

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

5010 RITTER ROAD, SUITE 110

MECHANICSBURG, PA 17055



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For Lease

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► Office



High Associates Ltd.
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*The Rossmoyne Business Center
5010 Ritter Road, Suite 110
Mechanicsburg, PA 17055*

Available Square Feet:
1,000 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:
Immediately – or 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

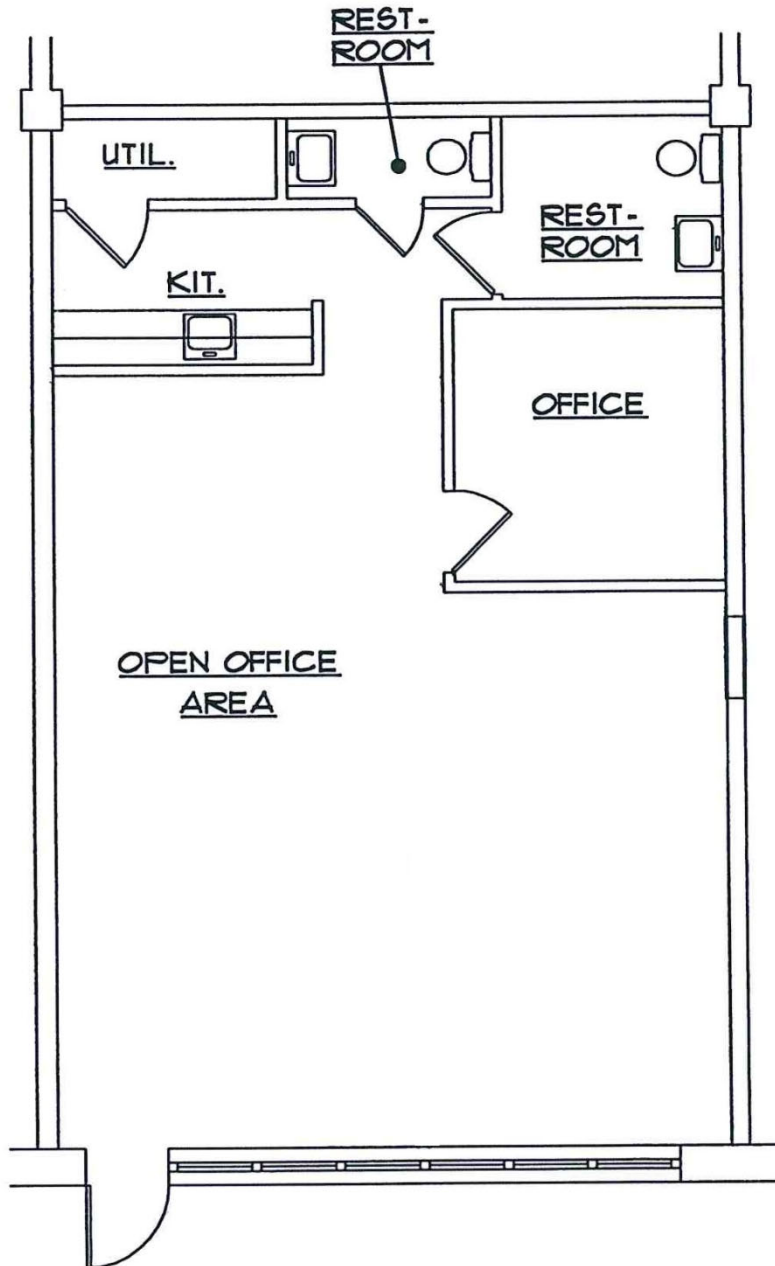
48,899

Avg. HH Income

\$70,268

\$79,852

\$93,490



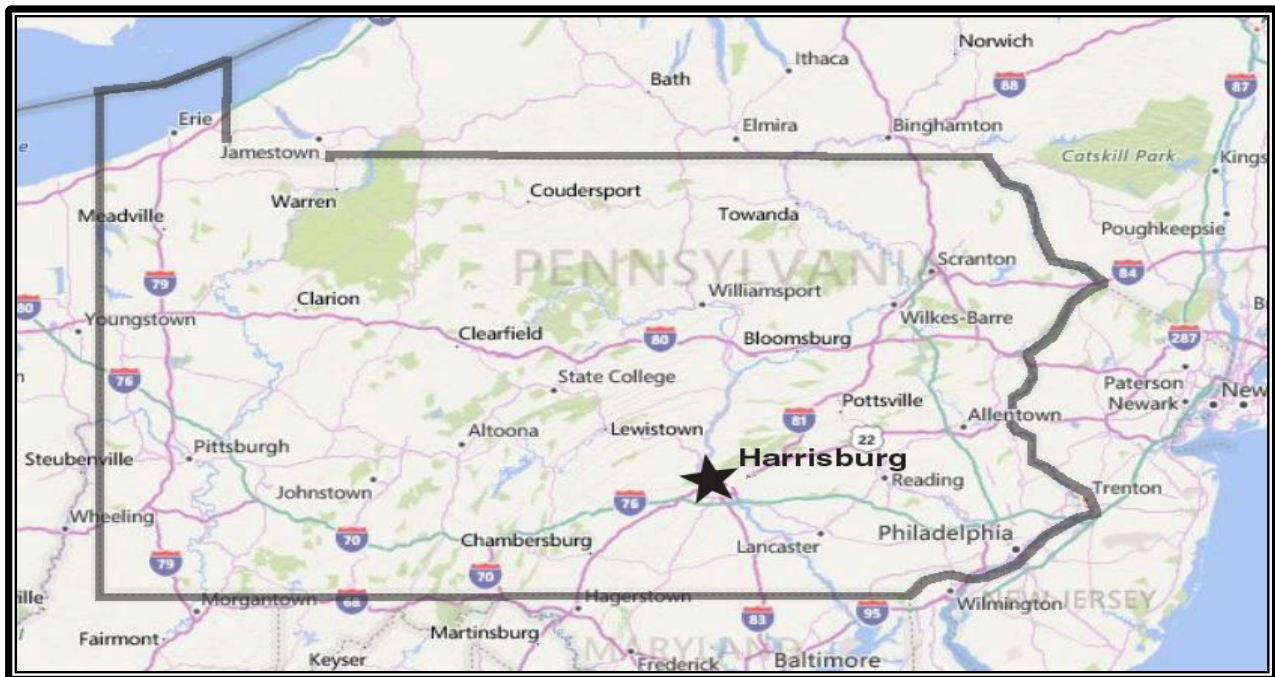
FLOOR PLAN

SCALE: 1/8" = 1'-0"

BUILDING 51
5010 RITTER ROAD
MECHANICSBURG, PA
SUITE 110

Maps

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