

3705 Elmwood Drive Harrisburg, PA



Property Profile

Municipality: Susquehanna Township (Dauphin County, PA)
Zoning: BOR – Business-Office-Residential
Lot Size: 1.77 acres
Gross Building Area: 15,574 square feet
Dimensions: 80' x 204' one-story building
Year of Construction: 1993

Major Building Components

Roofing: Elastomeric rubber membrane
Structural Frame: Steel columns and beams
Floors: Slab-on-grade;
Exterior Wall: Masonry
Electrical Service: 1000 & 1600 AMP; 120/208 volts; 3 phase 4 wire
HVAC: Air-to-air heat pumps with independent tenant controls
Fire Suppression: Unsprinklered
Electronic Safety & Security: Fire alarm system with 24/7 monitoring
Parking Lot: 71 spaces
Public Transportation: CAT Route 39

Utility Service

Electric: PPL Electric Utilities
Sewer: Susquehanna Township Authority
Water: United Water PA
Voice/Data: Fiber Optics Lines and T1 Lines

**VARTAN
PROPERTY
MANAGEMENT**

**717.657.0100
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