t accidentally type a seven instead of a four, you won’t type 2020 instead of 2021, and you won’t spend hours going line by line on your bank statements trying to enter every transaction.

Security is a big concern for everyone, and no one wants their bank accounts to be hacked. Cyber security has quickly become the top priority for most companies and individuals, so accounting software has provided state-of-the-art encryption and authentication technologies, including Secure Sockets Layer (SSL), digital certificates, and RSA encryption to protect the security and privacy of your financial information. With all this verification and authentication security you can confidently connect your financial information directly to your accounting software. It works just like your online banking mobile app on your phone. You simply type your username and password into the accounting software, the bank account connects to your software, and each transaction is transferred exactly as it appears on your bank statement.

You might have forgotten to keep up with your accounting for the past three or six months. That can be stressful, but luckily the online bank connection can pull data

(Continued on page 3)



A publication of the Bill Gladstone Group of NAI CIR



1,674 SF

NEW Office Lease - 3425 Simpson Ferry Road, Suite 204, Camp Hill

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



2,047 SF

NEW Office Lease - 1200 Camp Hill Bypass, Camp Hill

- Attractive West Shore three-story professional office building, adjacent to Radisson Hotel Harrisburg
- Two suites available for lease: Suite 200 (ground level in front of the building) and Suite 300 (second floor at front of the building)
- Both are corner suites and have beautiful window lines



1,623 SF

NEW Office Sale - 303 S. 32nd Street, Camp Hill

- Highly visible location along S. 32nd Street in Camp Hill Borough
- Property was formally used as a medical office, but has a flexible layout making it suitable for many uses



17,526 SF

Sale - 200 N. Franklin Street, Waynesboro

- Great industrial/warehouse opportunity in this 17,500+ SF building
- Quick access to PA I-81 and MD I-70
- Three 8' x 10' dock doors and a large 10' x 10' drive-in
- Office furniture and 1-ton industrial crane can be included in the sale



10,125 SF

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



4,857 SF

Sublease- 4750 Westport Drive, Mechanicsburg

- 4,857+/- SF of flex space that is conveniently located to all major PA highways
- Attractive space with a newly built-out office area, break room and a warehouse/storage space with one dock and one drive-in door

(Featured article...Continued from page 1)

from six or 12 months in the past. This can save you multiple days of manual data entry. Some banks and credit cards might not have the capability to connect directly, but there is a solution for that. Almost all banks have the option to download your activity in multiple formats like CVS (comma-separated values). You will be able to download your transactions and manually upload the single document to your accounting software. This requires one additional step, but it will still be much faster and more accurate than manually entering every single transaction individually. Connecting your online bank feed to your accounting software is just one amazing benefit to online cloud-based accounting.

People are constantly on the go and out of their office. Because of that, you can even use a mobile app for your accounting and bookkeeping. While the features might be limited, it can still be a great supplement to your accounting processes. You can track your mileage directly on your phone. Just login to your application, enable GPS tracking, and your accounting software will automatically track your miles traveled. Now you can capture this business deduction without a paper journal, confusing notes, or hours spent transferring the information from your journal to your computer. It can all happen with just a few clicks in your mobile app.

Receipts are important for accurate record keeping and it's good to have a "paper trail" just in case. You can take pictures with your phone and upload them directly to your accounting software via the mobile app. This is much better than taking a picture, sending an email, downloading the attachment, organizing your computer folders, and then uploading them to your accounting software. Using the mobile app for tracking receipts cuts out all of the middle steps and makes it easy for you to record your paper receipts directly into your general ledger and chart of accounts.

The mobile app makes it easy for the business owner to track on the go. What about the rest of the team? The office Admin, the Operations Manager, or your Accountant probably won't have the mobile app on their personal phone. However, with cloud-based accounting software, anyone can access it anywhere in the world as long as you have internet access. You won't need to download cumbersome files onto every computer you own, or run to the office to print your P&L Report. You can do all of this from the comfort of your home office or the local coffee shop. You can give remote access to your entire team so that everyone can do their job efficiently while working from home. Multiple users can even work at the same time. The mobile app and remote access make online cloud-based accounting software an absolute necessity for business owners.

