

457 E NORTH ST CARLISLE PA 17013

FOR SALE | OFFICE-WAREHOUSE | ±25,810 SF ON 2.36 AC



FOR MORE
INFORMATION
PLEASE
CONTACT

John Thiry, CCIM

Broker of Record

717 292 8400

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THIRY
COMMERCIAL

±2.36 Acre parcel with room for expansion

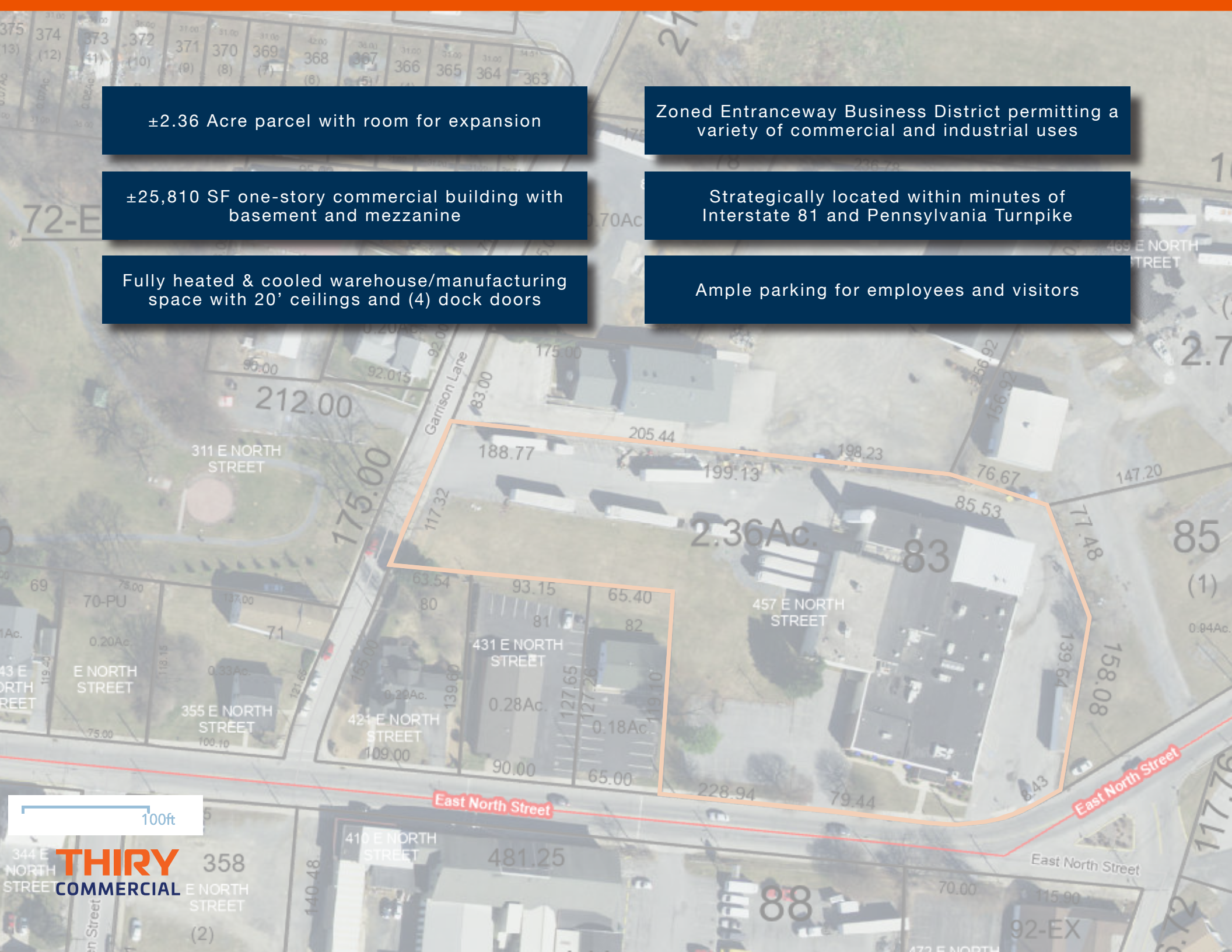
Zoned Entranceway Business District permitting a variety of commercial and industrial uses

