

AVAILABLE SPACE



**COMMONWEALTH
COMMERCIAL**

Commercial & Industrial Property Management Services



Square Feet	2,500
Ceiling Height	9 1/2 Feet
Sprinklers	Fully Sprinklered / Monitored
Lighting	Fluorescent
Heating/Cooling	Natural Gas / Electric
Electric	200 Amp / 208-140 Volt / 3 Phase
Heating/Cooling	2 Split Systems with Natural Gas Heat / Electric A/C
Extras	Conference Room, Breakroom, ect.
Utilities	All Public
Parking	Ample Space Available
Traffic Counts	51,000 ADT (PA Route 15) 6,200 ADT (Hartzdale Drive)
Zoning	General Commercial
Township	Lower Allen
Availability	First Quarter 2010
Located in the Technology Enterprise Zone.	

This marketing data has been obtained from sources deemed reliable, but is subject to errors and omissions.

FOR MORE INFORMATION, PLEASE CONTACT:

Brett A. Crans
Property Manager

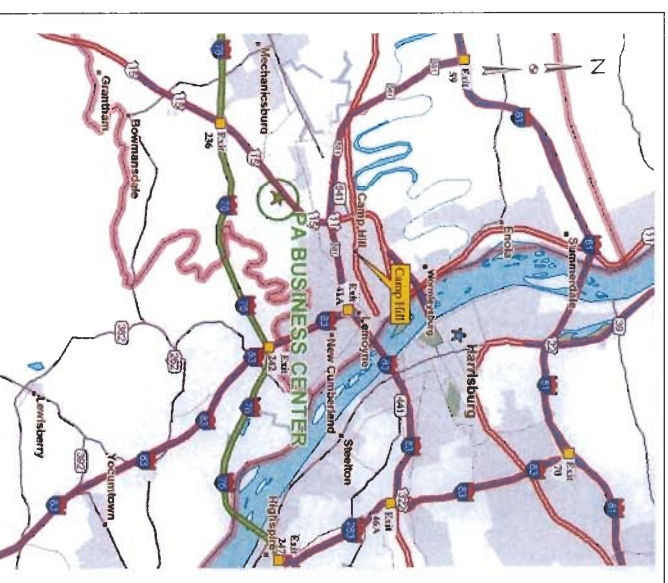
PH: (717) 975-2767 75 Utlely Drive, Suite 109
 FX: (717) 975-0923 Camp Hill, PA 17011
 EMAIL: bcrans@commonwealthcommercialpa.com
 WEBSITE: www.commonwealthcommercialpa.com

PENNSYLVANIA BUSINESS CENTER

Penn Building

75 Utlely Drive, Suite 110
 Camp Hill, PA 17011

Strategically positioned off the Slate Hill Road exit at State Route 15, this ideally located **OFFICE** space is located just 2 miles North of the Pennsylvania Turnpike (I-76) Exit 236 and 3.5 miles from I-83 in the heart of the Central Pennsylvania Crossroads. The property is only minutes from the City of Harrisburg, the State Capital of Pennsylvania.

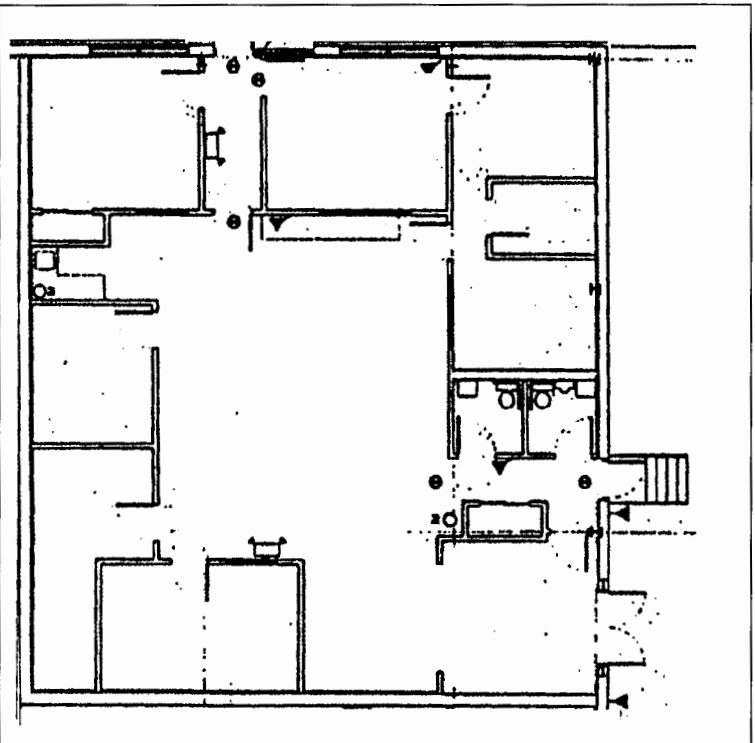


FOR LEASE

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↑
FLOOR PLAN
2,500+/- Square Feet

