

LMS

Commercial Real Estate

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Dauphin County

Warehouse/Office/Retail

7400 - 8000 DERRY STREET

Total GLA: +/- 145,151 SF

Harrisburg, PA 17111

Swatara Township



Managed by: PMA Property Management Alternatives, Inc.

SPACE AVAILABLE:

- 2,100 SF
- 3,000 - 7,000 SF
- 3,600 - 12,000 SF
- 5,280 SF
- 3,460 SF

2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	4,900	38,406	122,362
Avg. HH Income	\$65,912	\$75,763	\$69,773
Daytime Population	2,768	18,372	76,426

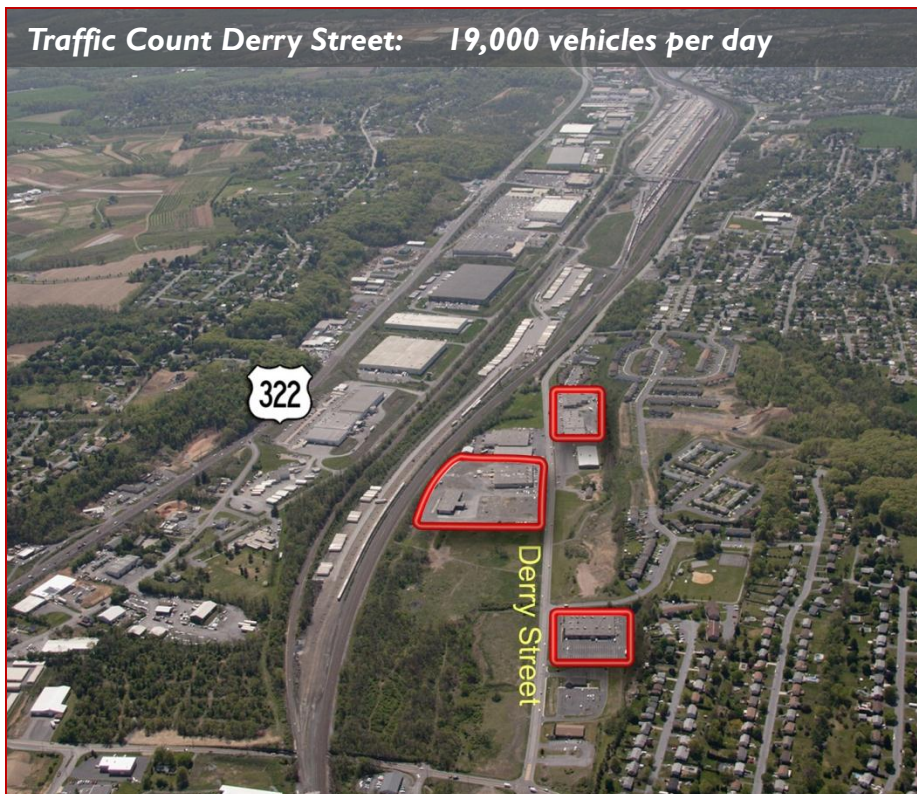


Derry Street Properties

are a mix of retail, warehouse, light manufacturing repair shops, and offices.

It is ideally located for easy access to Route 322, I-83, PA Turnpike, I-81, and Route 283.

Traffic Count Derry Street: 19,000 vehicles per day

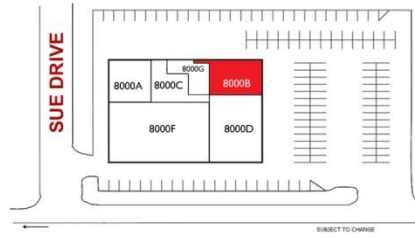
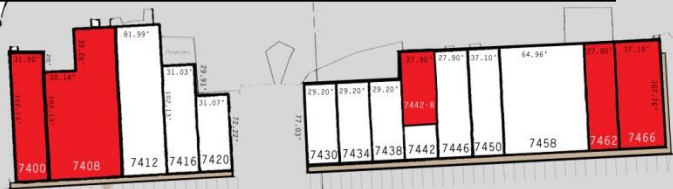


*See reverse side for **site plan**

7400 ~ 8000 Derry Street

FOR LEASE:

- 2,100 SF
- 3,000 – 7,000 SF
- 3,600 – 12,200 SF
- 5,280 SF
- 3,460 SF

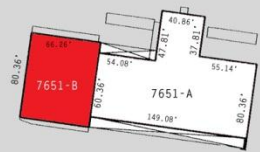
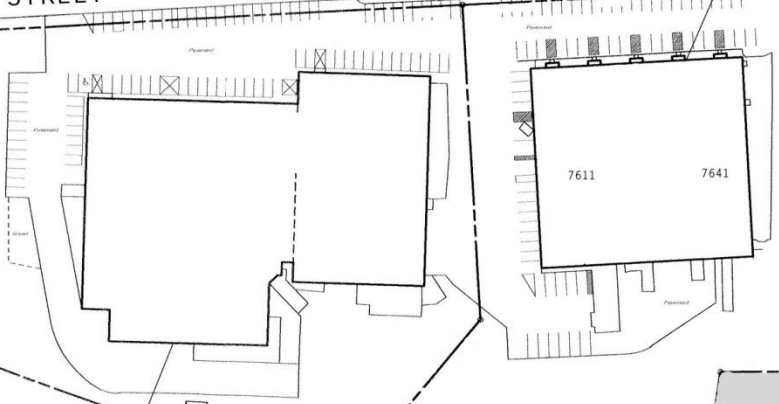


DERRY STREET

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Subject to Change:

7400	Maxwell Trains 31'9" x 122.13'	3,600 SF
7408	Available	8,600 SF
7412	F&M Designs	5,781 SF
7416	NuCo2	3,000 SF
7420	Zootopia Petz	2,100 SF
7430	Jesse's Dance Studio	2,250 SF
7434	Chinese Restaurant	2,250 SF
7438	Premium Card Services	2,250 SF
7442Front	Catalina Colon - Tailoring	900 SF
7442Rear	Available 27.9' x 107.76'	2,100 SF
7446	Marino's Pizza	3,000 SF
7450	Mold Base	4,000 SF
7458	Fitness Center	7,000 SF
7462	Available 27.90' x 107.76'	3,000 SF
7466	Available 37.10' x 107.76'	4,000 SF
7611	Transcore	31,600 SF
7641	Transcore	7,500 SF
7651A	PA Delivery Service	10,968 SF
7651B	Available	5,280 SF
8000A	Transcore	2,600 SF
8000B	Available	3,460 SF
8000C	Transcend Church	2,700 SF
8000D	Vietnam Vets	13,940 SF
8000F	Transcore	11,672 SF
8000G	Transcend Church	1,600 SF



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