For Lease 717.697.2422

THE ROSSMOYNE BUSINESS CENTER

5010 RITTER ROAD, SUITE 104
MECHANICSBURG, PA 17055

HIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

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- Property Information Sheet
- Floor Plan
- Location Maps

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Office

High Associates Ltd.
717.697.2422 or 800.213.0094

The Rossmoyne Business Center
5010 Ritter Road, Suite 104
Mechanicsburg, PA 17055

Available Square Feet:
1,000-4,000 SF

Lease Price:
$12.25 SF NNN ($5 T.I./SF)

Terms:
3 year minimum, 3% annual escalations

Security Deposit:
One Month

CAM:
Estimated for 2019 budget $3.32 PSF, which includes HVAC maintenance, but not utilities

Date Available:
Upon completion of additional tenant improvements

PROPERTY INFORMATION

Total Building Square Feet Available	23,680 SF
Known As	Rossmoyne Building #51
Zoning	C-3 Business Park District
Construction	Architectural Masonry
Year Constructed	1987
Roof Type	Rubber Membrane
Number of Floors	Single Story
Floor type	Slab on grade; commercial grade carpet and VCT
Condition	Good
Ceiling Height	9’
Lighting	Fluorescent
HVAC	Self-Contained/Dedicated Heat Pump

Sprinklers	None
Security System	Provided by tenant
Common Area Maintenance	Estimated for 2019 - $3.32 PSF includes water, sewer, trash, taxes, insurance, snow removal, outside maintenance, general repairs, HVAC maintenance and pest control
Signage	Monument signage & tenant signage on door of suite entrance provided by landlord.

Geographic Information

Municipality	Lower Allen Township
County	Cumberland
Location	Strategically located at the convergence of PA Turnpike, PA Route 15 in The Rossmoyne Business Center
Local Amenities	In-park services include three hotels (Hampton Inn, Towne Place Suites & Homewood Suites), Isaac's Restaurant, Marzoni's Brick Oven and Brewery, Member's First Credit Union, two day-care centers and a convenient retail strip center – The Shoppes at Rossmoyne which includes restaurants such as the China Tea House, Subway, Italian Delight and a dog groomer.
Distance to Highway Access	½ mile to Route 15
Distance to Airports	12-14 miles to Harrisburg International Airport
Road Frontage/Access	Rt. 15 & Ritter Road/From Ritter Road

Site Information

Tax map parcel number	13-10-0256002A
Parking	Approx. 133 spaces; 5/1,000 SF
Topography	Level Site
Restrictions	Per zoning/development's restrictive covenants No outside storage

Utilities

Sewer	In CAM/Lower Allen Township Authority
Water	In CAM/Pennsylvania American Water Company
Gas	N/A
Electric	Tenant/PPL