±25,810 SF one-story commercial building with basement and mezzanine

Strategically located within minutes of Interstate 81 and Pennsylvania Turnpike

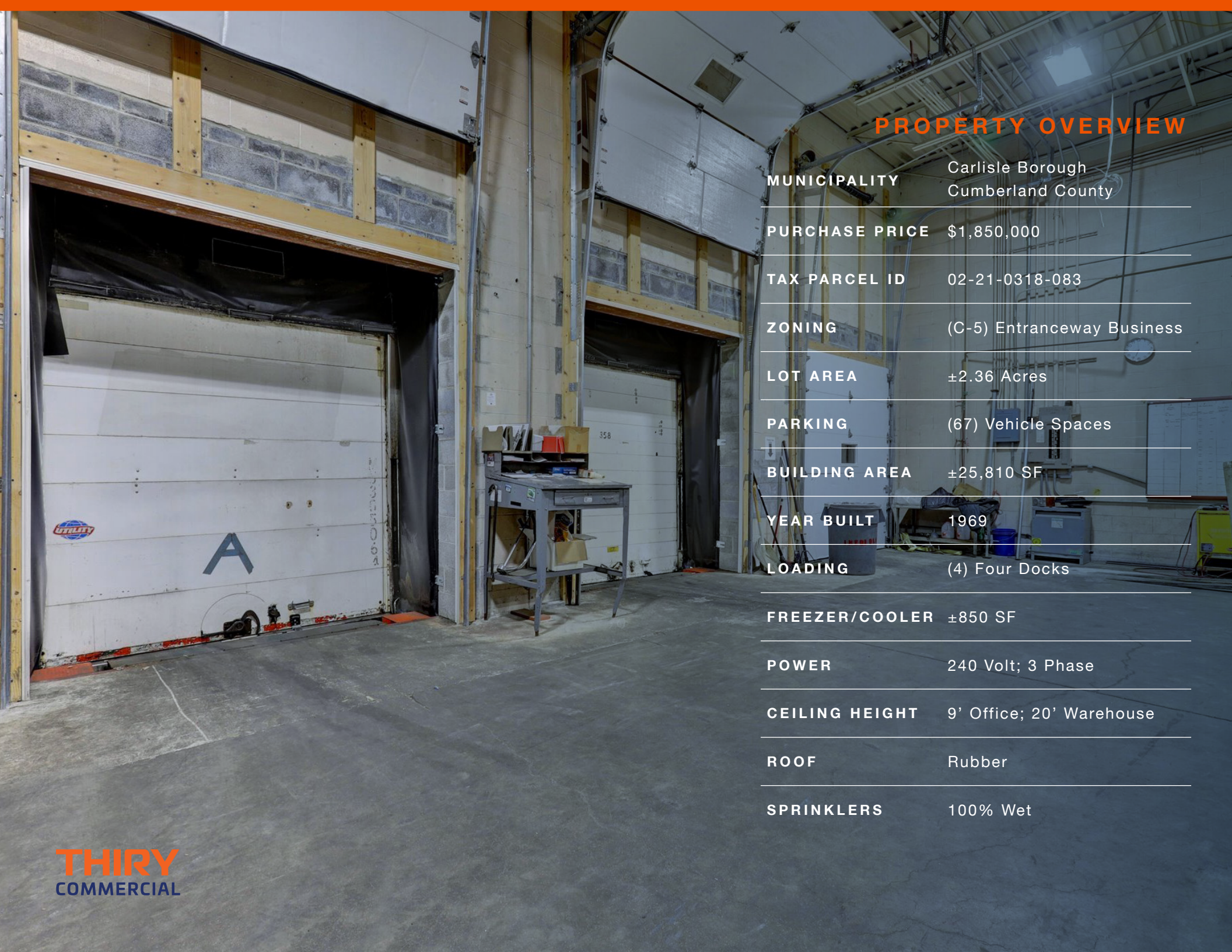
Fully heated & cooled warehouse/manufacturing space with 20' ceilings and (4) dock doors

