

For Lease

717.697.2422



## THE ROSSMOYNE BUSINESS CENTER

5069 RITTER ROAD, SUITE 104  
MECHANICSBURG, PA 17055



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- Property Information Sheet
- Floor Plan
- Location Maps

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► Flex Space



High Associates Ltd.  
717.697.2422 or 800.213.0094

*The Rossmoyne Business Center*  
*5069 Ritter Road, Suite 104*  
*Mechanicsburg, PA 17055*

**Available Square Feet:**  
22,110 SF with a 3,200 SF office

**Lease Price:**  
\$5.75 SF NNN (\$2 T.I./SF 3 Yr. \$3 T.I./SF 5 Yr.)

**Terms:**  
3-5 year term, 3% annual escalations

**Security Deposit:**  
One Month

**CAM:**  
Estimated for 2018 budget \$2.07 PSF, which includes HVAC maintenance, but not utilities

**Date Available:**  
Immediately – or upon completion of additional tenant improvements

**PROPERTY INFORMATION**

Total Building Square Feet Available	126,800 SF
Known As	Rossmoyne Building #66
Zoning	BPO Business Professional Office
Construction	Insulated Architectural Masonry
Year Constructed	1980
Roof Type	Rubber Membrane
Floor Type	5" reinforced 3,000 psi concrete
Number of Floors	Single Story
Condition	Good
Ceiling Height	Office 9' – Warehouse 24' to bottom of trusses
Heating/AC	Office - electric heat pump, Warehouse - gas unit heaters
Electric	480 volt, 3 phase, 300 amp
Roof	EPDM with ballast; Metal roof over entrances & offices
Sprinklers	Wet – 100% coverage

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Dock Doors	3 docks with dock levelers
Bays	40'x40'
Insulation	Roof-3.3" polyiso (R20+) Walls-2" rigid insulation-cavity wall construction
Lighting	High Bay T-5 Fluorescents
Wall Finishes	Painted Drywall
Office Floor Finishes	To be determined
Security System	Provided by tenant
Common Area Maintenance	Estimated for 2018 - \$2.07 PSF includes water, sewer, trash, taxes, insurance, snow removal, outside maintenance, general repairs, HVAC maintenance and pest control
Signage	Monument signage & tenant signage on door of suite entrance provided by landlord.

## **Geographic Information**

Municipality	Upper Allen Township
County	Cumberland
Location	Strategically located at the convergence of PA Turnpike, PA Route 15 in The Rossmoyne Business Center
Local Amenities	In-park services include three hotels (Hampton Inn, Towne Place Suites & Homewood Suites), Isaac's Restaurant, Marzoni's Brick Oven and Brewery, Member's First Credit Union, two day-care centers and a convenient retail strip center – The Shoppes at Rossmoyne which includes restaurants such as the China Tea House, Subway, Italian Delight and a dog groomer.
Distance to Highway Access	1 mile to Route 15
Distance to Airports	12-14 miles to Harrisburg International Airport
Road Frontage/Access	Rt. 15 & Ritter Road/From Ritter Road

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**Site Information**

Tax map parcel number	42-10-0256-023
Parking	Approx. 472 spaces; 3.75/1,000 SF
Acres	11.6 Acres
Topography	Level Site
Restrictions	No outside storage and per zoning/development's restrictive covenants

**Utilities**

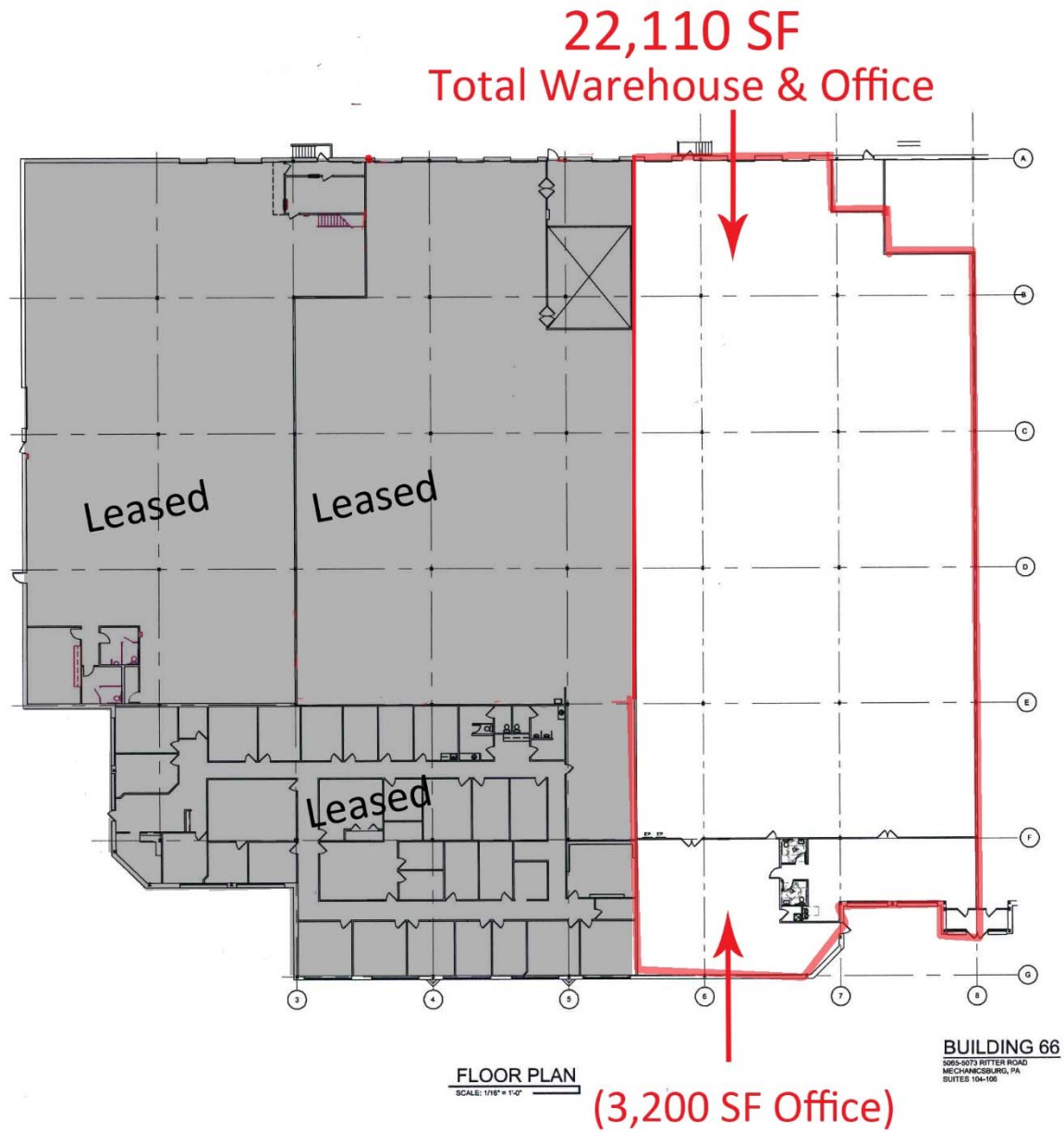
Sewer	In CAM/Upper Allen Township Authority
Water	In CAM/Pennsylvania American Water Company
Gas	Tenant/UGI
Electric	Tenant/PPL

