

# 1000 S 21<sup>st</sup> Street

Harrisburg, PA | 17104

±18,000 SF  
INDUSTRIAL SPACE

For Sale



## Property Overview

Available  
±18,000 SF

18,000 SF of beautifully renovated office and warehouse space awaits. This highly versatile property is zoned industrial and conveniently situated near I-83 and Paxton St., offering seamless access and endless possibilities. The property comes equipped with car lifts, overhead cranes, ample parking, plus nearly 1 acre of additional land, presenting exceptional opportunity for growth. Don't miss the chance to secure this outstanding commercial real estate opportunity in Harrisburg.

## Surrounding Retailers



Joshua Miller | Tom Troccoli  
For Sale Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

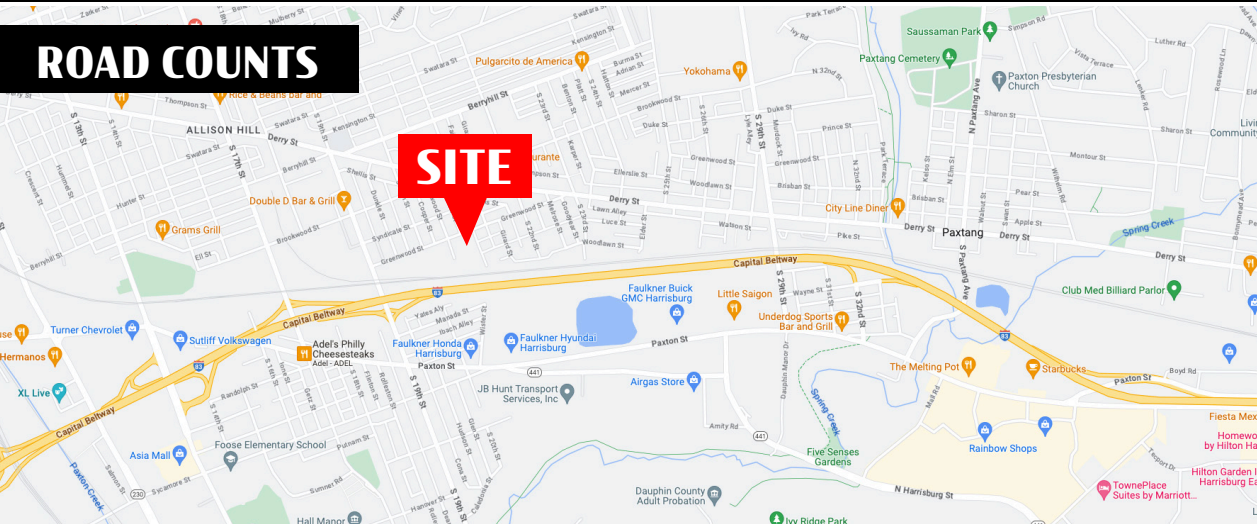
COMMERCIAL BROKERAGE. *Redefined.*

# 1000 S 21<sup>st</sup> Street

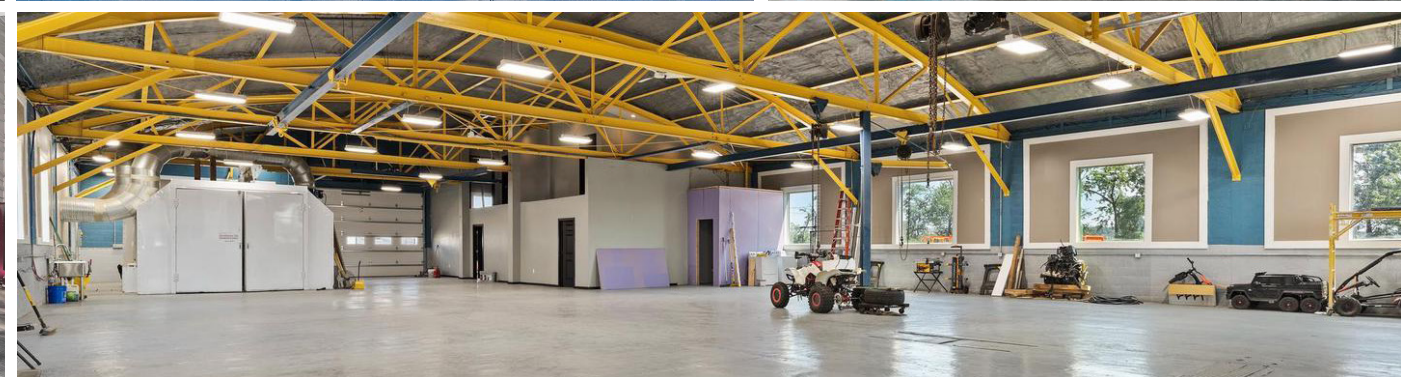
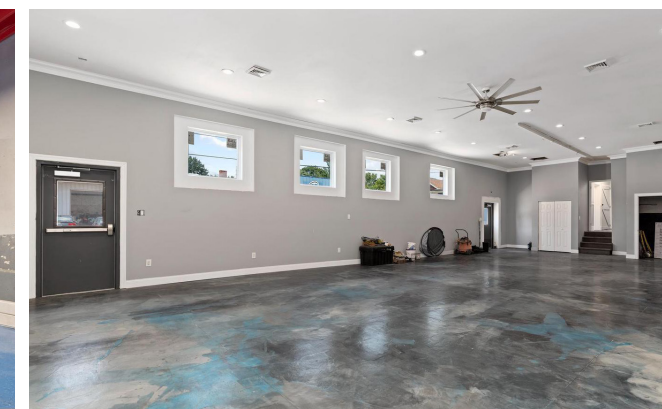
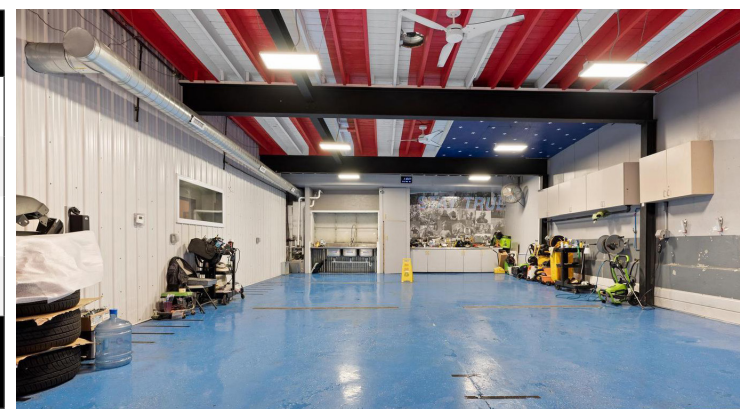
Harrisburg, PA | 17104

±18,000 SF  
INDUSTRIAL SPACE

For Sale



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	24,097	103,654	192,061
TOTAL EMPLOYEES	8,758	87,659	139,731
AVERAGE HHI	\$61,193	\$78,138	\$92,490
TOTAL HOUSEHOLDS	8,713	44,066	80,335
TRAFFIC COUNTS: Capital Beltway ± 80,000 VPD			



# 1000 S 21<sup>st</sup> Street

Harrisburg, PA | 17104

±18,000 SF  
INDUSTRIAL SPACE

For Sale

