

AVAILABLE

Offered Exclusively By:

Hesel, Inc., Realtors® and
Continental Realty
3438 Trindle Road, Ste. 200
Camp Hill, PA 17011
717-778-4700 / 610-630-3700



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The only party authorized to represent the owner of the Property is Helsel Inc. Realtors® / Continental Realty and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. Any party entering into a transaction with the owner shall be obligated to pay any fees or commissions due any advisors, brokers or representatives, other than Helsel, Inc., Realtors® / Continental Realty, dealing with such party. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

DISCLAIMER

DESCRIPTION OF PROPERTY AND AMENITIES:

- 19,000 +/- Square Feet of Office Space including:
 - Large Open Office Areas with Cubicles, Conference Rooms, Kitchenette, Vending Machines, Limited AV Equipment, Security System
 - Abundance of Parking On-site
 - Easy Access to the PA Turnpike, Route 283, I-83 and I-81
 - Sub-dividable
 - Significant Natural Light From Large Glass Lines
 - Additional IT Area with Raised Floor, Fire Suppression System, etc. is also available for lease.
 - Parking For More Than 300 Cars
 - Cat 4 Cabling

PROPERTY DETAIL

Property address: 2850 Turnpike Lane, Lower Swatara Twp.
Dauphin County, PA
Structure: 19,000 +/- Square Feet Available
Zoning: Industrial Park
HVAC: Boiler w/Chillers

Utilities:

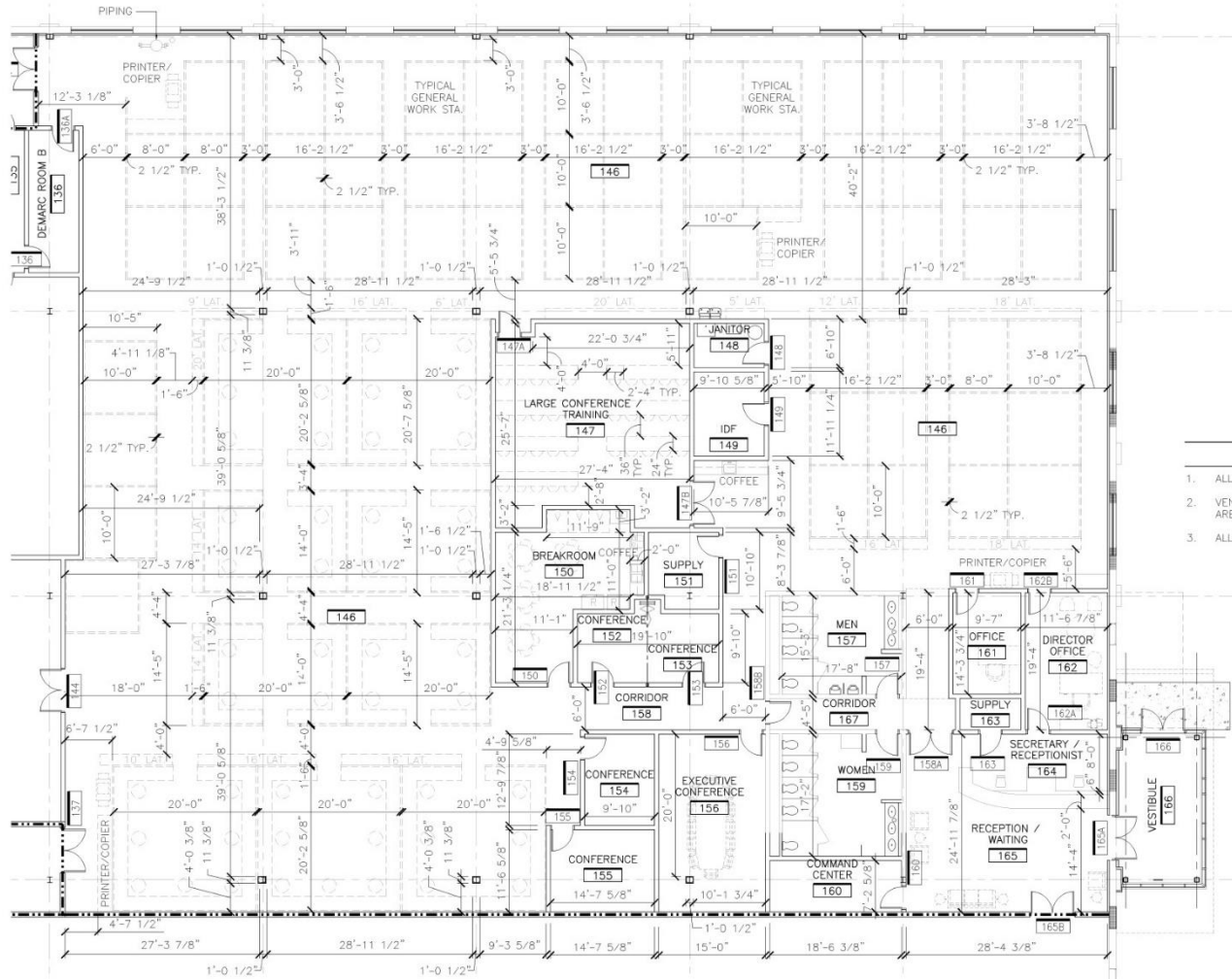
Public water / Sewer: Veolia Water / Lower Swatara Township
Electric / Gas: PPL 1200 AMP - 3 Phase / UGI

Offering Price:

Lease Rates: \$17.00/Sq.Ft. Plus Janitor

Lessor Responsible for:

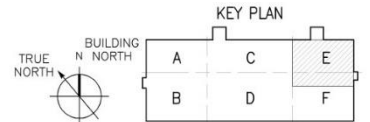
Snow/Lawn Care/Building Maintenance
Shared Vestibule



DRAWING NOTES

1. ALL DIMENSIONS ARE APPROXIMATE.
2. VENDING MACHINES, REFRIGERATORS, MICROWAVES, COFFEE MAKERS, LATERAL FILES, ETC. ARE NOT IN CONTRACT.
3. ALL FURNITURE AND RECEPTION DESK/COUNTER ARE NOT IN THE CONTRACT.

1 OFFICE FURNITURE PLAN
SCALE: 1/8" = 1'-0"



PREPARED BY:
ASTORINO
Architecture Engineering Interior Design Design-Build
ASTORINO PROJECT No. 2008990.00
PREPARED FOR:
THE PENNSYLVANIA
TURNPIKE COMMISSION



NO.	REVISIONS	DATE	APPR.

WSS NO.
T-247.38F003-3-02
NETWORK NUMBER: 700800
FILE NAME: A1-107.dwg
DRAWING TYPE: ARCHITECTURAL
STRUCTURE NUMBER:
SCALE: 1/8"=1'-0" 0 4' 8' 16'

**TURNPIKE INDUSTRIAL PARK
BUILDING RENOVATIONS
AT MILEPOST 247.38 EB
IN
DAUPHIN COUNTY, PENNSYLVANIA**

DISTRICT: COUNTY: DAUPHIN
TOWNSHIP / BOROUGH: LOWER SWATARA

OFFICE FURNITURE PLAN

DRAWING: A1-107 OF 18
SHEET: 37 OF 236

DATE: 01-21-09

2850 Turnpike Drive Floor Plan

**For More Information or to Schedule an Inspection
Please contact:**

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11/2024