Customer support and customer service is always one of the top complaints or compliments of a company. This is even more true for an online tech company. Customer support is necessary because customers don't have the



37,500 SF

Sale - 30-36 E. Independence Street, Shamokin

- This 37,000+ SF, 5-story commercial/apartment building is situated on 0.180 AC in the heart of Shamokin
- Current layout is retail (former Dollar General) on the first floor and four floors of apartments (53 units) above
- Great opportunity for an investor looking to revitalize this Shamokin landmark

COMMERCIAL



2,230 SF

Lease - 4647 Jonestown Road, Harrisburg

- 2,230 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



10,968 SF

Sale - 6340-6390 Derry Street, Harrisburg

- Nearly 11,000 SF single-story, multi-tenanted, flex building on heavily traveled Derry Street
- The property features two office tenants (2,300+/- SF and 2,268+/- SF) and a warehouse user in the rear
- Perfect investor or owner/user opportunity

(Continued from page 3)

in-person option with online software. You usually can't go to the local brick and mortar and receive support or troubleshooting.

Two features of customer support for online accounting software have significantly improved recently. First is the call back option. You probably have nightmares involving the common "hold music." It probably takes you 30 minutes just to talk to a real person after you already pressed 4, 1, and 3 about twenty times going through the automated menu. The "call back" option is perfect for busy businesspeople who aren't able to sit on hold for hours. You simply login to your account online, open the chat box, and request a call back. Then, an actual person will call you back within 10 minutes of the request. You don't need to listen to hold music, go through dozens of automated menus, or the absolute worst, get hung up on after you select the wrong option. The best part is, most big online tech companies have customer support from 8am to 8pm.

Sometimes a phone call is not enough to explain your problem and receive valuable instructions. That is where the second feature comes in, "screen share." A technical support member will be able to see your screen and know exactly what your issue is. You can clearly demonstrate the problem and receive real-time solutions for your accounting and technological issues. These technical support members are knowledgeable about the processes of the software and basic bookkeeping and accounting fundamentals. They can help you through almost any issue you might come across.

Online cloud-based accounting software can help everyone get organized and grow their business to the next level. ■



Zach Pasquariello is a father, husband, Army veteran, and Professional Bookkeeper. He loves spending time with his family, watching football, and serving his community. Zach has a passion for finance and accounting, and wants to optimize your business. He runs the numbers so you can run your business!

You can reach Zach at www.harrisburgbookkeeping.com or (717) 448-5993.



12,400 SF

Lease - 3460 Paxton Street, Harrisburg

- Former Planet Fitness and CJ Tires location heavily traveled Paxton Street, directly across from the Harrisburg Mall
- Don't miss the opportunity to lease this prime real estate
- Large warehouse/storage area with a drive-in door, front office or retail space with sprinklers



25,730 SF

Sale - 25 & 33 Carlisle Street, Hanover

- Stunning landmark in the Borough of Hanover available for sale
- Beautifully constructed former bank building with great attention to detail and has been well maintained throughout its years
- The adjacent (and connected) office building is also included



11,505 SF

Sale - 28 E. Main Street, Mechanicsburg

- 11,505+/- square feet of flex space in Silver Spring Township with General Industrial zoning
- Property has had many uses over the years - Harley Davidson motorcycle shop, offices and storage
- There are many options on this 1.77+/- acre site.
- Income producing tenant



13,000 SF

Lease - 100 N. Cameron Street, Harrisburg

- Four-story, brick office building in convenient location in the City
- Easy access to downtown, as well as I-83 and I-81
- Building features many office configurations - from single rooms to an entire 7,500 SF
- Plenty of windows and the west side has gorgeous Capitol views
- Ask about half price rent for the first year on a 3+ year lease



