

# Premier East Coast Location

Energy Efficient Class A Flex/Office - Warehouse

5031 Richard Lane, Mechanicsburg, PA 17055

14,422 and 9,561-25,986 sf

*for lease* \$7.95 SF NNN

Estimated CAM for 2021: \$2.73 SF



Annette Cassel Means  
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## 5031 Richard Lane Mechanicsburg, PA

- Strategically located in the heart of South Central Pennsylvania
- Access to five major ports (Philadelphia, Newark, Baltimore, New York, Newport)
- Highway connections via Interstate 81, I-83, I-76 and US 11/15 puts Cumberland Valley within 12 hours of Boston, New York, Washington D.C., Richmond, Baltimore and Columbus
- Access to air travel and rail systems
- Harrisburg, the Pennsylvania State Capital, is located directly across the Susquehanna River that runs along the east shore of Cumberland Valley



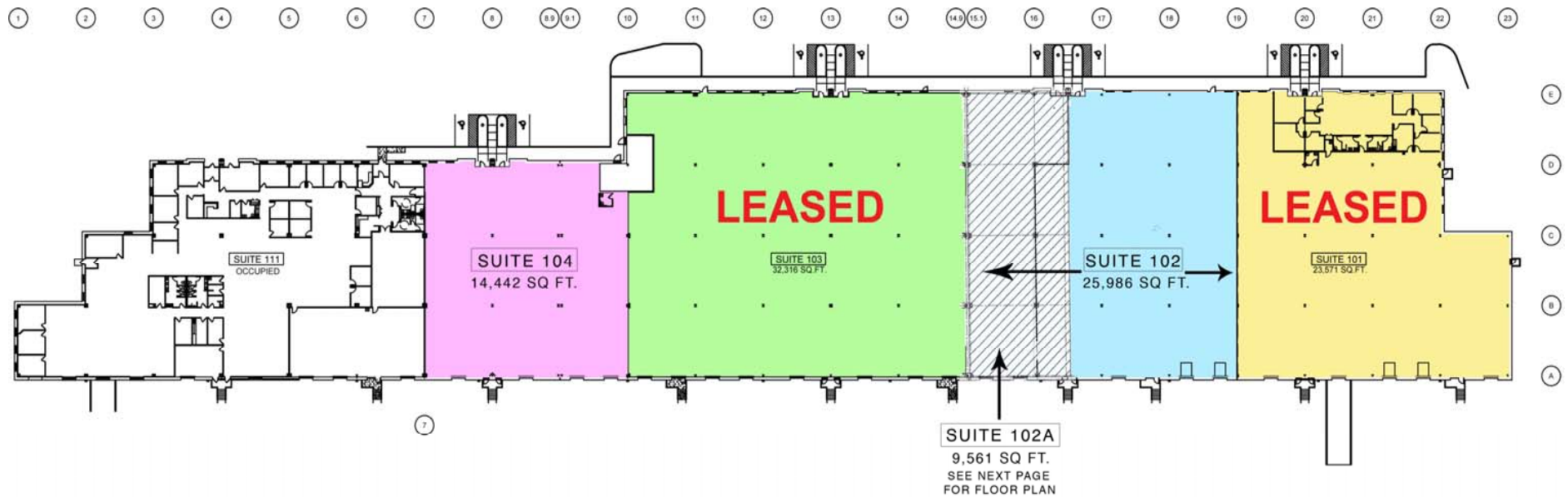
Contact:

**iHIGH ASSOCIATES LTD.**  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors

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## FLOOR PLAN, not to scale



Available: 40,408 SF

Suite 102: 25,986 SF \$7.95 SF N/N/N

Suite 102A: 9,561 SF \$7.95 SF N/N/N

Suite 104: 14,422 SF \$7.95 SF N/N/N

**Estimated CAM for 2021 budget \$2.73 PSF** which includes HVAC maintenance, but not utilities/trash.  
5 year minimum lease term

