

# Industrial / Commercial Building For Sale

**400 Blue Ribbon Ave.  
Harrisburg, PA 17112**

**LoopNet #:** 14601086  
**Property #:** 1902  
**Listing Broker's:** TP, JG



## Building Description

<b>Building SF:</b>	35,200
<b>Industrial / Office / Retail SF:</b>	20,200 / 15,000 / 0
<b>Construction Status / Type:</b>	/ Masonry/Metal Panel
<b>Year Built / Year Refurbished:</b>	2002
<b># of Floor(s) / # of Unit(s):</b>	1
<b>Roof Type / Age:</b>	Standing Seam/Metal & Rubber-Metal
<b>Floor Type / Thickness:</b>	Concrete
<b>Lighting:</b>	Fluorescent & Recessed
<b>Sprinkler(s):</b>	Yes
<b>Air Conditioning:</b>	6 Zoned Areas
<b>Ceiling Height (Min / Max):</b>	20' / 22'
<b>Ceiling Type:</b>	2x2 Acoustic Grid
<b>Security:</b>	Yes
<b># Int. Dock(s) / # Int. Leveler(s):</b>	
<b># Ext. Dock(s) / # Ext. Leveler(s):</b>	4 / 0
<b># Drive-In-Door(s) / (HxW):</b>	1 / 10 Ft. x 12 Ft. (HxW)
<b>Loading &amp; Door Comments:</b>	Loading Dock: 8 Ft. x 9 Ft.
<b># Rail Door(s) / Comments:</b>	
<b># Crane(s) / Comments:</b>	
<b># Freezer(s) SF / Comments:</b>	
<b># Cooler(s) SF / Comments:</b>	
<b>Signage:</b>	Yes
<b>Parking Comments:</b>	Ample - In Common

## Location/Site Description

<b>Municipality:</b>	Lower Paxton Township
<b>County:</b>	Dauphin
<b>Zoning:</b>	Limited Light Industrial
<b>Tax Parcel:</b>	35-34-097
<b>Topography:</b>	Flat
<b>Cross Street:</b>	Route 22
<b>Access:</b>	Blue Ribbon Avenue
<b>Frontage:</b>	Interstate 81
<b>Lot Size/ Dimensions (LxW):</b>	2.81 Acre(s)

## Utilities Description

<b>Gas / Water / Sewer:</b>	UGI / Public / Public
<b>Supplier / Power:</b>	PP&L / 800 Amps/208 V/3 Phase
<b>Phone / Cable / BroadBand:</b>	

## Listing Broker

**Thomas Posavec**, Vice President  
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**Jason Grace, CCIM, SIOR**  
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## Sale Description

Price	Comments
\$2,595,000.00	Conventional

## Comments

**Listing Comments:** Excellent location, situated along Interstate 81 with quick connection to Route 22 and Linglestown Road. Great access and signature visibility to over 95,000 cars per day. Building is in excellent condition and works well for any showroom, office and warehouse user looking for great East Shore access and location. Truly a "must see" opportunity.

**Property Comments:** Showroom and office area has suspended ceilings, commercial grade carpet squares, vinyl tile entry, canopies with recessed fluorescent lights equipped with T-5 energy efficient bulbs. Warehouse area has a trucker's restroom, unisex restroom with shower, breakroom, warehouse manager's office and entry. Four (4) loading docks and (1) drive-in door. All flooring is raised for wiring capabilities. Currently the facility is wired for CAT 5 E, T-1 and has a fiber substation.



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