

# Build To Suit - Office Space For Lease

Loopnet #: 10562719 File #: TP, JS 1314



## Utilities/Services Paid By

Water:	T	Janitorial:	T
Sewer:	T	Heat:	T
Trash:	T	HVAC Repairs:	T
Electricity:	T	Interior Repairs:	T
Air Conditioning:	T	Parking Main.:	T
Plumbing Repair:	T	Structure Repairs:	L
Lawn Maintenance:	T	Snow Removal:	T
Taxes:	T	Light Bulbs:	T
Insurance:	T		

## Building Description

Total SF:	24,960 SF
Class:	
Construction:	Glass/Steel
# of Units:	
Age:	New
Roof Type/Material:	Flat/Rubber
Floor Type:	Carpet/Cement
Floors:	3
Elevator:	1
Ceiling Hgt. Min/Max:	9'/9'
Type:	2x4 Acoustic Grid
Sprinklers:	No
Lighting:	Fluorescent
Heat: Type/Source	Hot Air/Electric
Air Conditioning:	Electric/Central
Restrooms:	6
Business ID Sign:	Yes
Security System:	Yes
Handicap Access:	Yes
Parking Desc.:	5.0 per 1,000 Sq. Ft.

## Location Description

**Address:** 4230 Crums Mill Road and Colonial Road  
Harrisburg, PA 17112

**Cross Street:** Colonial Road

**County:** Dauphin

**Municipality:** Lower Paxton Township

**Tax Parcel #:** N/A

**Directions:** From Route 283 take Colonial Park Exit to Colonial Road. Travel north on Colonial Road. Property is approximately 1.0 miles on the left, adjacent to PA State Bank.

**Access:** I-81, Route 22 and Linglestown Road

## Site Description

**Lot Size:** 1.75 Acre(s)

**Frontage:** 250 Ft. on Colonial Road

**Perimeter:** N/A

**Zoning:** Commercial General

**Topography:** Flat

**R.E. Taxes:** N/A

**Public Transportation:** Yes

Utility	Provider	Location	Size/Capacity
Electricity:	PP&L	At Site	800A 240V 3P
Gas:	UGI	At Site	
Sewer:	Public	At Site	
Water:	Public	At Site	
Rail:	N/A	N/A	N/A
Fiber:	N/A	N/A	N/A

## Comments

**Special Features:** Suites ranging from 1,307 sq. ft. and 3,948 sq. ft. on the second floor. Banded glass throughout, excellent visibility and access to I-81, Route 83 and PA Turnpike.

**Showing Instructions:** See Listers: Tom Posavec and/or Jeremy Shyk

**Listing Comments:** Located at corner of Colonial and Crums Mill Road. Building will have Class "A" finish. Property is close to several amenities including shopping, restaurants, and banking.

## Lease Rate / Terms

Unit:	SF:	Rate:	Term:	Available:	Comments:
2	3,948	\$14.00	Minimum 5 Years	9/1/2004	2nd Floor can be divided. See attached plans.
3	1,307	\$14.00	Minimum 5 Years	9/1/2004	2nd Floor space. Beautiful window line.



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