

712 SOUTH CAMERON STREET
HARRISBURG PENNSYLVANIA

*REAL ESTATE INVESTMENT
OFFERING*



712 & 724 South Cameron Street Harrisburg PA 17104

Mailing Address: P O Box 2289 West Chester PA 19380

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This Confidentiality Agreement is to be signed prior to the release of Evaluation Materials. The Evaluation Materials are intended solely for your limited use in presentation to prospective buyers interested in acquiring **712 South Cameron Street; (the "Property") located in Harrisburg, Commonwealth of Pennsylvania.**

The Evaluation Materials contain brief, selected information pertaining to the business and affairs of the Property and has been prepared by Owner. It does not, however, purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire. Neither Owner nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of these Evaluation Materials or any of its contents, and no legal liability is assumed to be implied with respect thereto.

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ACKNOWLEDGED AND AGREED TO:

By: _____
Signature

Print: _____
Name and Title

Date: _____



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Nicholas G. Perakis

PO Box 2289, West Chester, PA 19380

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e-mail: uip@uiponline.net, web: www.uiponline.net

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Property Description

Location:	712 South Cameron Street, City of Harrisburg, Dauphin County, Pennsylvania
Building Size:	43,800 square feet approximately
Lot Size:	2.80 acres approximately
Street Improvements:	Asphalt, paved roadways and concrete curbing
Construction:	Clear span, drivit over brick with 15 ft – 24 ft ceiling
Mechanicals:	Gas fired heat, central air
Interior:	Flex space, office, retail, warehouse. High grade rubber tile and vinyl floors, carpet, epoxy on concrete. Drywall, drop-ceiling. Office has recessed fluorescent lighting, warehouse has fluorescent and natural light from skylight.
Electric:	Phase I and Phase III
Utilities:	All utilities, including city water, city sewer, electricity, gas and telephone are connected and in use. Tenants have separate meters.
Access:	Access to the site is provided via curb from Cameron Street.
Parking:	Ample off-street paved parking. Eight drive-in doors ranging from 10 ft – 15 ft height.
Loading:	Loading docks can be provided.
Zoning:	ML (Manufacturing Limited) which provides for commercial retail, showroom and/or industrial warehouse and other uses.
Optional Space:	This building can be combined with 724 South Cameron Street, adjacent to it containing 20,860 square feet for a total of 64,660 square feet.



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Market Overview

The subject property is located at 712 South Cameron Street, Harrisburg, Dauphin County, PA. This county is part of the tri-county region containing the following counties: Cumberland, Dauphin and Perry. The counties surround the city of Harrisburg which is the seat of state government. This city and the counties stated are crossed in a north/south direction by the Susquehanna River. Dauphin County was the first area to develop residentially and commercially. Such growth was also encouraged by the placement of the state capital in the city of Harrisburg, as well as military installations and an airport. As the area developed in a north/south direction along the river, growth spread westerly into Cumberland County. Perry County, to the north, is still rather sparsely developed.

Transportation

HIGHWAYS--Dauphin county is serviced by an excellent system of highways:

- 1) Pennsylvania turnpike-runs in an east/west direction through the tri-county area.
- 2) Interstate 81-runs northerly to New York and southerly through Maryland West Virginia and southerly routes
- 3) Interstate 83-runs north to 1-81 and south to Baltimore/Washington, DC and southerly routes.

DISTANCES

5 minutes to turnpike on 1-83	30 minutes to York
20 minutes to Hershey	30 minutes to Carlisle
2 minutes to downtown Harrisburg	90 minutes to Philadelphia

RAILWAY

Amtrak's rail system runs in an east/west direction, Pittsburgh to Philadelphia, going through the city of Harrisburg proper.

