



## 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

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

## Building Information

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

## Land Information

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

## Utilities & Zoning Information

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<b>Water</b>	Public
<b>Sewer</b>	Public
<b>Zoning</b>	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

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

## Office Buildout Details

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

## Leasing Information

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

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

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**Picture 2:** Exterior Picture



**Picture 3:** Interior Picture



**Picture 4:** Interior Picture



**Plan 1:** Interior Picture



**Plan 2: Floor Plan**