4,320 SF

Sale - 235 N. Enola Road, Enola

- Former branch bank on corner parcel along N. Enola Road
- Good parking, visibility and flexible floorplan allow for many redevelopment opportunities
- Property features open space, private offices, good storage, large break area and on-site parking
- Two drive-thru lanes and one ATM lane with 980 SF canopy extending from the western elevation



1,843 SF

Lease - 156 Cumberland Parkway, Mechanicsburg

- First floor office space in this Class A, high profile building
- 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



1,286 SF

Lease - 2408 Park Drive, Suite A, Harrisburg

- Beautifully upgraded office space for a company in need of a flexible office layout
- The nearly 1,300 SF suite features LED lighting, carpet squares, neutral colors and an overall clean, updated look
- Located in Commerce Park - right off Progress Avenue at the I-81 interchange with many amenities in close proximity



1,843 SF

Lease - 156 Cumberland Parkway, Mechanicsburg

- First floor office space 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
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5,106 SF

Sale - 2411 N. Front Street, Harrisburg

- Three-story, stone office building with lovely character and amazing river views
- The property has been well-maintained over the years. It is obvious that great attention to detail was made to modernize the property while keeping the early 1900's feel



4,100 SF

Sale - 265 S. Houcks Road, Harrisburg

- Well maintained two-story office building
- Layout offers many uses and location is easily accessible from the Harrisburg business communities
- Don't miss the opportunity to own this prime real estate



4,559 SF

Sale - 2120 Fisher Road, Mechanicsburg

- Unique office building for sale with easy access to Route 15 & PA Turnpike
- Space is functional with lots of windows and skylights throughout so every space gets natural light
- The large landscaped lot creates a nice setting. Main floor has credit tenant until September 2023



15,349 SF

Lease - 30 N. Third Street, Harrisburg

- 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
- Energy Star Certified building and utilizing the latest energy management systems for optimal energy efficiency
- 24 Hour security system with on-site management
- Located directly across from the Capital Complex and Federal Building and within a few blocks from the City and County Administrative Offices/Courthouses



3,661 SF

Lease - 5229 E. Trindle Road, Mechanicsburg

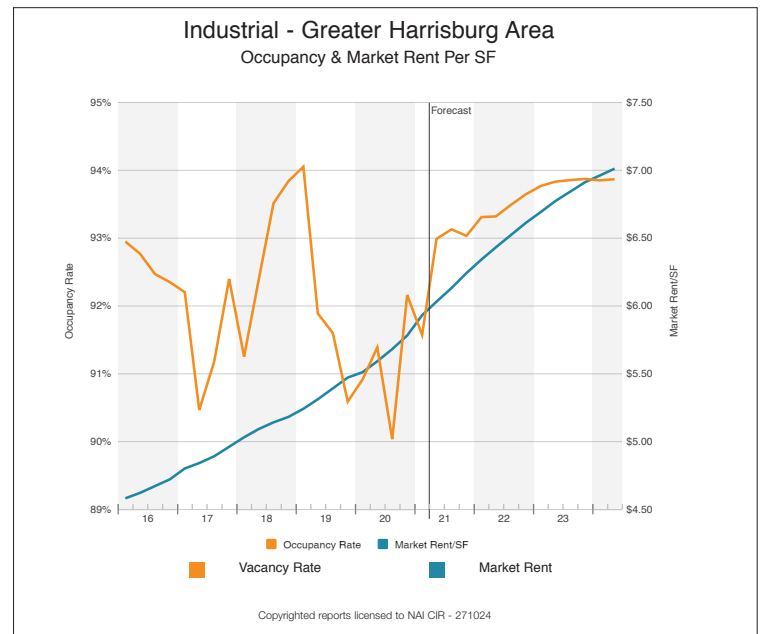
- Highly visible and desirable E. Trindle Road location available for a 3,500+/- square foot tenant
- The first floor space was formally used as a dental office so would be suitable for many medical users, but is also easily adaptable to office or retail uses



