

# Office Building For Sale and Lease

Loopnet #: 13899835 File #: JS 1622-L



## Location Description

**Address:** 3 Crossgates Dr.  
Mechanicsburg, PA 17055

**Cross Street:** Carlisle Pike and Crossgates Drive

**County:** Cumberland

**Municipality:** Hampden Township

**Tax Parcel #:** NA

**Directions:** Travel west on Carlisle Pike, property is located next to the Holiday Inn.

**Access:** N/A

## Site Description

**Lot Size:** 4.00 Acre(s)

**Frontage:** 530 ft Crossgates Drive

**Perimeter:** N/A

**Zoning:** Commercial - Limited

**Topography:** Flat

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

Utility	Provider	Location	Size/Capacity
<b>Electricity:</b>	PP&L	In Service	200A 2 Phase, 200 AmpsP
<b>Gas:</b>	UGI	In Service	In Service
<b>Sewer:</b>	Public	In Service	In Service
<b>Water:</b>	Public	In Service	In Service
<b>Rail:</b>	N/A	N/A	N/A
<b>Fiber:</b>	N/A	N/A	N/A

## Utilities/Services Paid By

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

## Building Description

**Total SF:** 56,000 SF

**Class:** B

**Construction:** Steel

**# of Units:** 1

**Age:** 1978

**Roof Type/Material:** Flat/Rubber

**Floor Type:** Concrete/Carpet

**Floors:** 2

**Elevator:** 1

**Ceiling Hgt. Min/Max:** 8'/8'

**Type:** 2x4 Acoustic Grid

**Sprinklers:** No

**Lighting:** Fluorescent

**Heat: Type/Source:** Gas/Hot air

**Air Conditioning:** Central

**Restrooms:** Two sets on each floor

**Business ID Sign:** Yes

**Security System:** No

**Handicap Access:** Yes

**Parking Desc.:** In Common

## Comments

**Special Features:** Property is being marketed FOR SALE; lease abstracts available to qualified prospects. **SEE LOOPNET #13899835 for lease information-27,480 SF.**

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

**Listing Comments:** Two story office building located off the Carlisle Pike. Great access from I-83, I-81, and Route 581. Building is ideal for both potential users of the space and investors. Numerous upgrades to the roof, HVAC, electrical systems have been made in recent years.

## PROPERTY IS ALSO FOR SALE

## Lease Rate / Terms

Unit:	SF:	Rate:	Term:	Available:	Comments:
3	27,480	\$13.95	3-5 Years	6/1/2006	Entire Second Floor



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