



West Shore Flex Space

AVAILABLE FOR LEASE

701 W SIMPSON ST, MECHANICSBURG

425 N 21ST STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990

WEST SHORE FLEX SPACE

FOR LEASE



OFFERING SUMMARY

Building Size	20,000 SF
Available SF for Lease	4,275-6,700 SF
Lease Rate	\$9.95 per SF/Yr
Lease Type	Modified Gross
CAM	None
Zoning	Commercial General
Municipality	Mechanicsburg Borough
County	Cumberland County

PROPERTY OVERVIEW

Rare opportunity to lease versatile commercial flex suites on the highly sought-after West Shore. This adaptable spaces feature a functional mix of showroom and warehouse areas—ideal for contractors, service providers, and retail-oriented industrial users looking to impress clients while maximizing operational efficiency. Currently two (2) suites are available. Suite A includes an 8' x 8' low dock for easy loading and unloading, with ample room for customization to meet your business needs. Suite D has a standard dock door with leveler, 12' drive-in door, & 2 office spaces. Tenants are responsible for electric, gas, and trash.

PROPERTY HIGHLIGHTS

- Central Mechanicsburg Borough location
- Warehouse space has 13' ceiling height
- Located near major routes including:



LANDMARK COMMERCIAL REALTY

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NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

ROY BRENNER
VICE PRESIDENT, CORPORATE SERVICES
RBRENNER@LandmarkCR.com
C: 717.512.3966

LANDMARKCR.COM

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PROPERTY DETAILS

Number of Buildings	1
Building Size	20,000 SF
Lot Size	2 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	1
Parking	In-common
Year Built	1992

BUILDING SPECIFICATIONS

Construction	Metal
Roof Type	Metal
Ceiling Height	13'
Dock Door	Varies
Power	Varies
HVAC	Gas Heat
Sprinklers	No
Security	Per Unit Tenant
Signage	On Building

MARKET DETAILS

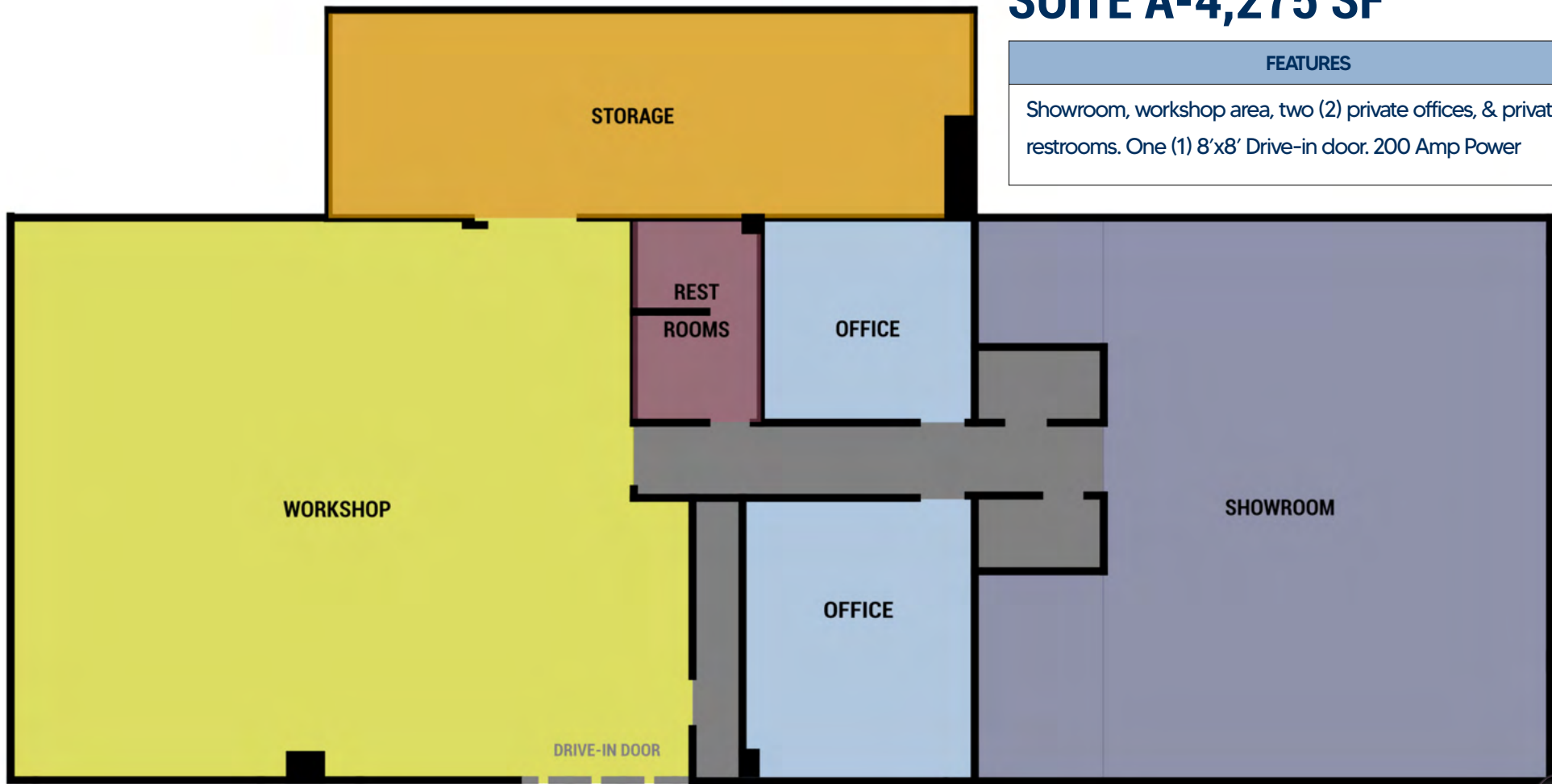
Cross Streets	W Main St & W Simpson St
Traffic Count at Intersection	8,809 ADT
Municipality	Mechanicsburg Borough
County	Cumberland County
Zoning	Commercial General