Ample parking for employees and visitors



100ft

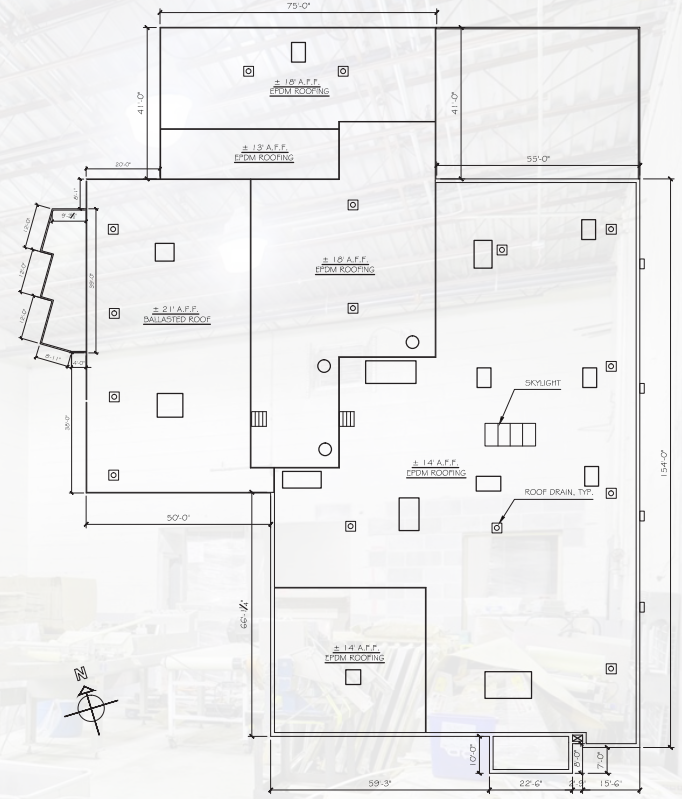
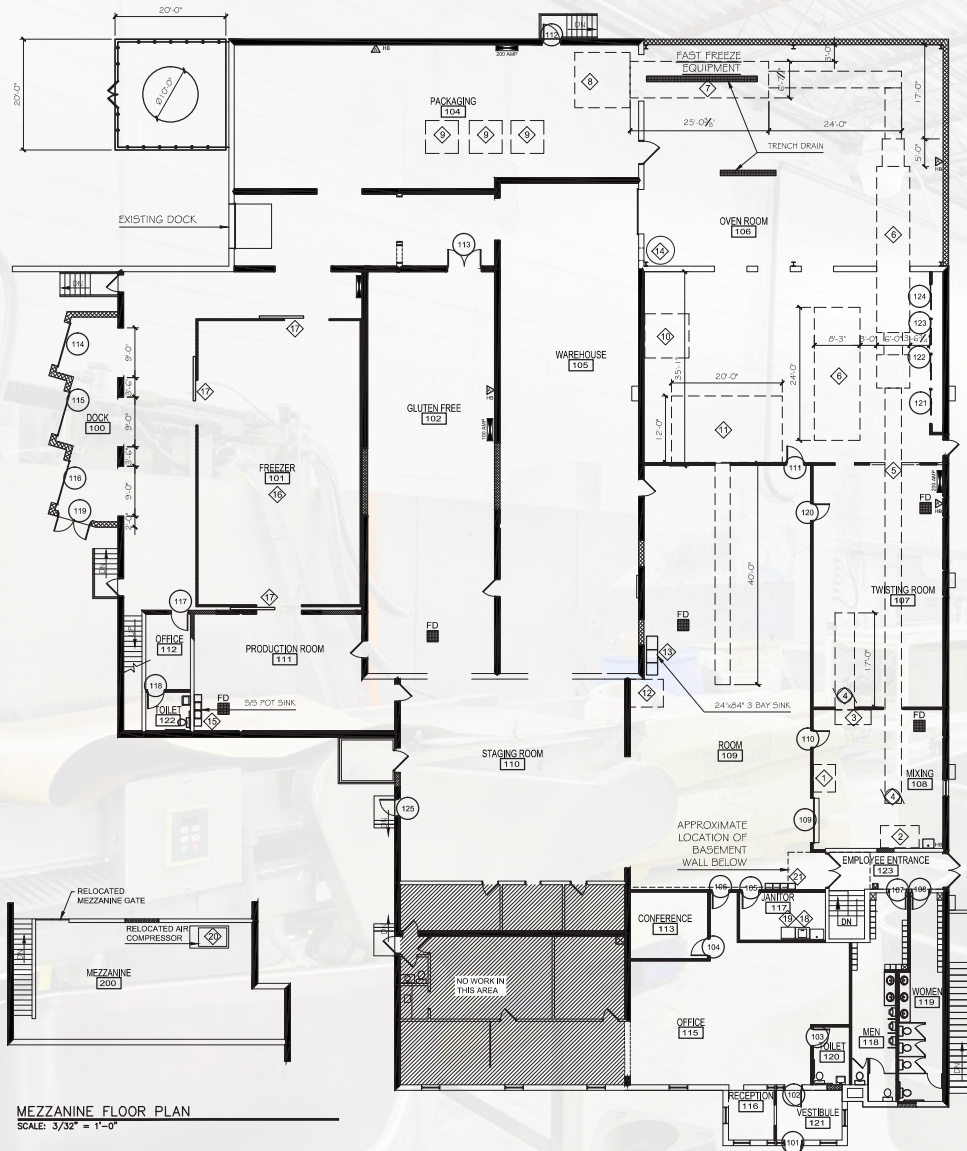
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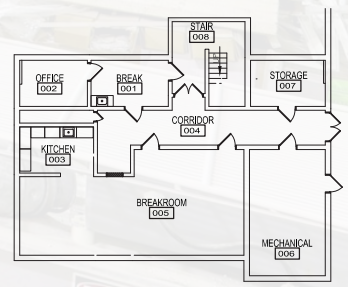
PROPERTY OVERVIEW

