

# INDUSTRIAL PROPERTY FOR LEASE

## 8176 PRESIDENTS DRIVE | HUMMELSTOWN, PA 17036

### **Presented By:**

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# PROPERTY OVERVIEW

8176 Presidents Drive | Hummelstown, PA 17036



## PROPERTY DESCRIPTION

This +/- 15,000 SF industrial warehouse space offers 21' clear height, three 8' x 8' dock doors, three 14' x 10' drive-in doors, 200-amp electric service, gas hung heaters, ESFR sprinklers, and a small office area. The warehouse features concrete floors, 40' x 40' column spacing, and LED lighting upgrades. Located within Summitview Business Park just off Route 322 between Harrisburg and Hershey, the property provides convenient access to I-81 and the Pennsylvania Turnpike. Monument, building, and door signage are available.

## PROPERTY HIGHLIGHTS

- 21' Clear Height Warehouse
- 6 Loading Doors: 3 Dock, 3 Drive-In
- Excellent Highway Access

## OFFERING SUMMARY

|                |                             |
|----------------|-----------------------------|
| Lease Rate:    | Call listing Agent          |
| Estimated NNN: | \$1.66/sf plus snow removal |
| Available SF:  | 15,000 SF                   |
| Building Size: | 76,800 SF                   |
| APN:           | 63-022-048                  |
| Zoning:        | Manufacturing Light         |
| Municipality:  | Swatara Twp                 |
| County:        | Dauphin                     |



