

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

5020 RITTER ROAD, SUITE 111
MECHANICSBURG, PA 17055



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For Lease

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Flex



High Associates Ltd.
717.697.2422 or 800.213.0094

*The Rossmoyne Business Center
5020 Ritter Road, Suite 111
Mechanicsburg, PA 17055*

Available Square Feet:
3,200 SF

Lease Price:
\$12.50 SF NNN 3 Yr. Min.

Terms:
\$5 T.I. 3 Yr. Term, 3% annual escalations

Security Deposit:
One Month

CAM:
Estimated for 2021 budget \$3.56 PSF, which includes HVAC maintenance, but not utilities

Date Available:
December 1, 2021 – or upon completion of additional tenant improvements

PROPERTY INFORMATION

Total Building Square Feet Available	30,800 SF
Known As	Rossmoyne Building #50
Zoning	C-3 Business Park District
Construction	Architectural Masonry
Year Constructed	1987
Roof Type	Rubber Membrane
Number of Floors	Single Story
Condition	Excellent
Ceiling Height	8' +
Lighting	Fluorescent
HVAC	Heat Pump
Roll Up Door	One

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Sprinklered	No
Security System	Provided by tenant
Common Area Maintenance	Estimated for 2021 - \$3.56 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	Lower Allen Township
County	Cumberland
Location	Strategically located at the convergence of PA Turnpike, PA Route 15 in The Rossmoyne Business Center
Local Amenities	Strategically located at the convergence of the PA Turnpike, PA Route 15 in the Rossmoyne Business Center in Lower Allen Township, Cumberland County. Located with well known companies such as Siemens, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance, various Pennsylvania state and federal agencies and Member's 1 st Credit Union headquarters. In-park services include four hotels, Isaac's Restaurant, Marzoni's Brick Oven and Brewery, two day-care centers and a convenient retail strip center – The Shoppes at Rossmoyne, which includes Vi's Nails, a dog groomer and restaurants such as the China Tea House, Subway, Italian Delight and MoMoBBQ.
Distance to Highway Access	½ 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	13-10-0256-002A
Parking	Approx. 135 spaces; 4.25/1,000 SF
Topography	Level Site
Restrictions	Per zoning/development's restrictive covenants and no outside storage

Utilities

Sewer	In CAM/Lower Allen Township Authority
Water	In CAM/Pennsylvania American Water Company
Gas	N/A
Electric	Tenant/PPL

Traffic Counts

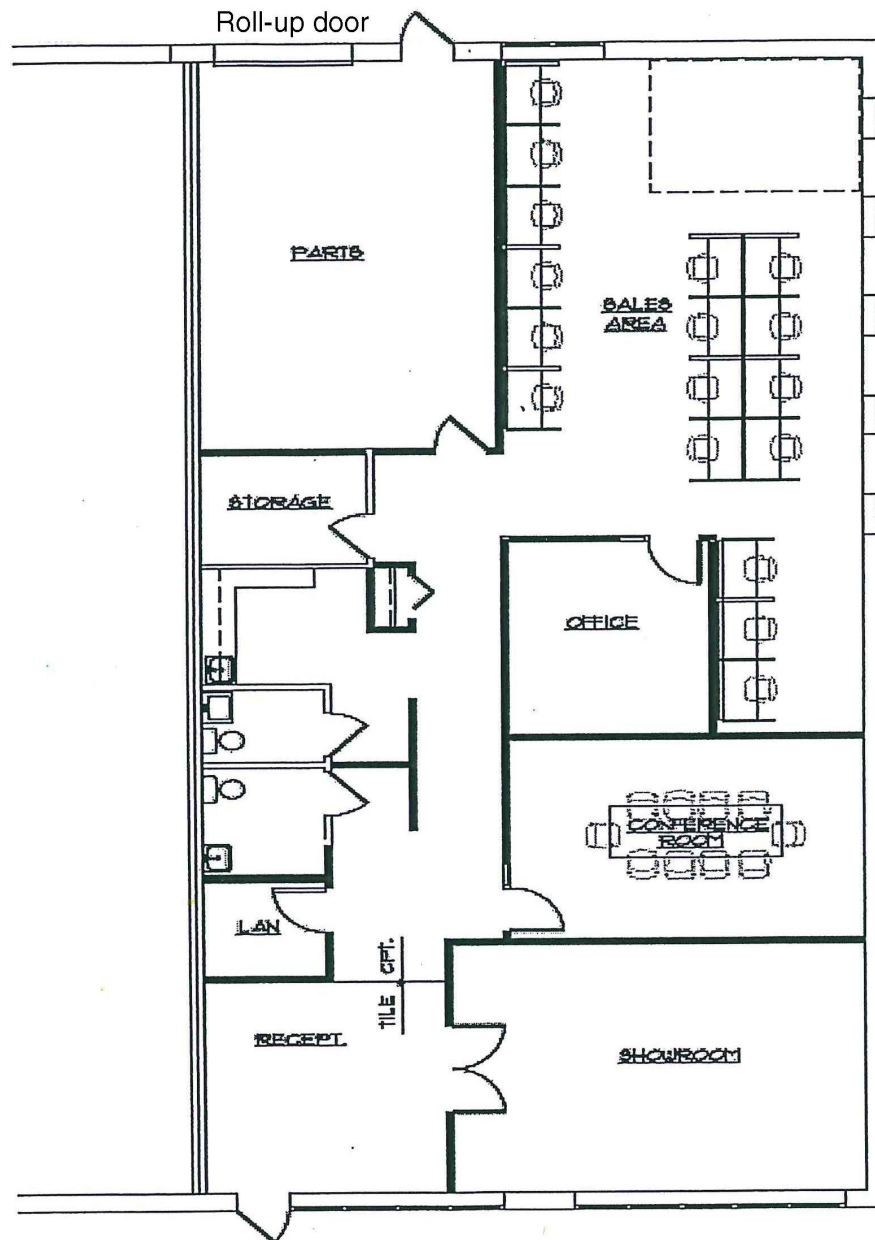
Both Directions	28,903 AADT @ PA Turnpike Exit
Both Directions	73,041 AADT @ PA Route 15
Both Directions	5,288 AADT @ Rossmoyne Road

