

10 FOX RUN ROAD

CAN DO Corporate Center, Drums, PA 18222

Offering Memorandum

100% LEASED THROUGH JUNE 2024
11% CAP RATE



Located in close proximity to I-80, I-81 and Route 309

**Tenants include Commonwealth of PA
and international food company**

- Ultra modern one story building consisting of 10,145 square feet; slab on grade construction; concrete floor; masonry/pre-engineered steel and brick at entrance-way; plate glass windows, metal, composition materials exterior; flat roof. Built in 2004
- Situated on 5.019 acre site
- Reception area leads to executive offices and 2 common hallways leading to 21 private offices; conference rooms; administrative areas; restrooms (2 sets); 2 kitchens, one with an outdoor patio
- Floor coverings consist of wall-to-wall carpeting; linoleum in the storage rooms; hardwood in the executive office; polished stone in the reception area. Painted sheetrock walls; acoustical ceiling (8' to 10' clear height)
- Gas fired forced warm heat and central a/c. Recessed fluorescent and canister lighting
- Hardwired fire alarm system
- Asphalt paved parking lot for 60 cars
- Public water, sewer, gas, electricity
- Frontier Communications provides high speed internet, phone, and fiber optic in the Center
- C-Commercial, CAN DO Corporate Park Covenants

NAI Mertz of PA

Presented by:
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Aerial



Floor Plan

Exhibit C