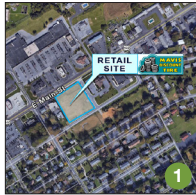
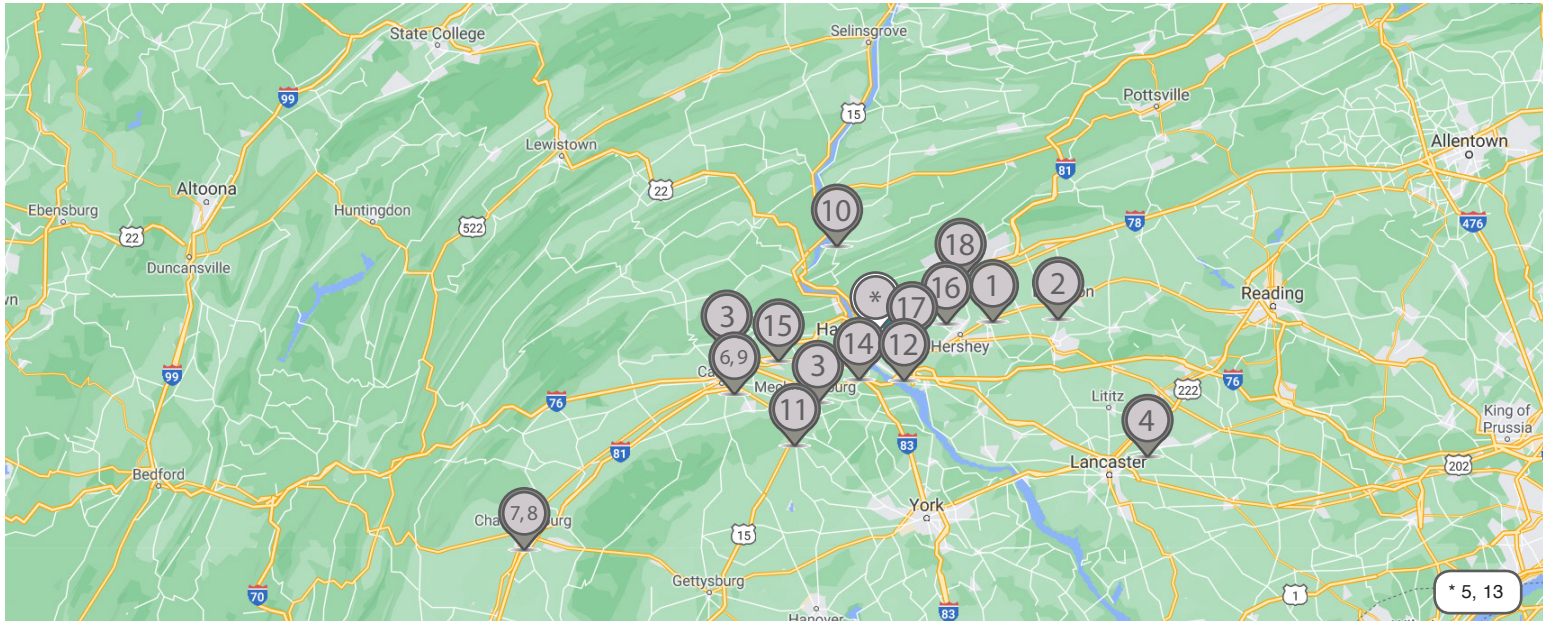
3,600 SF

Lease - 4386 Sturbridge Drive, Harrisburg

- Class A office space for medical or professional use
- The space is in shell condition, ready to accept a build-out designed to suit tenant
- The location in Sturbridge Business Park, nestled along Route 39, gives superior access to all amenities like lodging, eateries, gas, banking, and all major transportation corridors



LAND



Lease - 940 E. Main Street, Palmyra

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



Sale - Cherry Street (Lot #9) & Walnut Street, Highspire

- Over 7 acres of land available for sale tucked away in a predominately residential area with quick access to the 76/283 interchange
- The property consists of three parcels total and has public utilities located in the adjacent site