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# PROPERTY PHOTOS

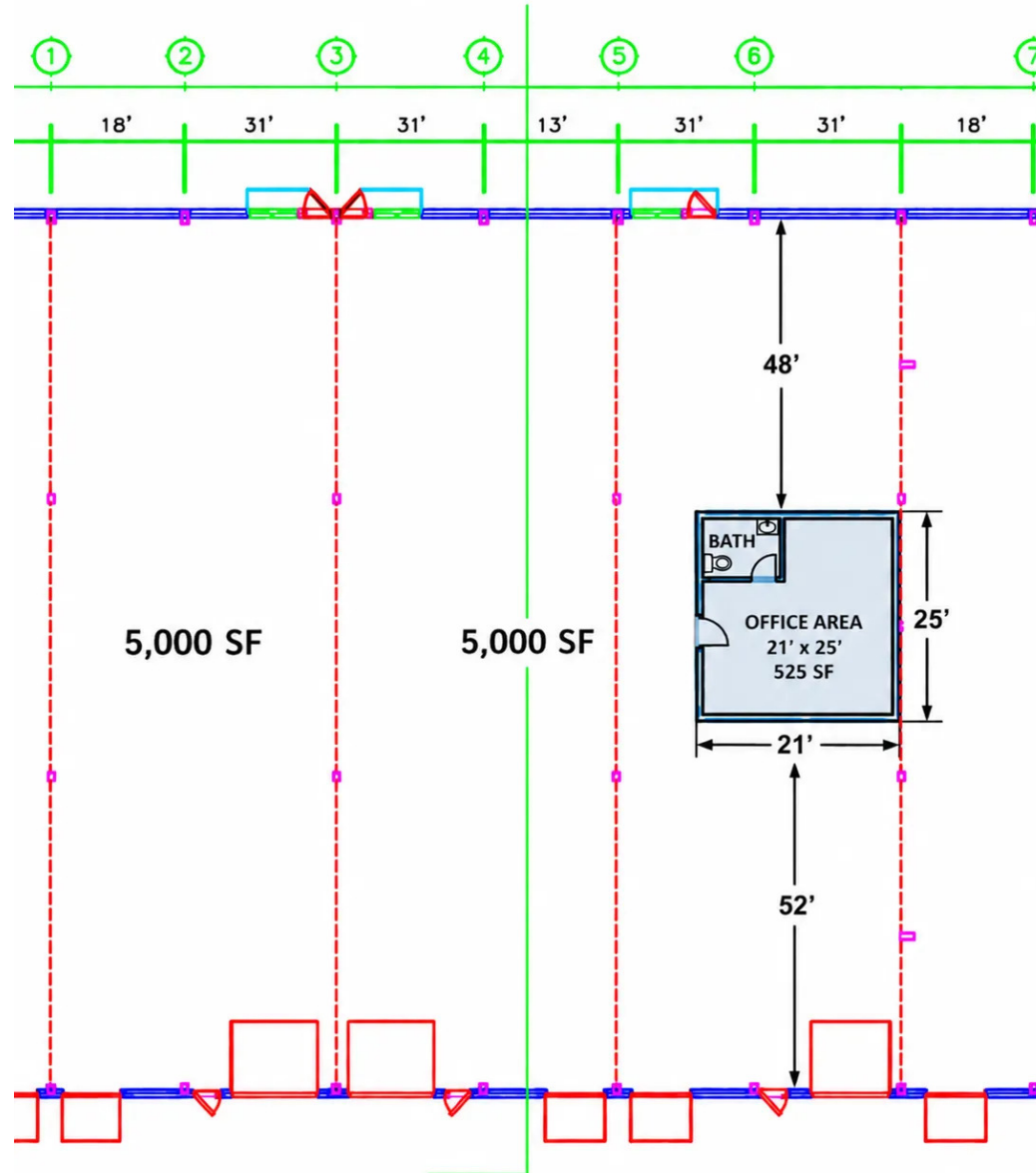
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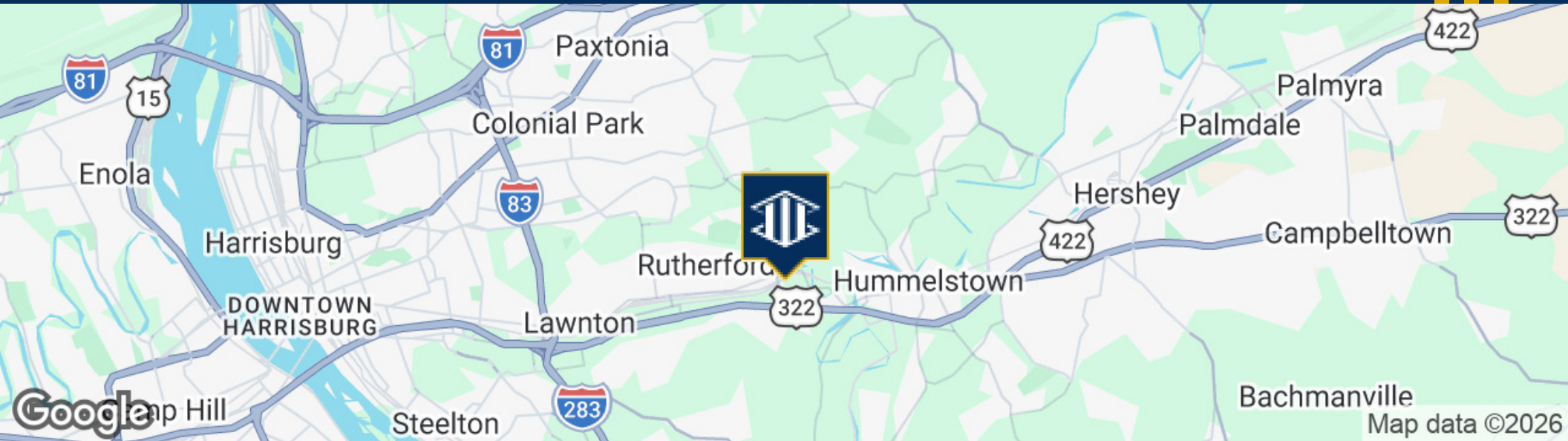
# FLOOR PLAN

8176 Presidents Drive | Hummelstown, PA 17036



# LOCATION OVERVIEW

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## LOCATION DESCRIPTION

Just off Rt 322 between Harrisburg and Hershey with convenient access to I-81 and PA Turnpike.