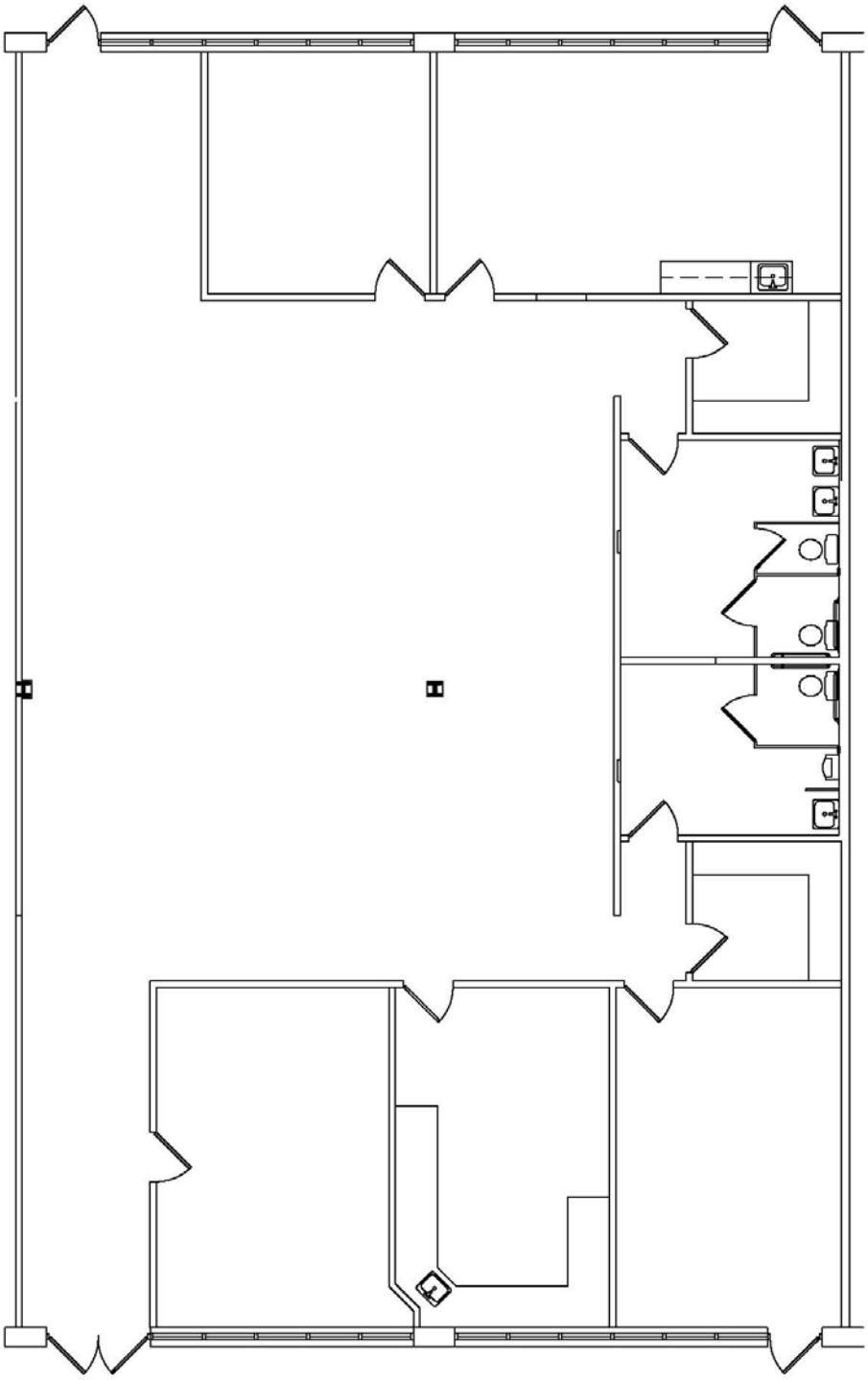
Traffic Counts

Both Directions	28,903 AADT @ PA Turnpike Exit
Both Directions	73,041 AADT @ PA Route 15
Both Directions	5,288 AADT @ Rossmoyne Road

Demographics	1 Mile	3 Mile	5 Mile
Population	6,368	46,916	120,259
Households	3,023	19,793	48,899
Avg. HH Income	$70,268	$79,852	$93,490

Floor Plan – 4,000 SF

5010 Ritter Road, Suite 104
Mechanicsburg, PA 17055

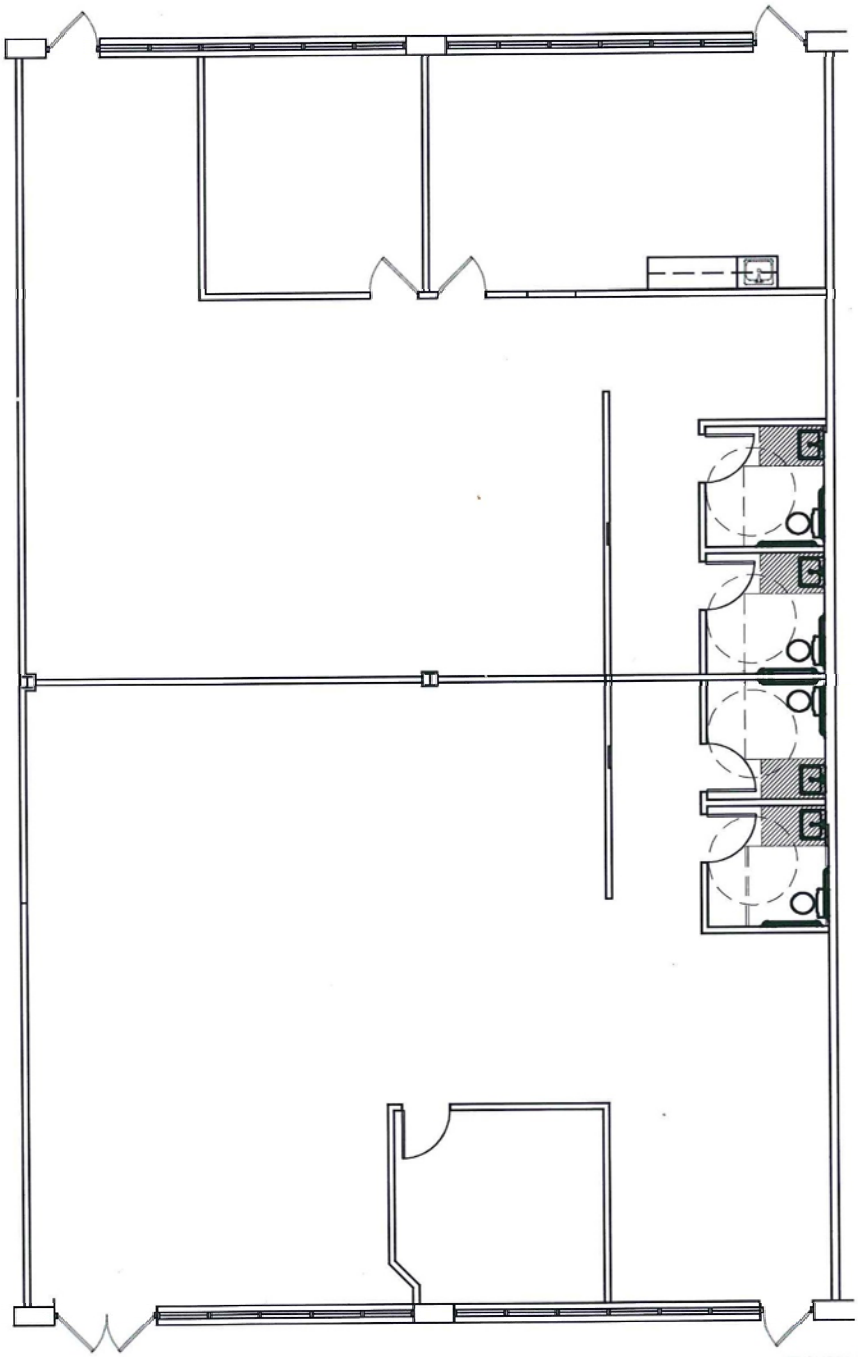


FLOOR PLAN
NOT TO SCALE

BUILDING 51
5010 RITTER ROAD
MECHANICSBURG, PA
SUITE 104

Floor Plan – (2) 2,000 SF

5010 Ritter Road, Suite 104
Mechanicsburg, PA 17055



PROPOSED TWO SUITES

SCALE: N.T.S.

BUILDING 51
5010 RITTER ROAD
MECHANICSBURG, PA
SUITE 104

Maps

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Mechanicsburg, PA 17055

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