

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

5010 RITTER ROAD, SUITE 123

MECHANICSBURG, PA 17055



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For Lease

717.697.2422



► Office



High Associates Ltd.
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*The Rossmoyne Business Center
5010 Ritter Road, Suite 123
Mechanicsburg, PA 17055*

Available Square Feet:
1,066 SF

Lease Price:
\$12.50 SF NNN, 3% annual escalations

Terms:
1-2 years includes paint & clean carpet
3-5 years includes paint & new flooring

Security Deposit:
One Month

CAM:
Estimated for 2021 budget \$3.78 PSF, which includes HVAC maintenance, but not utilities

Date Available:
Upon completion of additional tenant improvements

PROPERTY INFORMATION

Total Building Square Feet Available	23,680 SF
Known As	Rossmoyne Building #51
Zoning	C-3 Business Park District
Construction	Architectural Masonry
Year Constructed	1987
Roof Type	Rubber Membrane
Number of Floors	Single Story
Floor type	Slab on grade; commercial grade carpet and VCT
Condition	Good
Ceiling Height	9'
Lighting	Fluorescent
HVAC	Self-Contained/Dedicated Heat Pump

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Sprinklers	None
Security System	Provided by tenant
Common Area Maintenance	Estimated for 2021 - \$3.78 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	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

Site Information

Tax Map Parcel Number	13-10-0256002A
Parking	Approx. 133 spaces; 5/1,000 SF

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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

1 Mile

3 Mile

5 Mile

Population

6,368

46,916

120,259

Households

3,023

19,793

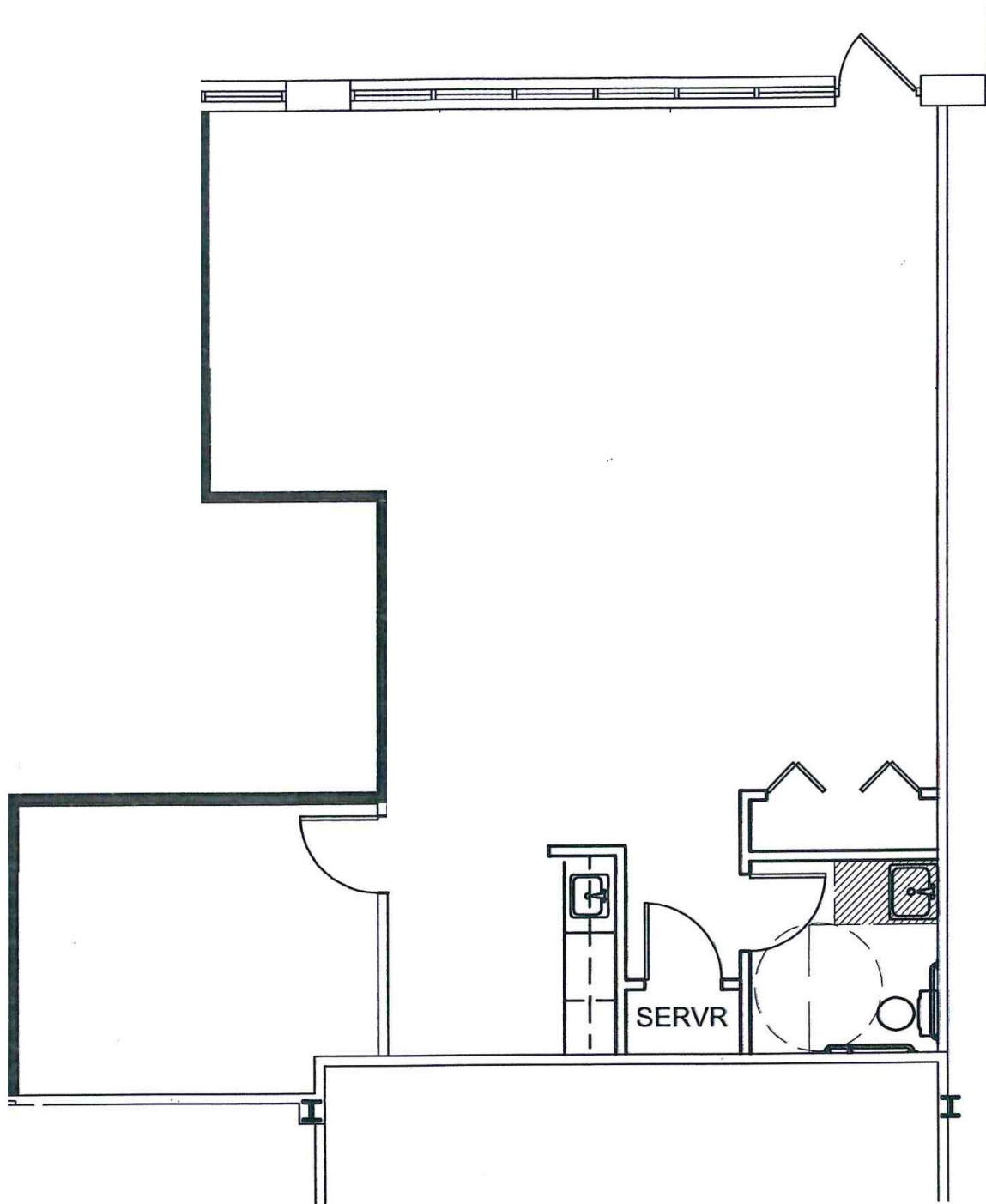
48,899

Avg. HH Income

\$70,268

\$79,852

\$93,490



Maps

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