SUITE A-4,275 SF

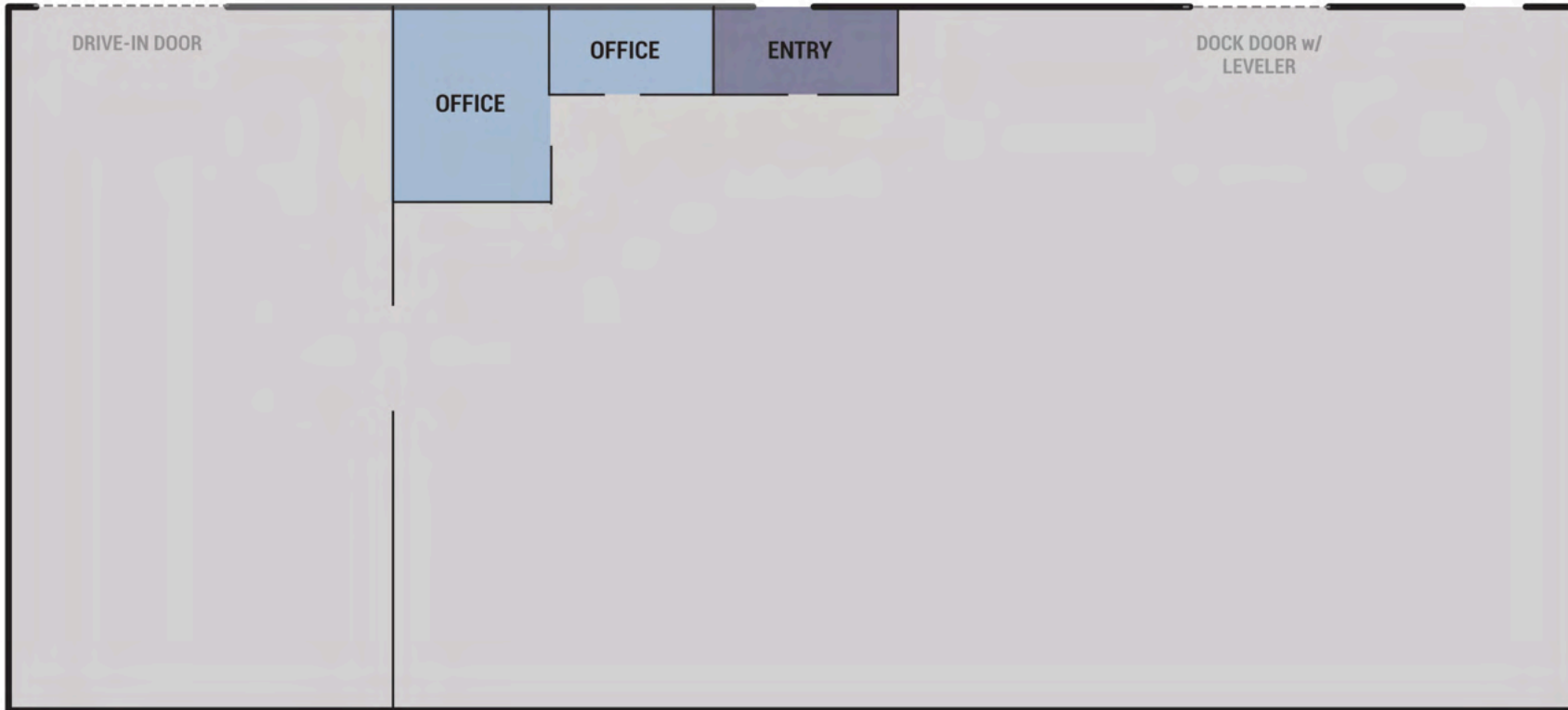
FEATURES

Showroom, workshop area, two (2) private offices, & private restrooms. One (1) 8'x8' Drive-in door. 200 Amp Power



SUITE D-6,700 SF

FEATURES
Two (2) private offices, one (1) 12' Drive-in door and one (1) standard dock door with leveler. 3-Phase Power



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WEST SHORE FLEX SPACE

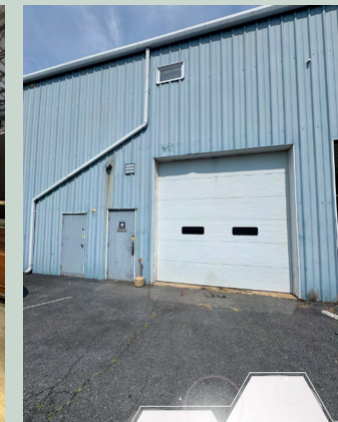
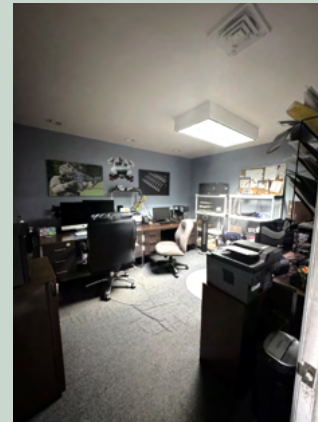
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ADDITIONAL PHOTOS