Demographics

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

Floor Plan

5020 Ritter Road, Suite 111
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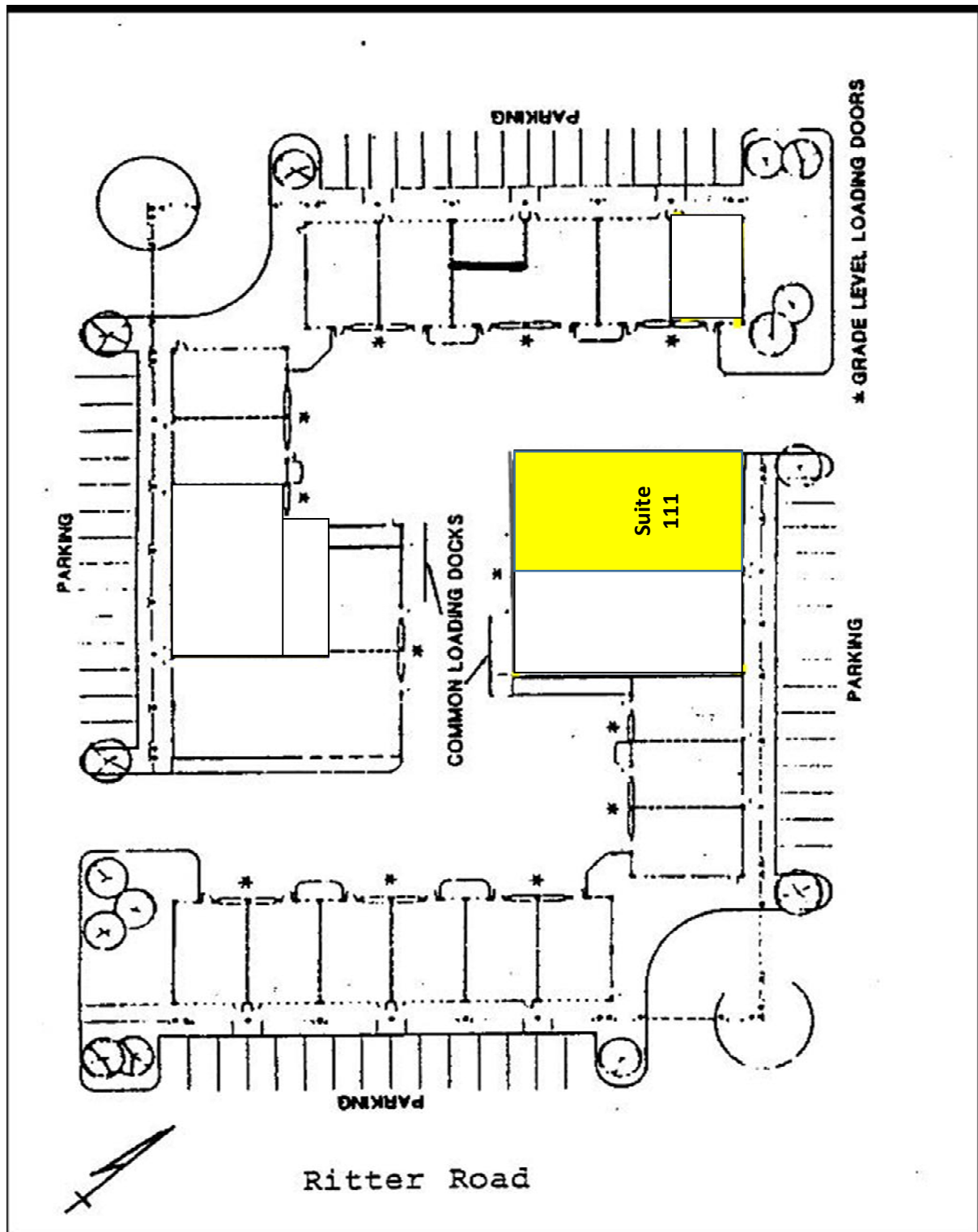