MUNICIPALITY	Carlisle Borough Cumberland County
PURCHASE PRICE	\$1,850,000
TAX PARCEL ID	02-21-0318-083
ZONING	(C-5) Entranceway Business
LOT AREA	±2.36 Acres
PARKING	(67) Vehicle Spaces
BUILDING AREA	±25,810 SF
YEAR BUILT	1969
LOADING	(4) Four Docks
FREEZER/COOLER	±850 SF
POWER	240 Volt; 3 Phase
CEILING HEIGHT	9' Office; 20' Warehouse
ROOF	Rubber
SPRINKLERS	100% Wet

FLOOR PLAN

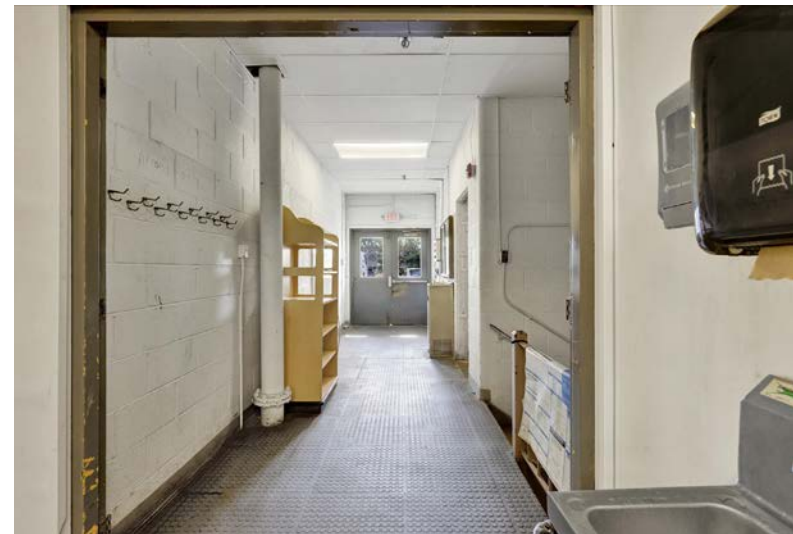


EQUIPMENT SCHEDULE						
TAG	AMP	VOLTS	PHASE	DESCRIPTION	UTILITIES	
50	240	3		MIXING BOWL	HOT & COLD WATER	
70	240	3		MIXING BOWL	HOT & COLD WATER	
20	240	3		DOUGH DIVIDER		
20	240	3		CONVEYOR MOTOR		
115	120	1		HEATER	2" GAS LINE	
30	240	3		OVEN	2" GAS LINE	
FAST FREEZE EQUIPMENT						
20	120	1		PACKAGING EQUIPMENT		
15	120	1		PACKAGING EQUIPMENT		
30	240	3		OVEN	2" GAS LINE	
30	240	3		PROOF BOX		
30	240	3		CART WASHER	HOT & COLD WATER / DRAIN	
				3 BAY SINK	HOT & COLD WATER / DRAIN	
				GRINDER PUMP		
				POT SINK	HOT & COLD WATER / DRAIN	
				FREEZER		
				SLIDING FREEZER DOOR		
				WASHER	HOT & COLD WATER / DRAIN	
				DRYER		
62/31	230/460	3		AIR COMPRESSOR	HOT & COLD WATER / DRAIN	
				4 PERSON HANDWASH	HOT & COLD WATER / DRAIN	