SUITE A



SUITE D



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LOCATION



SITE

SUITE D

SUITE A



SITE

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AREA



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WEST SHORE FLEX SPACE

FOR LEASE

DEMOGRAPHICS

POPULATION

1 MILE	9,629
3 MILE	40,728
5 MILE	103,341

HOUSEHOLDS

1 MILE	4,139*
3 MILE	17,328
5 MILE	39,887

AVERAGE HOUSEHOLD INCOME

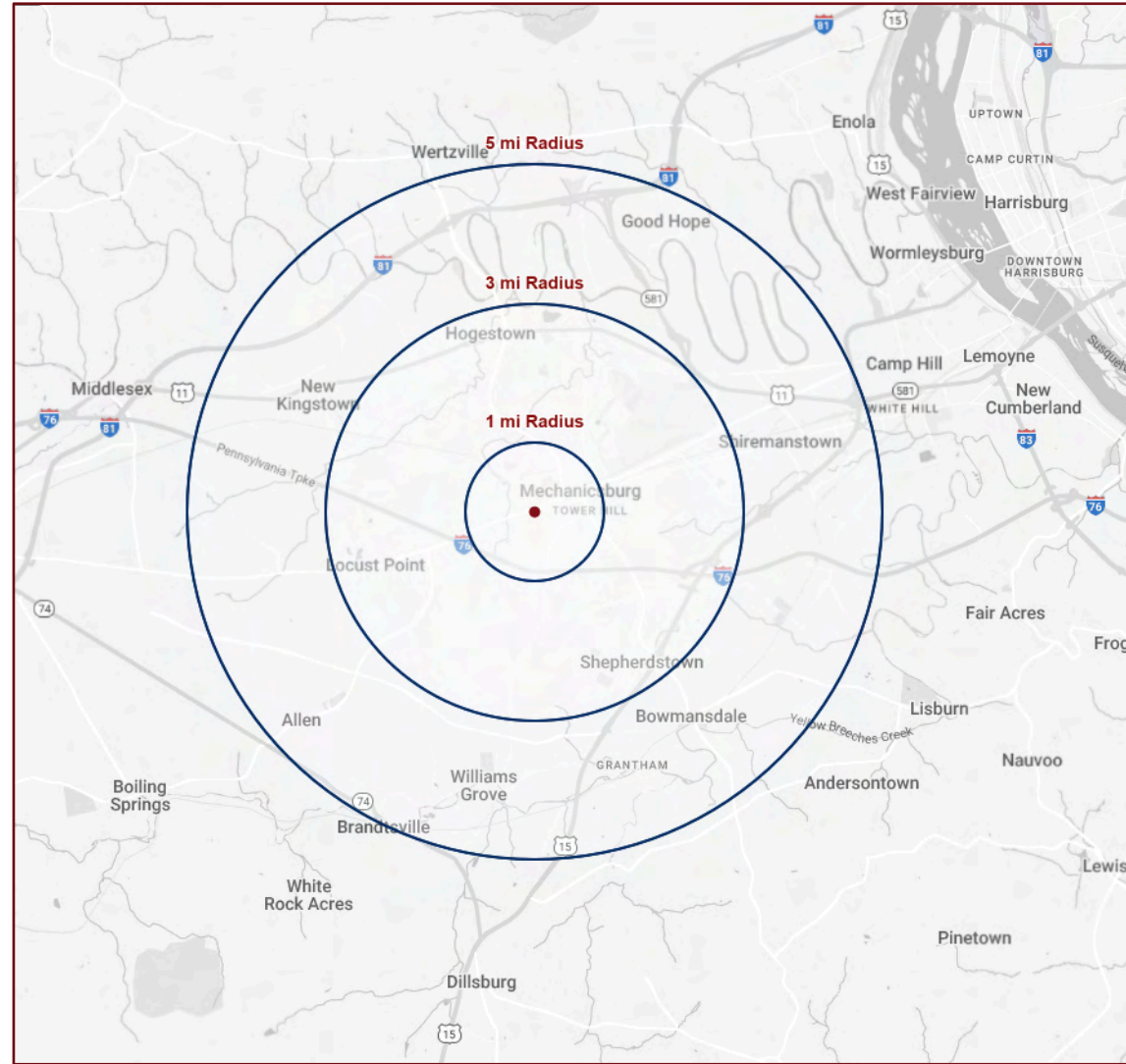
1 MILE	\$106,273
3 MILE	\$122,296
5 MILE	\$131,666

TOTAL BUSINESSES

1 MILE	342
3 MILE	1,488
5 MILE	3,876

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	3,293
3 MILE	20,381
5 MILE	50,643



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AREA OVERVIEW

MECHANICSBURG, Pennsylvania, is a dynamic area that encompasses multiple municipalities within the 17050 and 17055 zip codes, deriving its name from the central Borough of Mechanicsburg. It offers diverse business and residential opportunities, from historic neighborhoods to modern developments, creating a unique blend of the old and the new. Mechanicsburg's name dates to the 19th century when skilled mechanics who repaired and crafted wagons settled here. As a transportation hub, Mechanicsburg has a rich history, connecting through rail and major roadways, including Interstates 76, 81, 83, and US Routes 11 & 15. This strategic location ensures easy access to major East Coast metropolitan areas within a two hour drive. The area is well-served by several school districts, including the Cumberland Valley, Mechanicsburg, and West Shore School Districts, along with various educational options. In sum, Mechanicsburg provides a unique blend of historical charm, modern development, and exceptional connectivity, making it an attractive place to live and work.