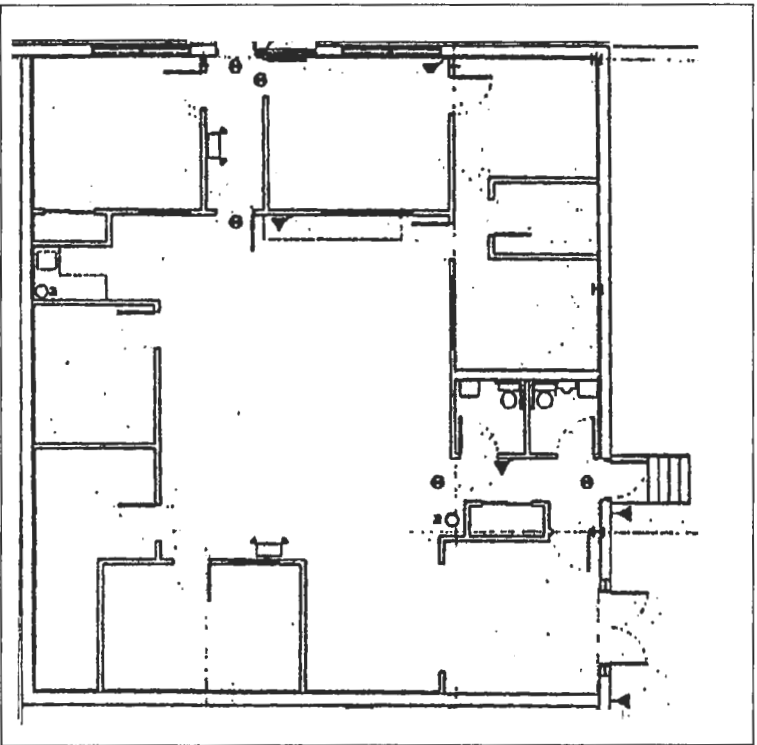
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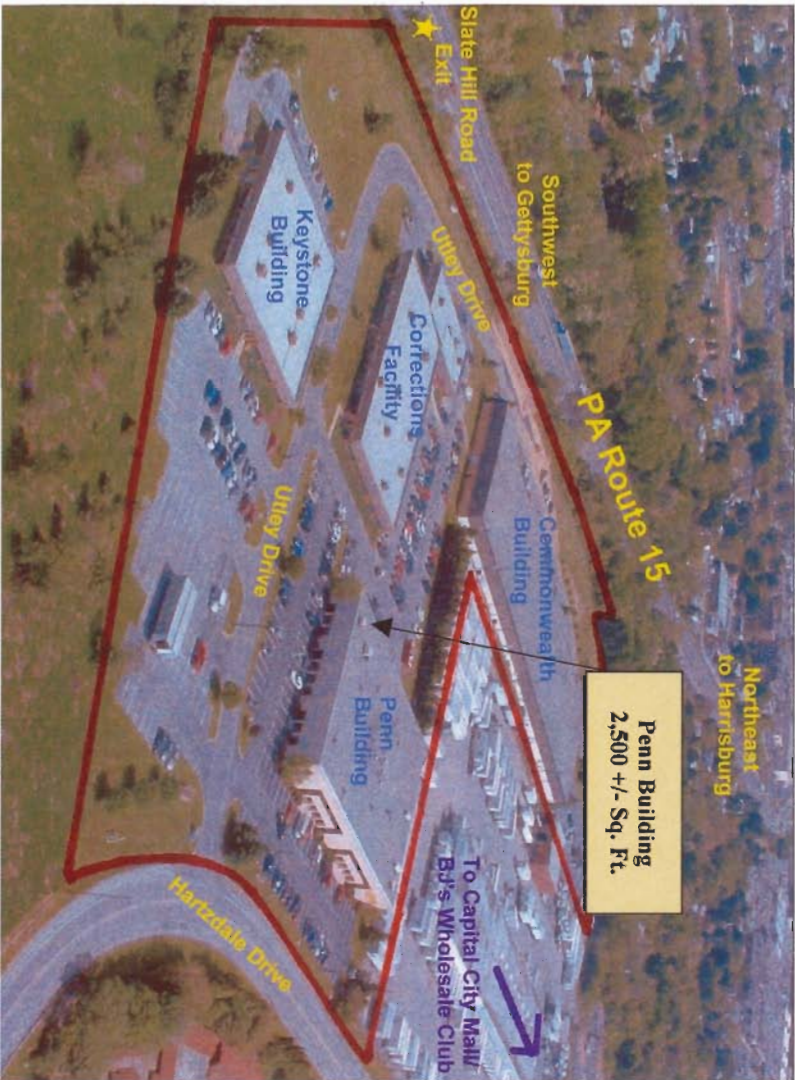
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PENN BUILDING

Conveniently located at Slate Hill Road Exit of State Route 15, Camp Hill, Pa



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The **PENNSYLVANIA BUSINESS CENTER** is conveniently located at Slate Hill Road Exit of State Route 15. The park is strategically located approximately 10 minutes south of downtown Harrisburg, PA and only 2 miles North of the Pennsylvania Turnpike (I-76) Exit 236. The Pennsylvania Business Center has excellent access to the South Central Pennsylvania markets, as well as throughout the entire Mid-Atlantic Region. It is comprised of four (4) buildings totaling approximately 135,000 square feet. Zoned General Commercial (C-2) makes it ideal for offices, warehousing, manufacturing, retail establishments, and eating establishments.

DISTANCE TO REGIONAL CENTERS

Regional Center	Miles	Time
Harrisburg, PA	6	12 Minutes
York, PA	25	33 Minutes
Baltimore, MD	78	1.30 Hours
Philadelphia, PA	102	1.57 Hours
Washington, D.C.	112	2.32 Hours
New York City	171	3.15 Hours
Pittsburgh, PA	198	3.34 Hours
Boston, MA	390	7.25 Hours
Chicago, IL	652	11.30 Hours

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