

8/17/2006

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File: (#1794) Loopnet #: 14363517 Listing Agents: Tom Posavec/Roy Brenner/Jeremy Shyk



Office Land For Sale

**5021 (Lot #D-4)
Louise Dr.
Mechanicsburg, PA
17055**

Business Park:	Rossmoyne Business Park
County:	Cumberland
Municipality:	Upper Allen Township
Property Near:	Wesley Drive
Land Size (Acres)	3.12 ACRES
Land SF:	135,907 SF

General Listing/Transaction Information

Asking Price:	\$430,000.00	\$3.16 Per SF
Price/Acre:	\$137,820.51	
Transaction Type:	Sale	

Site

Land SF:	154,638 SF
Parcel Number:	42-10-026-028
Zoning:	Industrial Park
Access:	Louise Drive
Frontage:	Louise Drive
Frontage Traffic Count:	N/A
Topography:	Level

Utilities

Power Supplier:	PP&L
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Comments

Property Comments: Rare opportunity to purchase small acreage in this first class office park setting.
Directions: South on Rt. 15 to Rossmoyne Exit. Left on Wesley Drive, right on Louise Drive. Site on left behind the existing 5021 Louise Drive Building.
Listing Comments: Build your ideal building on this superior office site. Seconds from Rt. 15 & PA Turnpike. One of the last available sites in the Park!

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