MECHANICSBURG
DEMOGRAPHICS

POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
9,953	4,394	\$89,113	38.6	3,554	3,167

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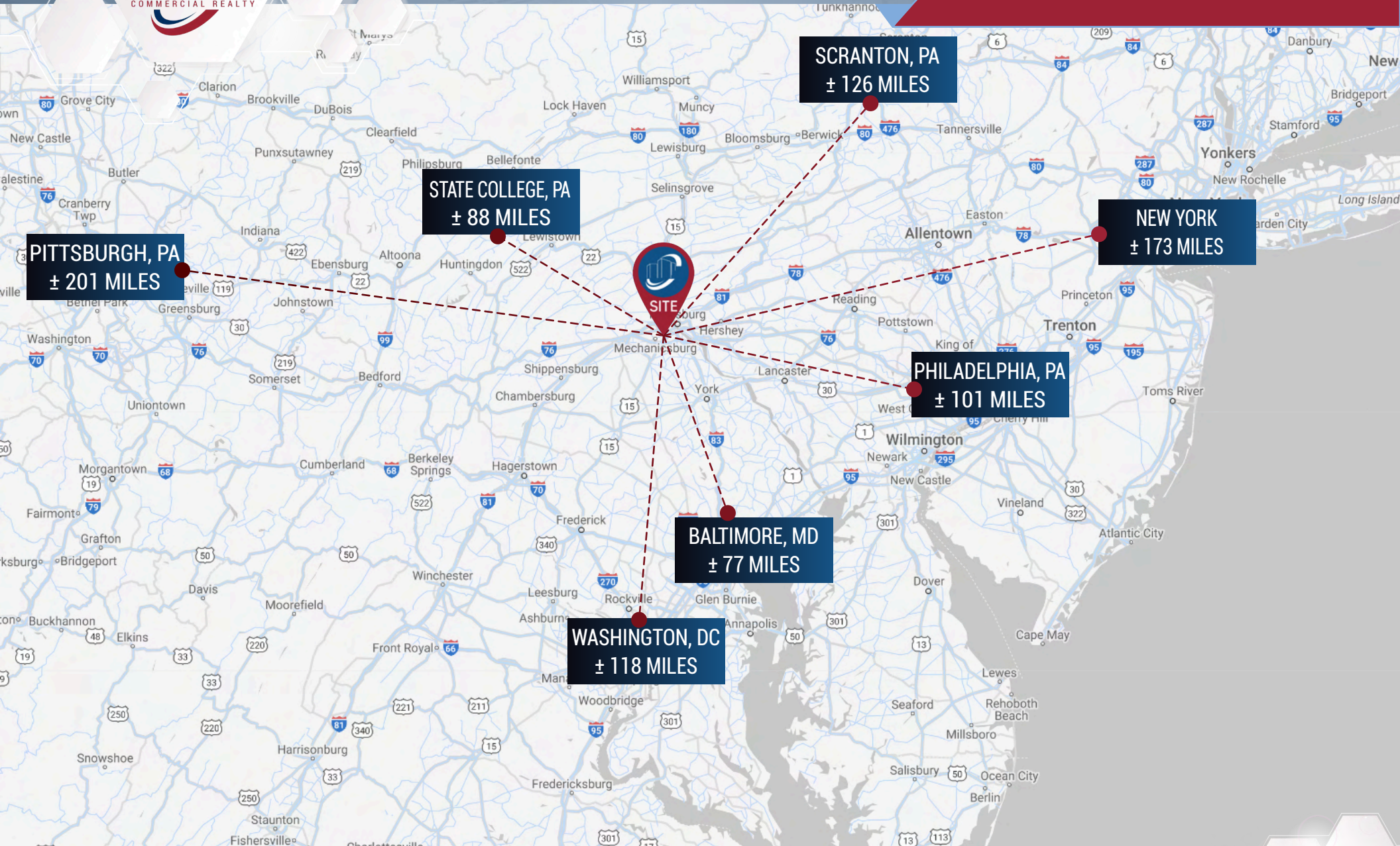
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