



Central PA Industrial Lease

453 Lincoln Street, Carlisle, PA 17013
Murata Business Center

Cumberland County

Flex space with office at the Murata Business Center.



Contact Information

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Availability Information

Sq Ft Available	5,800 SF
Min Contiguous SF	2,800 SF
Max Contiguous SF	5,800 SF
Rooms & Sizes	Two suites; suite 1 - 2,800 SF and suite 2 - 3,000 SF

Building Information

Total Bldg Sq Ft	34,000 SF
Construction	Metal and masonry
Basement	Yes
Elevator	Yes
Restrooms	In common area
No. Of Floors	One
Sprinklers	Yes
Electrical Capacity	200 amps
HVAC	Electric heat pump
Roof	Metal
Walls	Drywall and metal panel
Floor Type	Concrete
Lighting	Metal halide and fluorescent
Additional Info	Break room in common area Alarm system in suite 1

Land Information

Tax Parcel #	06-20-1796-013
Acres	4.820 AC
Sq. Ft.	209,959.2 SF
Dimensions	Irregular
Parking	Ample in main lots
Topography	Flat

Utilities & Zoning Information

Water	Public
Sewer	Public
Zoning	UM - Urban Mixed Use District; permits offices, professional studio, custom printing, photocopying, faxing, mailing, courier, or delivery service, medical office, wholesale sales, emergency services station, assembly or finishing of products using materials produced elsewhere, etc.

Industrial Loading Details

Warehouse Size	*
Docks & Sizes	None
Drive In Doors	None
Additional Info	*Suite 1 - 1,840 SF; suite 2 - 2,010 SF

Office Buildout Details

Rooms & Sizes/Lots	Suite 1 - 960 SF; suite 2 - 990 SF
Restroom Facilities	In common area

Leasing Information

Price per SF	\$4.50
Monthly Payments	Depends on amount of space leased
Annual Rent	Depends on amount of space leased
Real Estate Taxes	Included in rent
Insurance	Included in rent
Finish Allowance	As is
Lease Term	One year
Options	Negotiable
Escalation	3% annually
Possession	At lease execution
Security Deposit	Equal to one month's rent
Additional Info	\$0.75/SF for utilities

Landlord/Tenant Service Responsibilities	Heat: Landlord	Taxes: Landlord
	Trash Removal: Tenant	Electric: Tenant
	Insurance: Landlord	Janitorial: Tenant
	Air Conditioning: Landlord	Structural Repairs: Landlord
	HVAC Repairs: Landlord	Parking Lot Maint: Landlord
	Interior Repairs: Tenant	Light bulbs: Tenant
	Water & Sewer: Landlord	Plumbing Repairs: Landlord
	Supplies: Tenant	Roof Repairs: Landlord

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

Additional Images

Picture 2: Exterior Picture



Picture 3: Interior Picture



Picture 4: Interior Picture



Plan 1: Interior Picture



Plan 2: Floor Plan

