

Commonwealth Building

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

COMMONWEALTH COMMERCIAL

Commercial & Industrial Property Management Services



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.

FOR MORE INFORMATION, PLEASE CONTACT:

Brett Crans
Property Manager

PH: (717) 975-2767 540B Industrial Drive,
Cell: (717) 554-9550 Lewisberry, PA 17339
EMAIL: bcrans@commonwealthcommercialpa.com
WEBSITE: www.commonwealthcommercialpa.com

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

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

AVAILABLE SPACE



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Square Feet	5,760
Ceiling Height	9' - 20'
Sprinklers	Fully Sprinklered/Monitored
Heating/Cooling	Natural Gas
Electric	200 Amp / 208-140 Volt / 3 Phase
Loading Docks	Two (9' x 9')
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	Immediately
Located in the Technology Enterprise Zone.	

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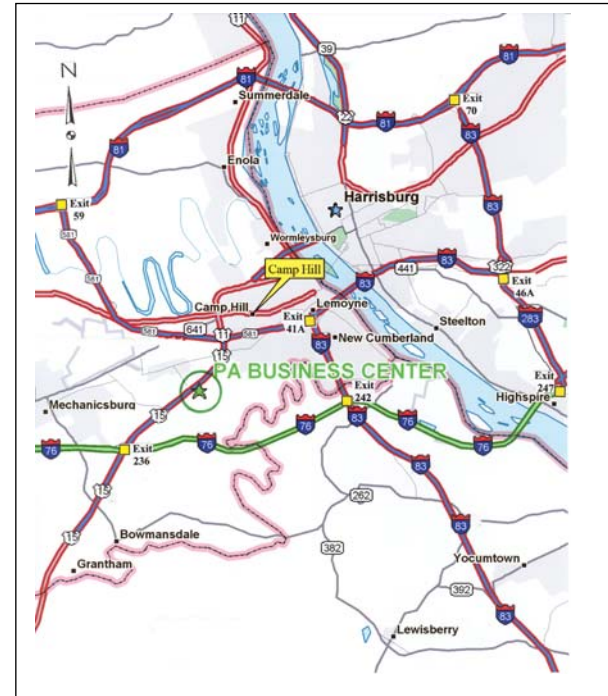
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PENNSYLVANIA BUSINESS CENTER

Commonwealth Building

25 Utley Drive, Suite 300
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.

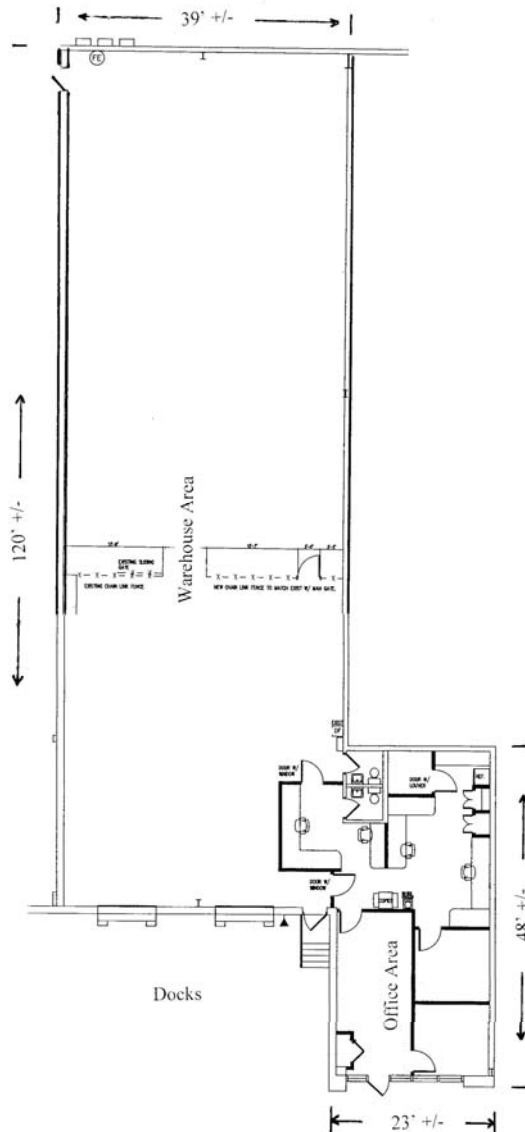


FOR LEASE

AVAILABLE SPACE



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← **FLOOR PLAN**
5,760 Square Feet