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## BUILDING FEATURES

<b>Floor type</b>	5" reinforced 3,000 psi concrete	<b>Insulation</b>	Roof - 3.3" polyiso (R20+) Walls - 2" rigid insulation - cavity wall construction
<b>Number of floors</b>	Single story	<b>Bays</b>	40'x40'
<b>Condition</b>	Excellent	<b>Overhead drive-indoors</b>	Any of the dock doors can be converted to drive-in doors by installing a ramp
<b>Ceiling height</b>	24'-28' clear	<b>Dock doors</b>	Suite 102: 5 dock doors (3 with levelers) 4 personnel doors  Suite 102A: 2 dock doors (1 with leveler) 2 personnel doors  Suite 104: 4 dock doors; 4 personnel doors
<b>Heating/AC</b>	Electric heat pumps (office), gas unit heaters (warehouse)	<b>Lighting</b>	T-8 fluorescent in office, T-5 high bays with sensors in warehouse
<b>Electric</b>	208/120 volt, 3 phase 200 amp to each suite	<b>Signage</b>	Monument signage, tenant signage on door of suite entrance
<b>Roof</b>	Insulated rubber over steel deck	<b>Restrictions</b>	No outside storage
<b>Sprinklers</b>	Wet-100% coverage		
<b>Wall finishes</b>	Office to meet tenant requirements		
<b>Floor finishes</b>	Office to meet tenant requirements		





## ROSSMOYNE BUSINESS CENTER

### Located in the Rossmoyné Business Center.

In-park services include four nationally recognized hotels, Isaac's Restaurant, a credit union with ATM facilities, two day-care centers, a convenient retail strip center – The Shoppes at Rossmoyné and a full service restaurant Marzoni's Brick Oven & Brewery Co. with private party rooms.

## ZONING

**PO Professional Office**

## UTILITIES

<b>Water</b>	Public PAWC
<b>Sewer</b>	Public Upper Allen
<b>Gas</b>	UGI
<b>Electric</b>	PPL

## SITE FEATURES

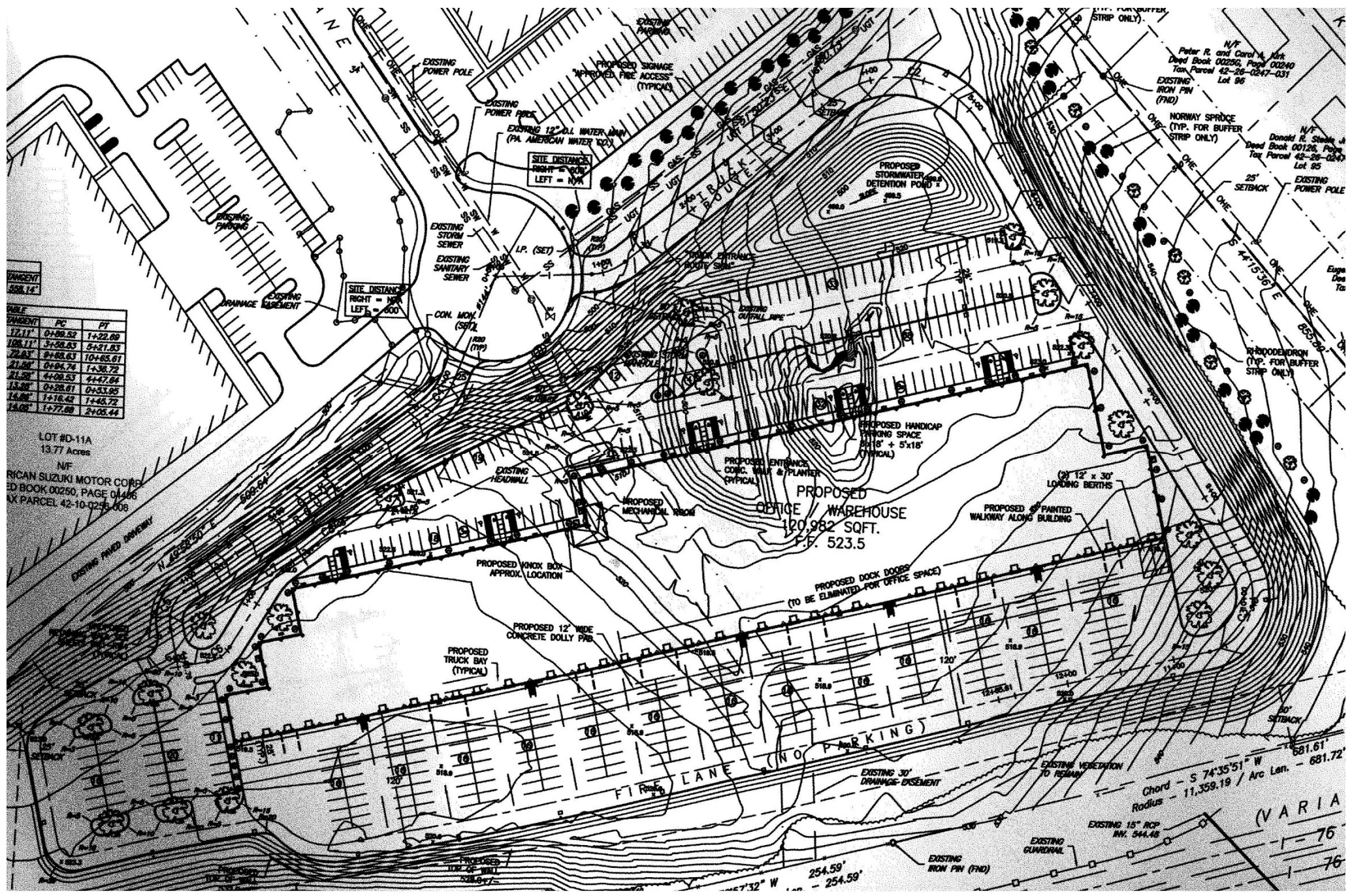
<b>Total building SF</b>	121,643 SF
<b>Available SF</b>	40,408 SF
<b>Year constructed</b>	2008
<b>Acres</b>	15.9
<b>Topography</b>	Level site
<b>Construction</b>	Insulated Architectural Masonry
<b>Road frontage</b>	Access off Richard Lane
<b>Parking</b>	242 spaces with lighting
<b>Tax map &amp; parcel #</b>	42-10-0256-036 Legal book/page 70-138