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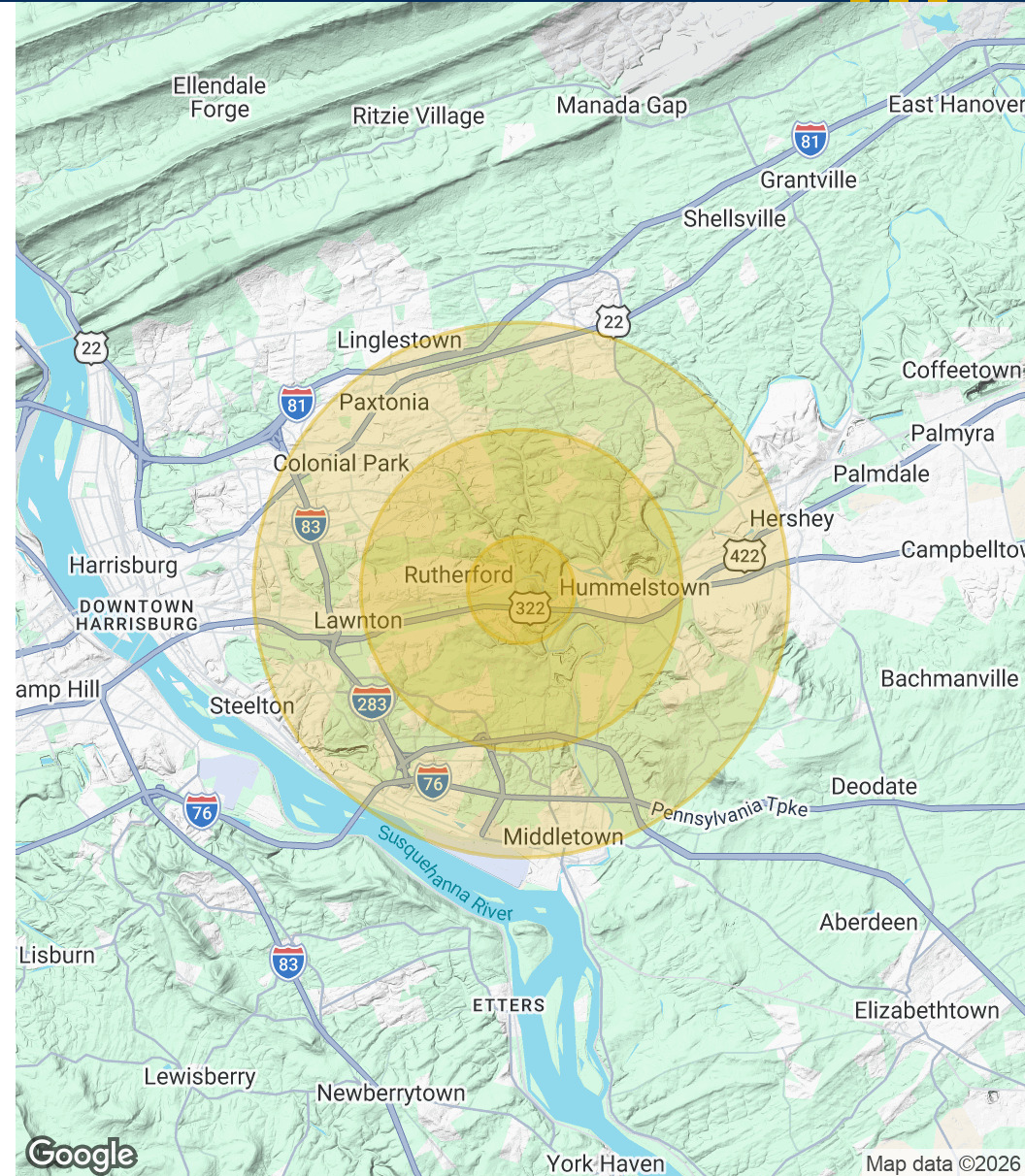
# DEMOGRAPHICS

8176 Presidents Drive | Hummelstown, PA 17036

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,336  | 41,011  | 116,255 |
| Average Age          | 34.8   | 40.4    | 41.1    |
| Average Age (Male)   | 34.4   | 40.1    | 39.5    |
| Average Age (Female) | 39.0   | 41.4    | 42.5    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,297     | 17,093    | 48,538    |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$92,382  | \$116,941 | \$105,281 |
| Average House Value | \$237,222 | \$290,446 | \$268,263 |

2023 American Community Survey (ACS)



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# ADVISOR BIO

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## **Ida McMurray** **CCIM, SIOR**

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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# LEGAL

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