## MARKET AERIAL

Site



**East Park SC**  
THE HOME DEPOT | PETS M ART

**Scottsdale Plaza**  
Melting Pot | NEATO BURRITO  
CAFÉ FRESCO

**Paxton Street Commons**  
Starbucks | FedEx | DOBA

**High Pointe Commons**  
Target | JCPenney | Christmas Tree Shops | That! | petco | FIVE GUYS | BURGERS and FRIES | GNC | orange theory | verizon | GameStop | Hair cuttery

**Harrisburg Mall**  
Bass Pro Shops | 2ND & CHARLES | Foot Locker | Pizza Hut | TACO BELL  
GNC | GameStop | AT&T

**Shops at TecPort**  
TOMATO PIE CAFE | Gunton | PAPA JOHN'S | PENNYS SUPPLY | chewy

CommunityAid | GOLD'S GYM | MONRO

RODEWAY INN & SUITES | SLEEP INN | COUNTRY | WYNDHAM GARDEN HOTELS | Bob Evans | HARBOR FREIGHT TOOLS

Chick-fil-e



# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

**Joshua Miller**  
jmiller@bennettwilliams.com

**Tom Troccoli**  
ttroccoli@bennettwilliams.com

## OUR LOCATIONS:

**YORK OFFICE:**  
3528 Concord Rd.  
York, PA 17402

**LANCASTER OFFICE:**  
150 Farmington Lane  
Lancaster, PA 17601

**EXTON OFFICE:**  
1 E. Uwchlan Ave. Suite 409,  
Exton, PA 19341

**NEW JERSEY OFFICE:**  
236 E. Route 38, Suite 130  
Moorestown, NJ 08057

**WILLIAMSPORT OFFICE:**  
1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

**WEST CHESTER OFFICE:**  
107 E Chestnut St, Suite 107  
West Chester, PA 19380

**CONTACT US**  
717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