PUBLIC

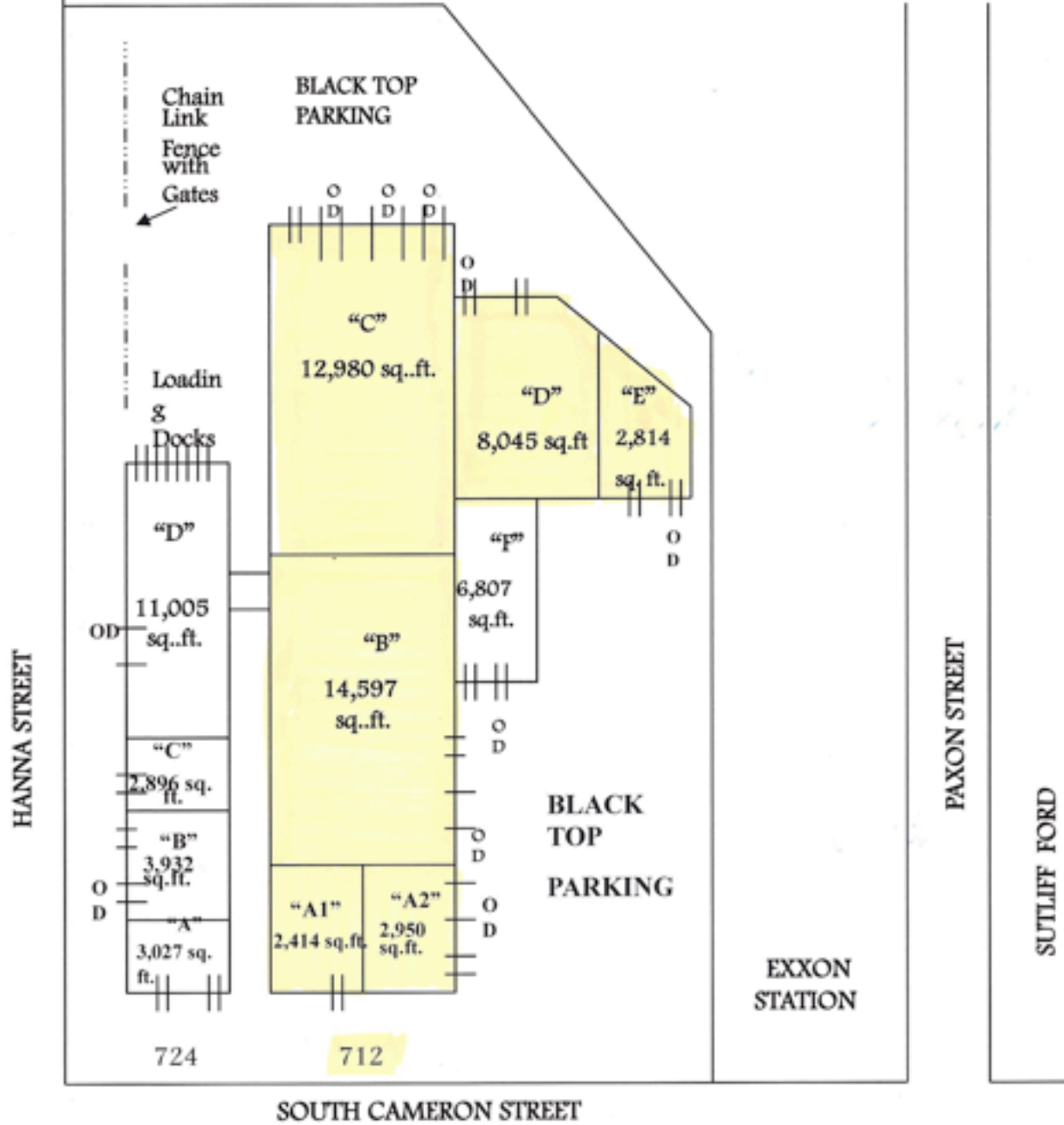
Bus transportation and taxi cab service.

Local Merchants In The Immediate Area

Tenants in the local area are Sutliff Ford, Sutliff Chevrolet, Shore Diner, Exxon Station, Pennsy Building Supply, Toyota, Firestone Tire, Hardy's, Ave's Dodge, Faulkner Honda, Pontiac Nissan, Blockbuster Video, Dunkin Donuts, new McDonald's Restaurant and new Starbucks. The PA Department of Transportation has a new high rise just two blocks south of the site. Also in the local area is the redeveloped Harrisburg Mall with Bass Pro Shops, Macy's, Great Escape Theatre and many others.