**Traffic Counts**

Both Directions	28,903 AADT @ PA Turnpike Exit
Both Directions	73,041 AADT @ PA Route 15
Both Directions	5,288 AADT @ Rossmoyne Road

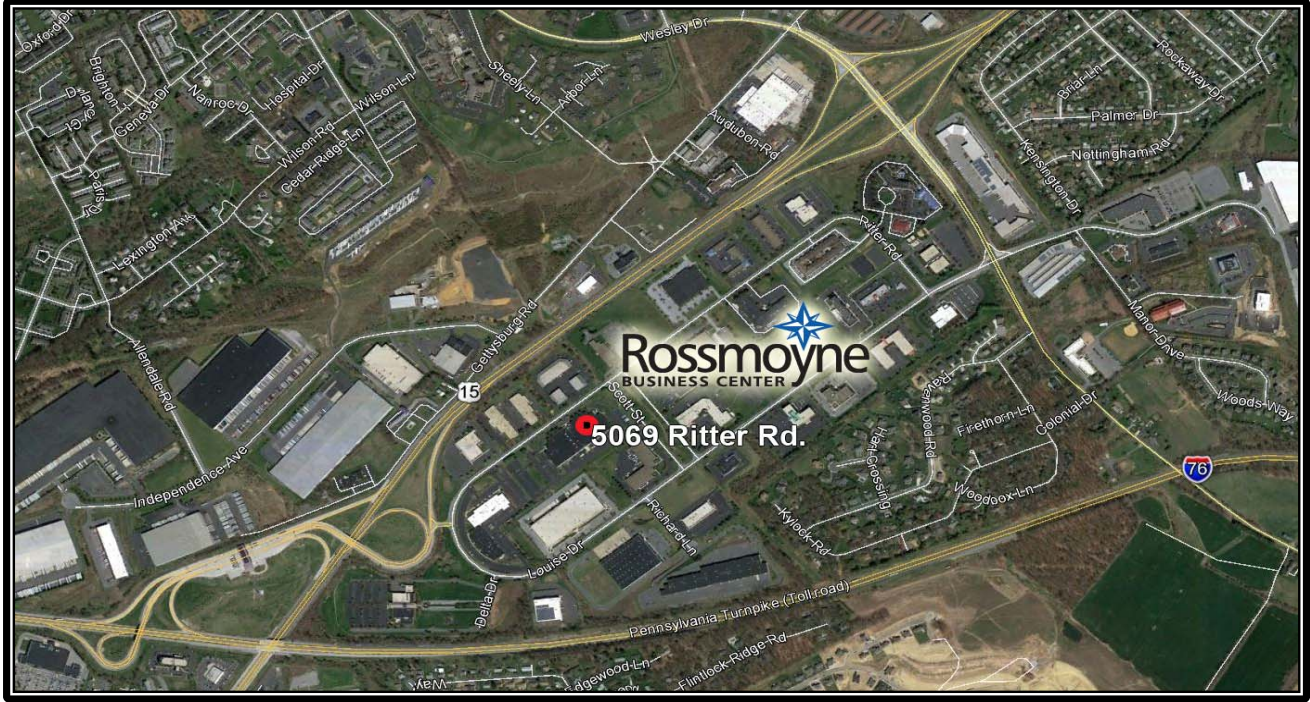
**Demographics**

	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	6,368	46,916	120,259
Households	3,023	19,793	48,899
Avg. HH Income	\$70,268	\$79,852	\$93,490



# Maps

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