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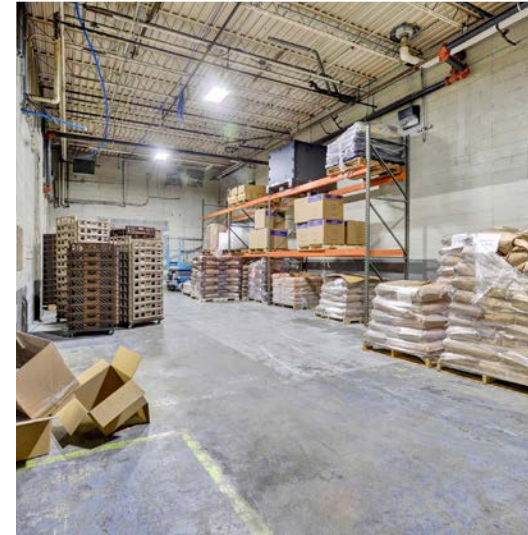
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The information provided here has been obtained from the owner of the property or from other resources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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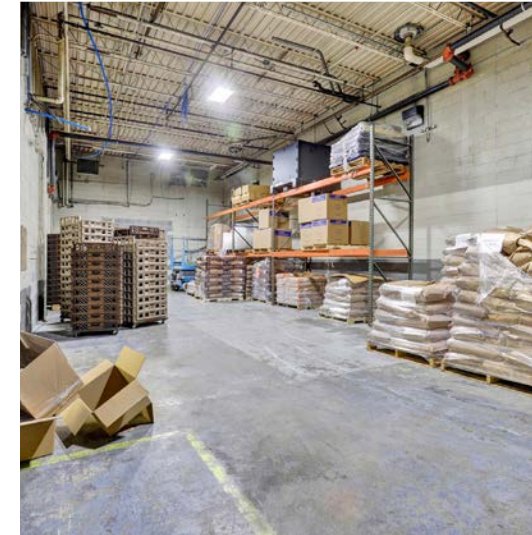
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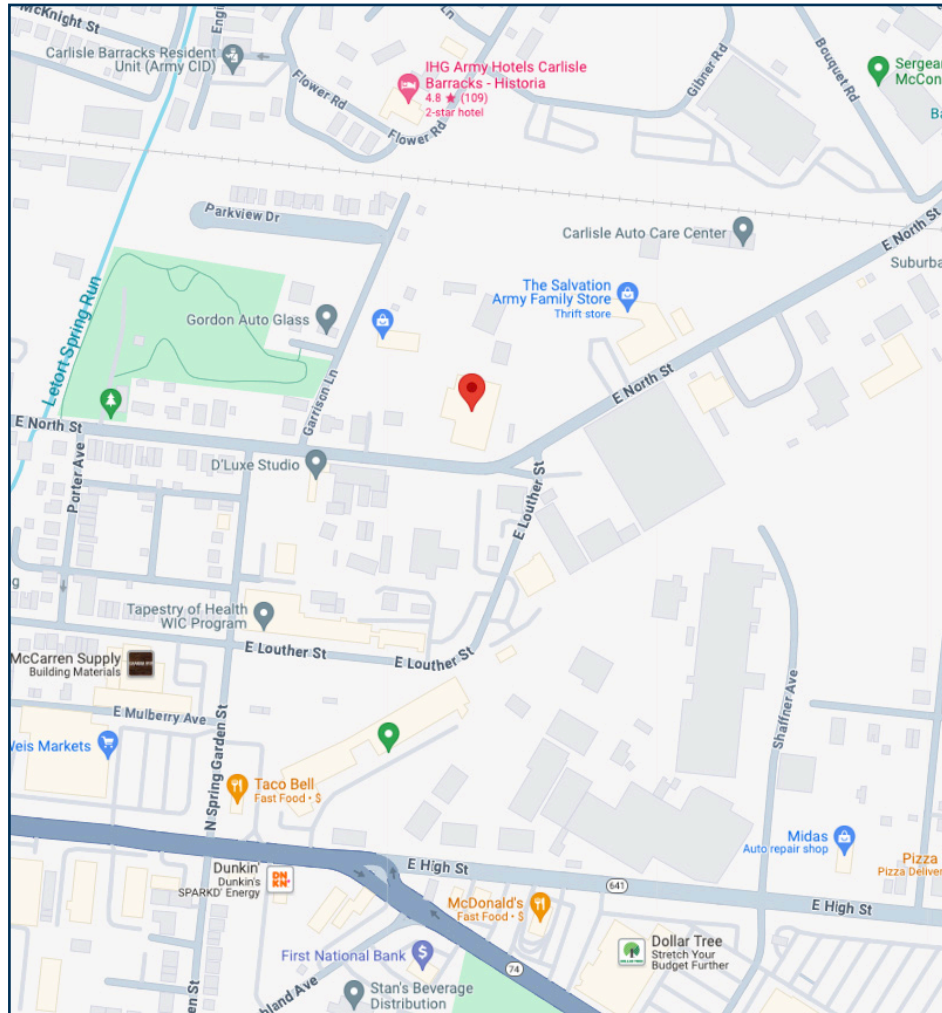