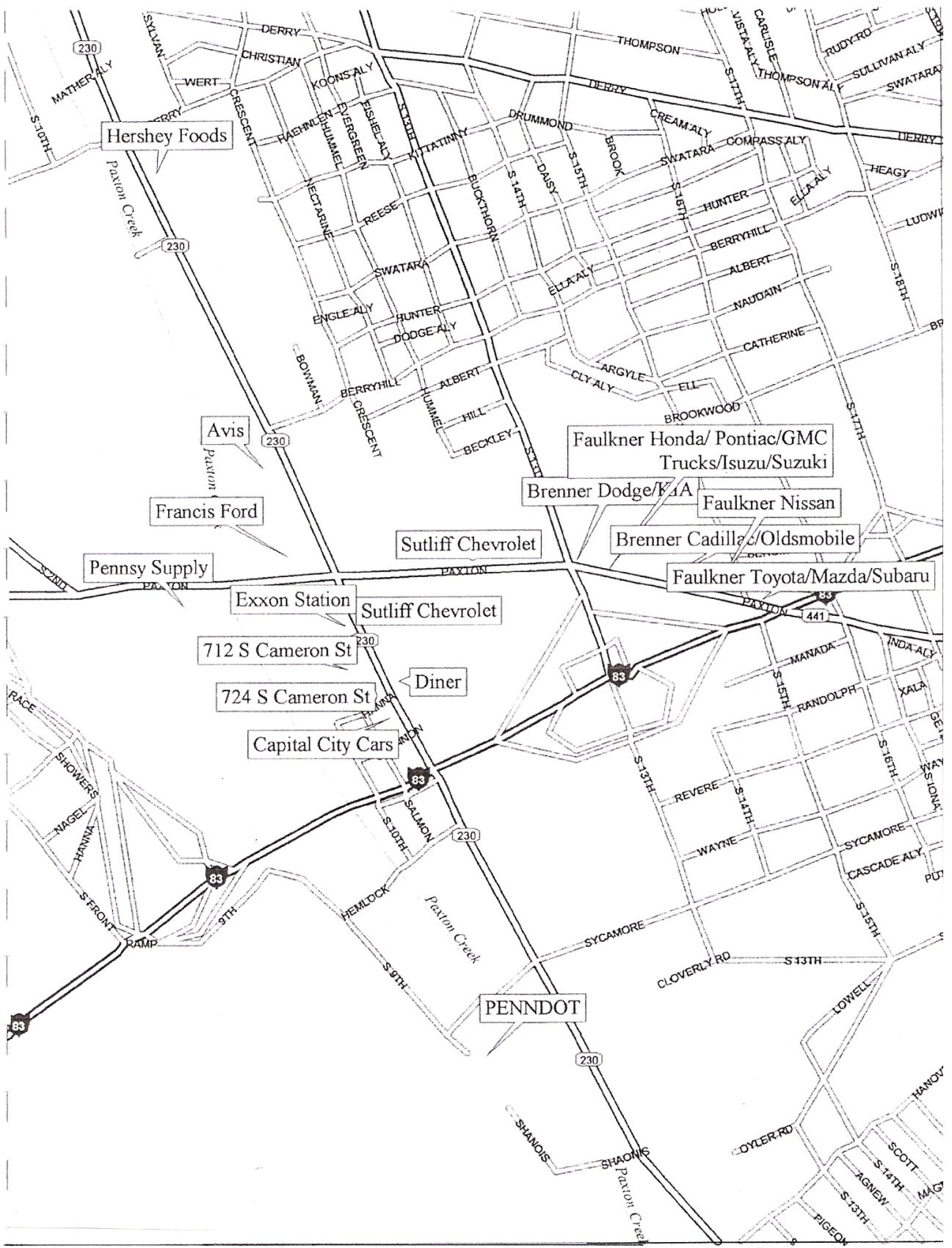


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EAST SHORE DINER

SUTLIFF CHEVROLET TRUCKS



Hershey Foods

Avis

Francis Ford

Penny Supply

Exxon Station

712 S Cameron St

724 S Cameron St

Capital City Cars

Sutliff Chevrolet

Sutliff Chevrolet

Diner

PENNDOT

Faulkner Honda/ Pontiac/GMC Trucks/Isuzu/Suzuki

Brenner Dodge/Chrysler

Faulkner Nissan

Brenner Cadillac/Oldsmobile

Faulkner Toyota/Mazda/Subaru

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S 10TH

DERRY

CHRISTIAN

KOONS AVE

THOMPSON

DERRY

ST 11TH

COMPASS AVE

DERRY

MATHER AVE

WERT

CRESCENT

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★ **S Cameron St & Paxton St**
Harrisburg, PA 17104, US



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