



RE/MAX Delta Group, Inc.

7839 Allentown Blvd., Suite 800 • Harrisburg, PA 17112

(717) 652-8200 Office • (717) 652-8230 Fax

(717) 533-4009 Hershey • (800) 599-6020 Toll Free

**Available
Pad-Site & Suite Leases
GREAT RETAIL AND PROFESSIONAL LOCATION
HILLCREST BUSINESS CENTER
PROPERTY PROFILE**

Municipality:	West Hanover
County:	Dauphin County
Address/City:	7799 Allentown Blvd. Harrisburg, PA 17112
Tax Map & Parcel:	68-033-003-000-0000 68-033-004-000-0000 68-033-051-000-0000
Zoning:	Commercial Highway District
Construction:	Masonry & Steel
Condition:	New Development
Available Square Feet:	6,000/12,000 sq. feet buildings (Flex Space) In two professional Building, 2-3-acre pad site / flex-space
No. of Floors:	One
Floor Type:	Concrete
Roof Type/Condition:	TBD
Ceiling Height:	TBD
HVAC:	TBD
Heat:	TBD
Sprinkler (wet/dry):	TBD
Water:	Public
Sewer:	Other
Gas (provider):	UGI
Electric (provider):	PP&L
Land Size:	
Acres:	4.97
Road Frontage:	1,200 ft. Route 22 (Allentown Blvd.) Manor Drive, Sunset Drive
Parking:	TBD
Traffic Count:	13003
Real Estate/School Taxes:	TBD
Insurance:	
Type of Transaction:	Pad Lease, Suite Leases

The possibilities are endless at this great location for Office!

For More Details, Contact:

Michael Yingling
7839 Allentown Blvd., Suite 800
Harrisburg, PA 17112
717-652-8200 ext. 102 (Office)
myingling@remax.net



Pad-Sites & Suite Leases

**Hillcrest Business Center
7799 Allentown Blvd.
Harrisburg, PA 17112**

**Great Retail & Professional Site
Acres 4.8**

**Pad Lease \$35,000 per acre per annual
Suit Lease TBD per Build Out**



Work in progress.

Availability:	At Settlement or Lease
Possession:	At Lease Signing
Restrictions:	As Per Zoning