FLOOR PLAN
NOT TO SCALE

BUILDING 50
5020 RITTER ROAD
MECHANICSBURG, PA
SUITE 111

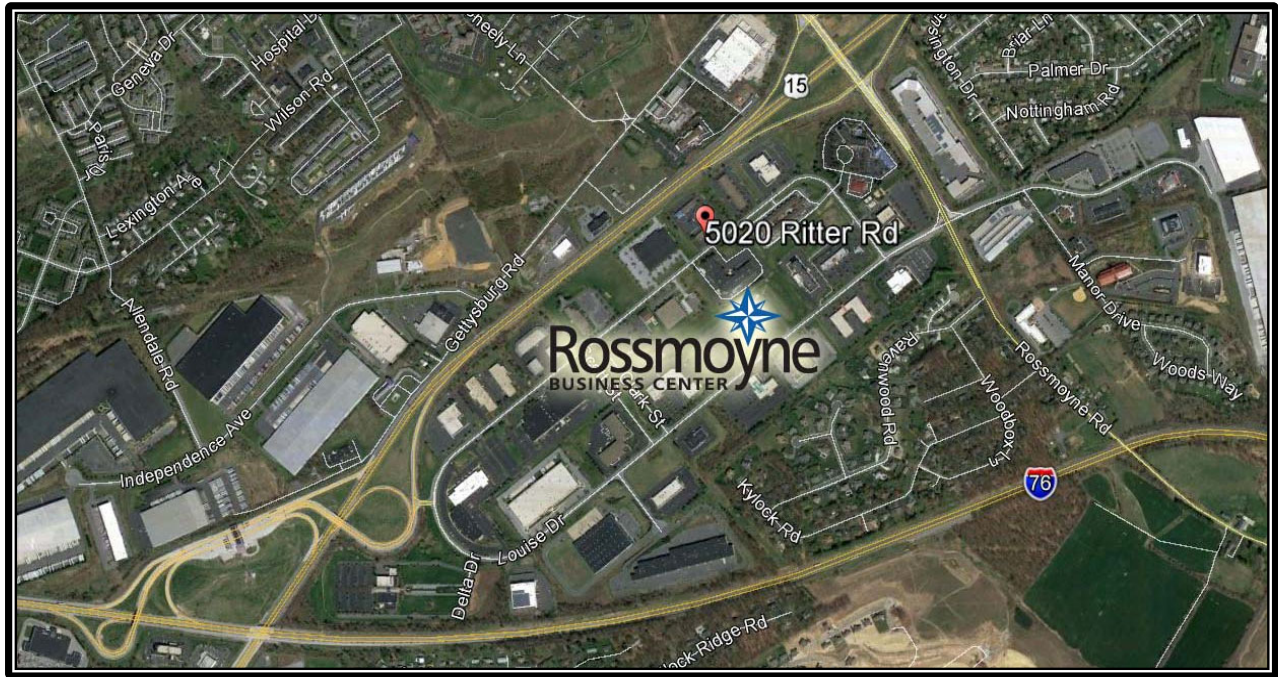
Building Footprint

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Maps

5020 Ritter Road, Suite 111
Mechanicsburg, PA 17055



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