TABLE

STATION	PC	PT
17.11'	0+00.00	1+22.09
108.11'	5+08.63	5+31.83
22.63'	5+08.63	10+05.61
21.50'	0+04.74	1+38.72
21.50'	4+08.53	4+47.64
13.30'	0+08.61	0+33.05
14.90'	1+10.42	1+44.72
14.02'	1+77.68	2+05.44

LOT #D-11A  
13.77 Acres  
N/F  
RICAN SUZUKI MOTOR CORP  
ED BOOK 00250, PAGE 01406  
X PARCEL 42-10-0235-008



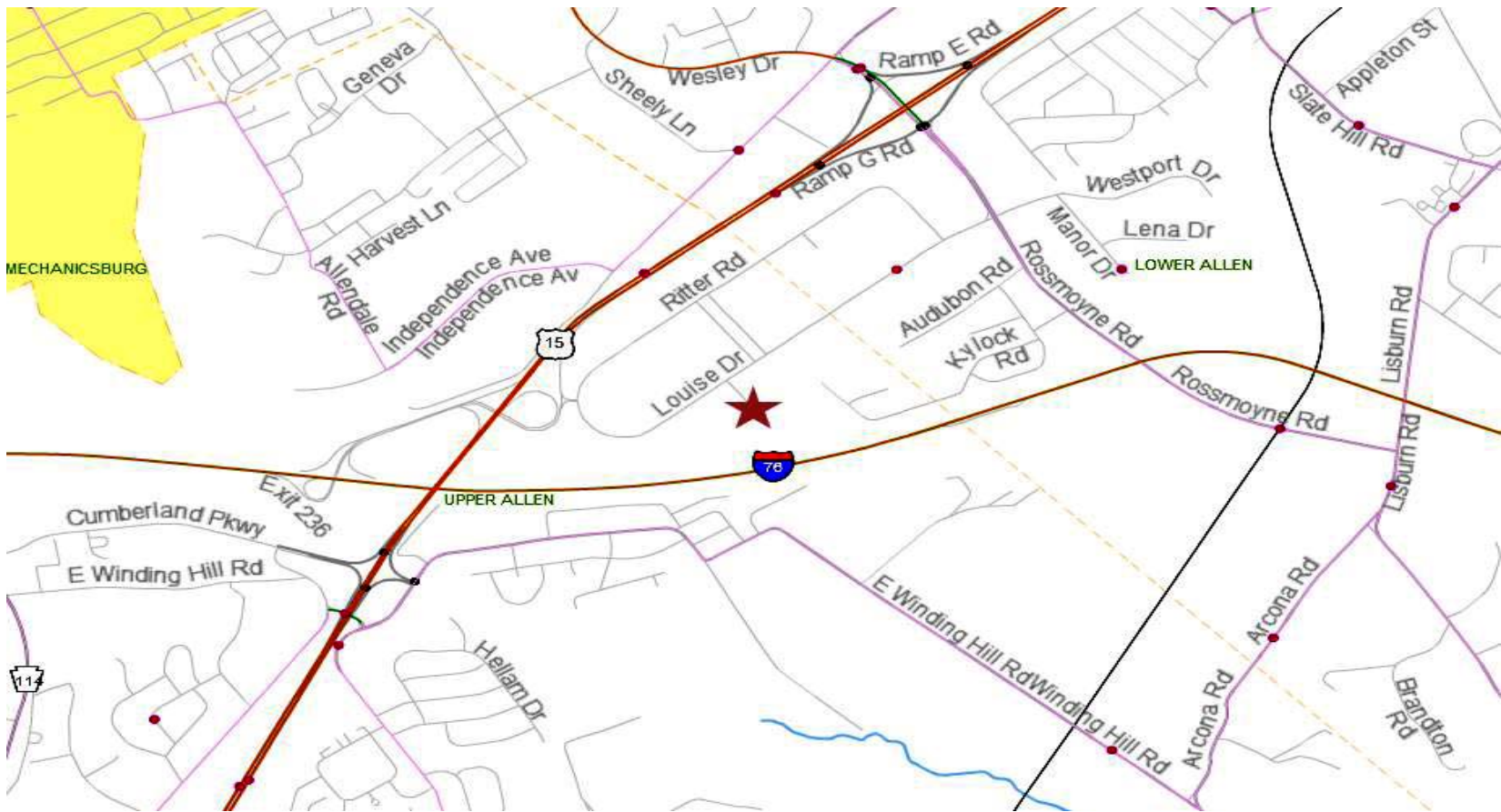
N/F  
Peter R. and Carol A. Mark  
Deed Book 00256, Page 00240  
Tax Parcel 42-26-0247-031  
Lot 96  
EXISTING IRON PIN (FND)

N/F  
Donald R. Steink  
Deed Book 00126, Page  
Tax Parcel 42-26-0240  
Lot 95  
25' SETBACK  
EXISTING POWER POLE

N/F  
Rhododendron  
(TYP. FOR BUFFER STRIP ONLY)

Chord - S 74°35'51" W  
Radius - 11,359.19 / Arc Len. - 681.72'  
(VARIA)