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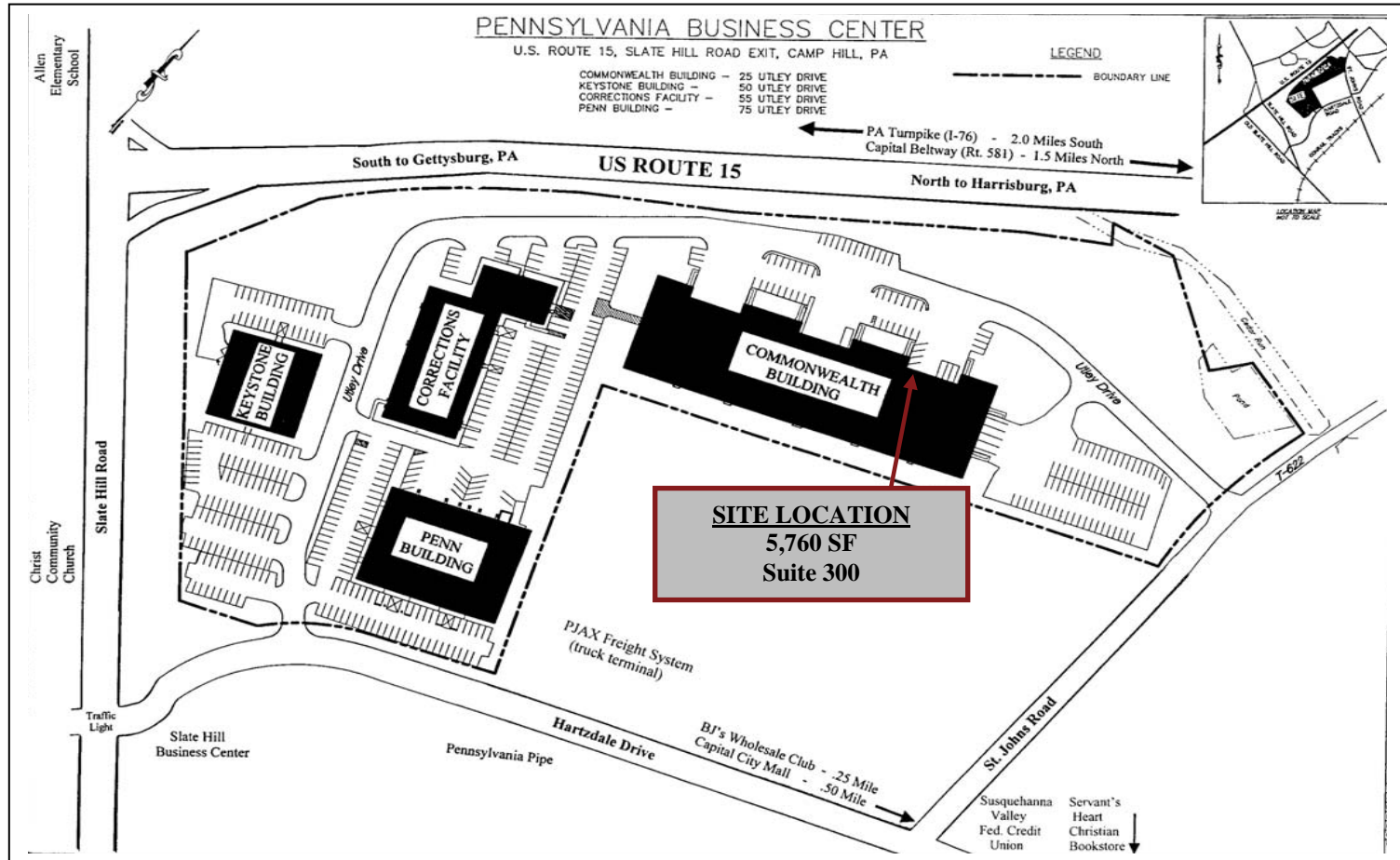
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SITE PLAN



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