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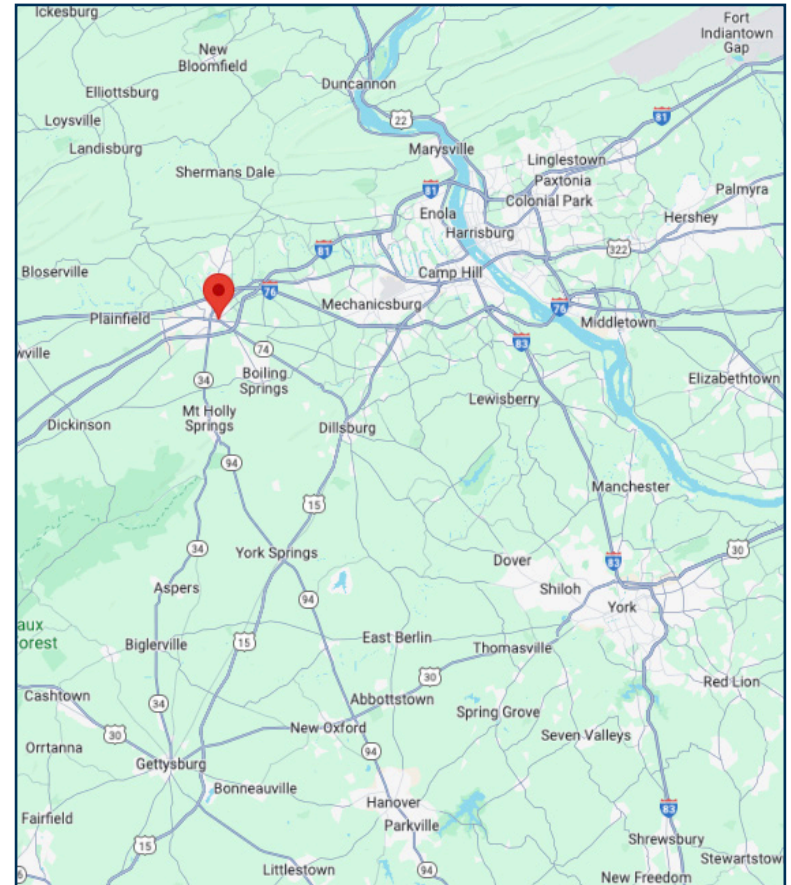
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LOCAL MAP



REGIONAL MAP



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PERMITTED USES IN THE C-5 DISTRICT

- Bus or train terminal, park-and-ride lot and related vehicle parking
- Parks, conservation areas and recreation areas held open to the public for use without charge
- Custom printing, photocopying, faxing, mailing or courier service
- Exercise club
- Financial institution, including banks, which may include “drive-through” facilities
- Garden apartments with a maximum number of 16 dwelling units per building
- Hotel or motel
- Trade/hobby school
- Offices, which may include but is not limited to a business, medical, dental or veterinarian office and/or outpatient medical center
- Packaging
- Printing or bookbinding
- Research and development, engineering or testing facility or laboratory
- Wholesale sales (other than motor vehicles)
- College or university - educational and support buildings
- Day-care center, adult or child
- Fire, emergency services and ambulance stations
- Public utility facility (other than trash-to-energy plant)
- Restaurant, with drive-through service being prohibited
- Retail store, not including an adult use
- Personal service use
- Trade school
- Plant nursery/greenhouse
- Building supply sales
- Membership club
- Massage therapist business
- Tavern
- Building contractor’s office and accessory storage, provided plant screening is used to buffer all outdoor storage from view of public streets and existing dwellings
- Group home within an existing lawful dwelling
- Place of worship
- Community gardens
- Non-tower wireless communications facilities

SPECIAL EXCEPTION USES IN THE C-5 DISTRICT

- Manufacture of the following:
 - Paper and paper products (including recycling, but not including manufacture of raw paper pulp)
 - Scientific, electronic and other precision instruments
 - Apparel, textiles, shoes and apparel accessories
 - Ceramic products
 - Computers and electronic and microelectronic products
 - Electrical equipment, appliances and components
 - Food (human) and beverage products
 - Glass and glass products, jewelry and silverware
 - Medical equipment and supplies
 - Products from previously manufactured materials, such as glass, leather, plastics, cellophane, textiles, rubber or synthetic rubber
 - Sporting goods, toys, games, musical instruments or signs
 - Wood products and furniture (not including raw paper pulp)
- Conversion of a principal building that existed prior to the adoption of this zoning district into apartments
- Auto service station
- Auto repair garage

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