76  
76



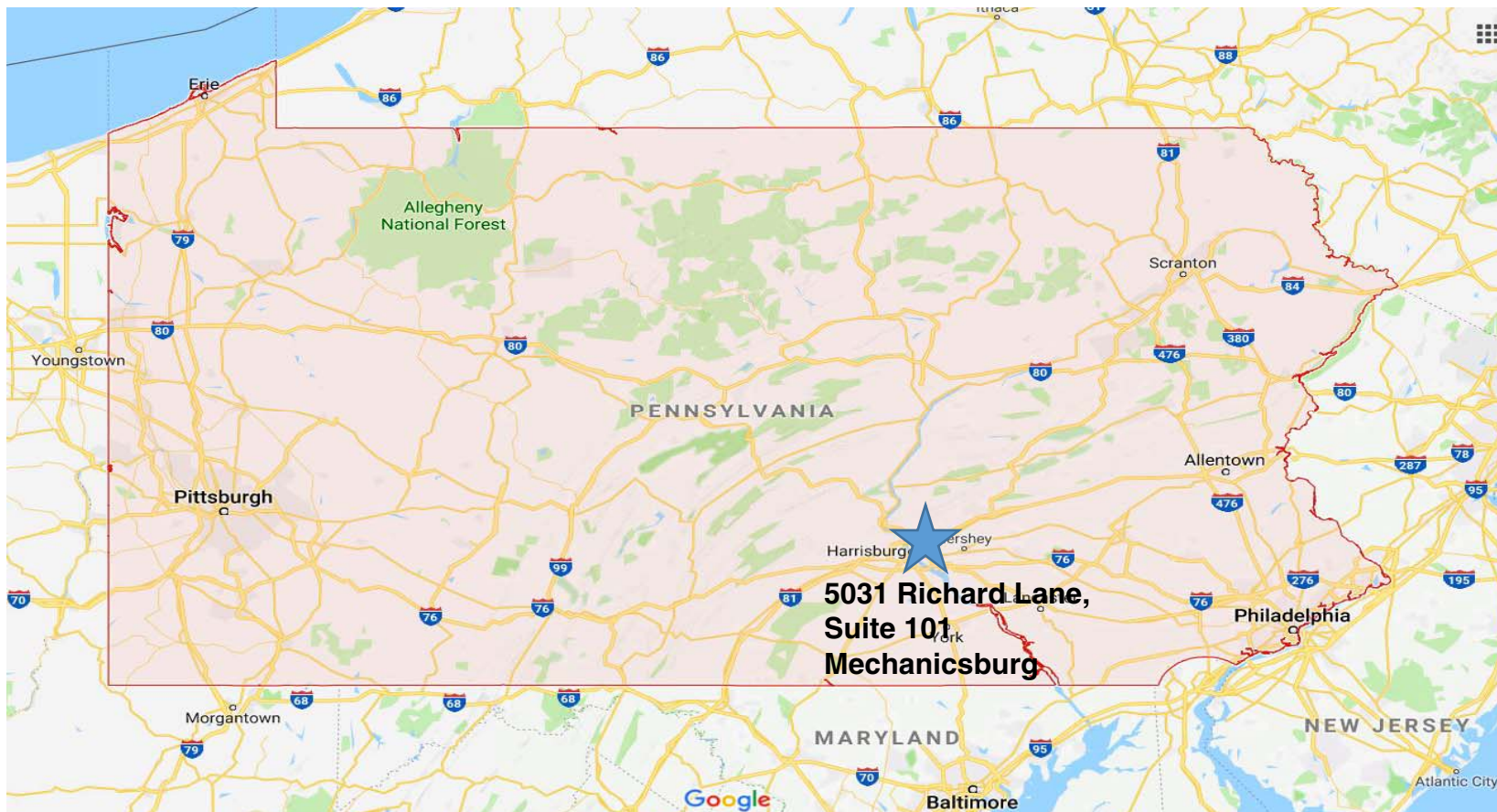
## TRAFFIC COUNTS

Both Directions	28,829 AADT @ PA Turnpike Exit
Both Directions	73,041 AADT @ PA Route 15
Both Directions	5,387 AADT @ Rossmoyne Road

## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	5,769	48,144	123,047
Households	2,844	20,346	50,187
Avg. HH Income	\$69,771	\$81,244	\$93,139





## TRANSPORTATION & INFRASTRUCTURE

Cumberland Valley (the destination marketing brand for Cumberland County), located in South Central Pennsylvania, is at the crossroads of the Northeast Corridor. Our close proximity to major east coast markets and regional seaports, access to multiple air travel and rail systems, and connections via Interstate 81, I-83, I-76 and US 11/15, make this region a growth hub and the most strategic location to connect businesses with suppliers and consumers. Within a day's drive you can reach over two-thirds of the U.S. population and in a two- to three-hour drive every major metropolitan area in the northeast including New York City, Philadelphia, Washington D.C. and Baltimore.

Cumberland County is the fastest growing county in Pennsylvania.

(Source: Cumberland Area Economic Development Corporation)





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