Location

Acres

Zoning

Type

	Location	Acres	Zoning	Type
1	940 E. Main Street, Palmyra, Lebanon County	TBD	Highway Commercial	Lease
2	1700 Quentin Road, Lebanon, Lebanon County	TBD	General Commercial	Lease
3	Pending - Kim Acres Drive & Aspen Drive, Mechanicsburg, Cumberland County	1.03	Highway Commercial	Sale
4	370 W. Main Street, Leola, Lancaster County	1.3 - 2.8	General Commercial	Sale/Lease
5	Pending - 7700 Derry Street, Harrisburg, Dauphin County	2.12 (lot 4)	Commercial District General	Sale
6	I-81 and W. Trindle Road, Carlisle, Cumberland County	2.18 (2 parcels)	Commercial Highway	Sale
7	Kriner Road, Chambersburg, Franklin County	4.64	Commercial Industrial	Sale
8	755-759 Kriner Road, Chambersburg, Franklin County	4.73 - 7.83	Commercial Industrial	Sale/Lease
9	W. Suncrest Drive and Spring Road, Carlisle, Cumberland County	4.87 (3 parcels)	Commercial/Light Industrial	Sale
10	Pending - Peters Mountain Road & River Road, Halifax, Dauphin County	5.1	None	Sale
11	700 S. Baltimore Street, Dillsburg, York County	5.23 - 57.5	Agricultural - Conservation (AC)	Sale
12	Cherry Street (Lot #9) & Walnut Street, Highspire, Dauphin County	7.77	Residential Low Density	Sale
13	Route 441 and Orchard Drive, Harrisburg, Dauphin County	8.34	Single Family Residential District	Sale
14	Pending - 730 Limekiln Road, New Cumberland, York County	8.64	Commercial Business	Sale
15	Carlisle Pike (Route 11) Waterford Square, Mechanicsburg, Cumberland County	8.78 (8 lots)	Community Commercial (C2)	Sale
16	Price Reduced - Hanshue Road, Tract 2, Hummelstown, Dauphin County	9.42	Residential Agriculture	Sale
17	Eisenhower Blvd & Highspire Road, Harrisburg, Dauphin County	10.0	Commercial District General	Sale
18	Allentown Boulevard, Harrisburg, Dauphin County	17+	Commercial Highway (CH)	Sale



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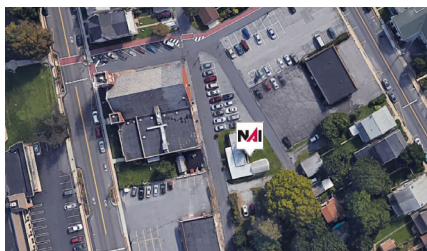
Check Out Our Recent Deals

Visit www.billgladstone.com to view listings and deals not included in this issue.



SOLD - 220 Cumberland Parkway, Mechanicsburg

Kiker Property Management, LLC purchased 1,200 SF of office space. This property will become the corporate headquarters for Yellow Breeches Group, Inc., a regional trucking carrier. They specialize in servicing dry and refrigerated goods for customers from Maine to Florida and West to Ohio. The Bill Gladstone Group of NAI CIR represented the Buyer and Dan Alderman of NAI CIR represented the Seller.



SOLD - 714 Shade Street, Lemoyne

Do Over Ministries, Inc. purchased this small residential property in Lemoyne, PA. Do Over Ministries is a non-profit organization which helps people who struggle with addiction get back on their feet. The Bill Gladstone Group of NAI CIR handled the transaction.



SOLD - 700 Market Street, Lemoyne

Pennsylvania Bible Teaching Fellowship bought this 22,530 SF church. Pennsylvania Bible Teaching Fellowship is a non-denominational Christian Church which holds weekly teaching events, youth and family camps and a variety of other religious and secular events. The Bill Gladstone Group of NAI CIR represented the Seller and Nick Martin of NAI CIR represented the Buyer.