3925 TRINDLE ROAD, CAMP HILL

19,220± SF

Flex Space for Lease



CAMPBELL
Commercial Partners

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OFFERING SUMMARY

PROPERTY OVERVIEW

19,220± SF flex space featuring a mix of office, showroom and warehouse areas, conveniently located minutes from Route 581, I-83, and I-81. High visibility along Trindle Road (9,884 AADT), with two drive-in doors providing added functionality and flexibility for a variety of uses.

Available SF	**14,620± SF** WAREHOUSE **4,600± SF** OFFICE/SHOWROOM
Lease Rate	$9.95/SF NNN
Availability	JANUARY 2027
Municipality	HAMPDEN TOWNSHIP
Zoning	COMMERCIAL GENERAL
Ceiling Height	12'6 TO 15'
Restrooms	TWO SINGLE-USE
Shared Docks	ONE
Drive-Ins	THREE 14'x10'

PERMITTED USES

- Public, institutional & community uses
- Commercial & professional uses
- Automotive & transportation
- Automotive service station & body shop
- Specialized businesses
- Retailing of building supplies
- Microbrewery

This list is not exhaustive of all permitted uses.

Find all permitted uses here.

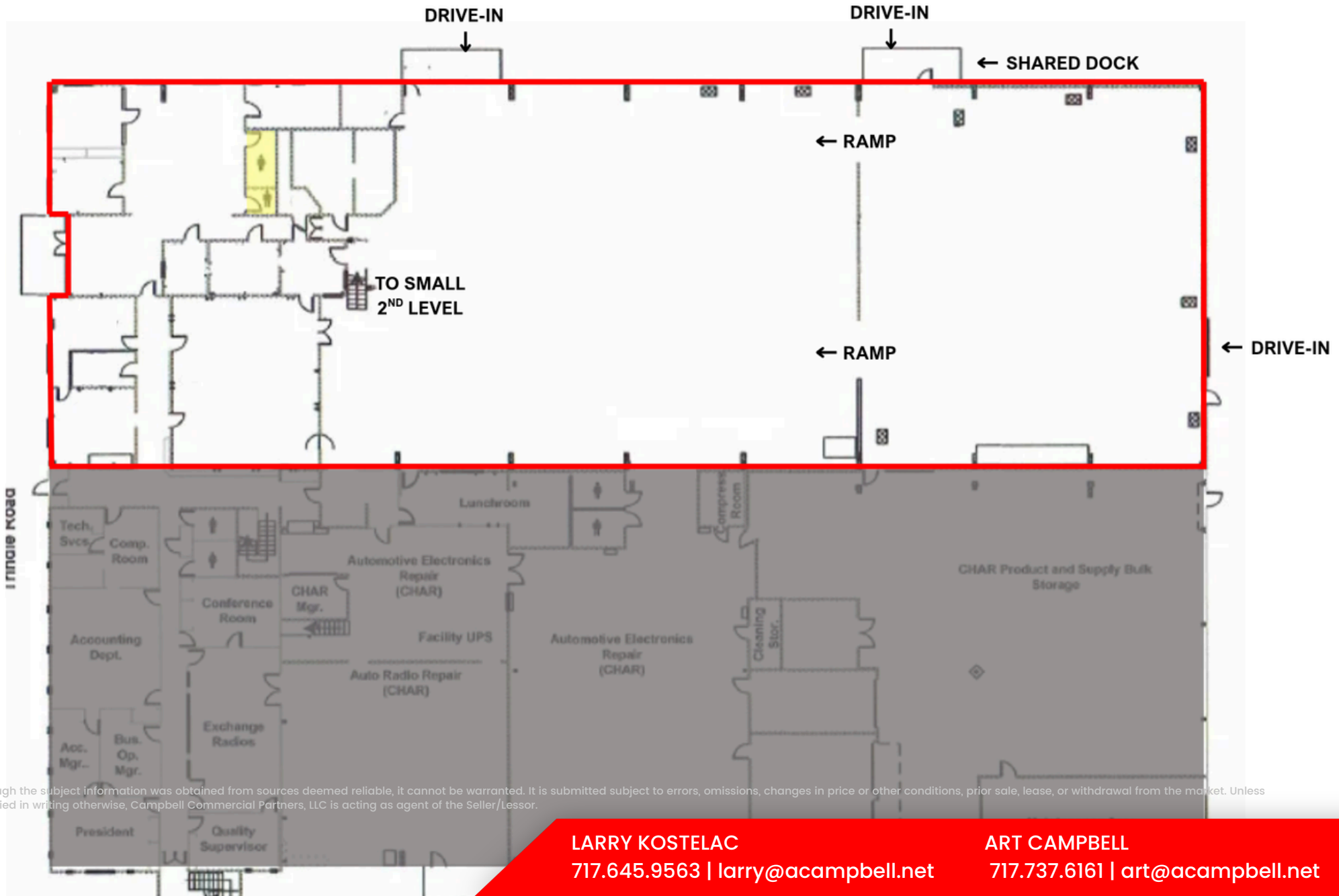


Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

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FLOOR PLAN



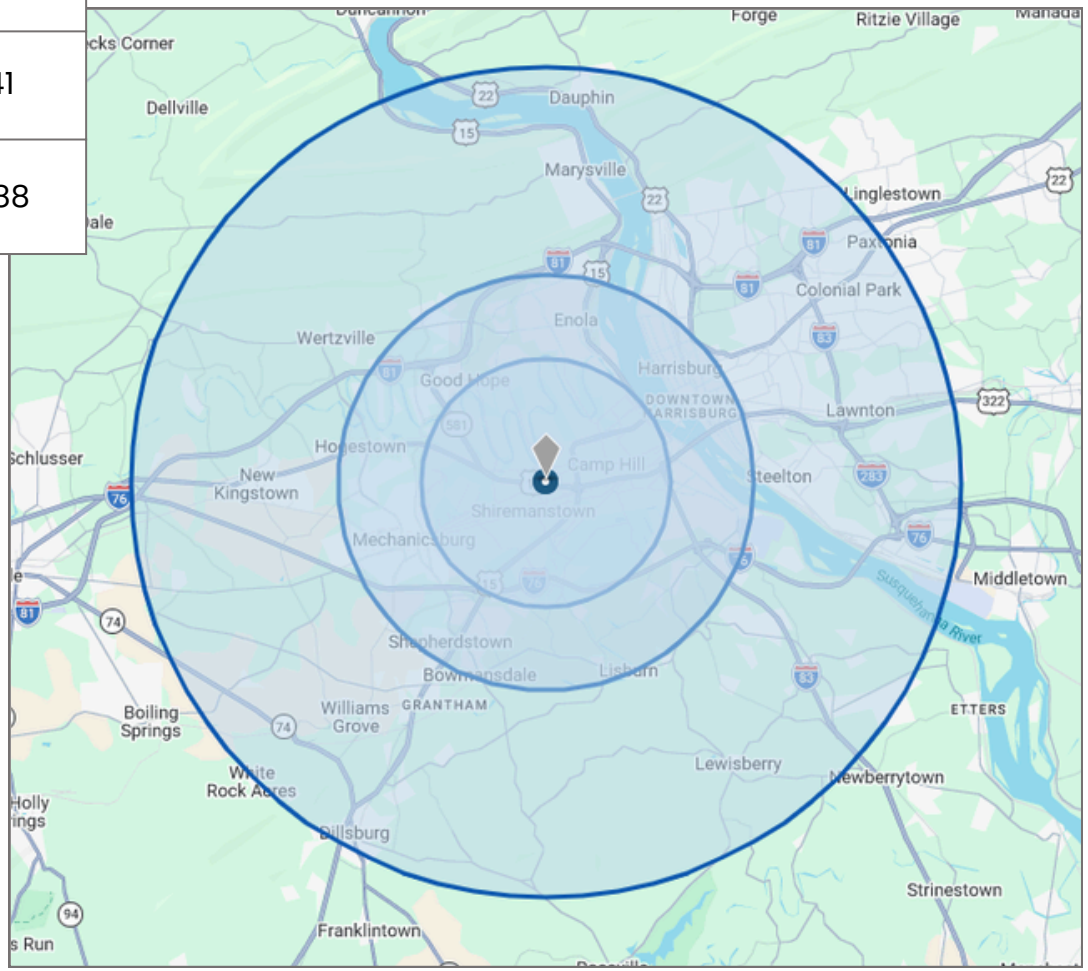
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MARKET OVERVIEW

	3-MILE	5-MILE	10-MILE
POPULATION	70,340	182,952	374,568
HOUSEHOLDS	28,626	75,820	151,741
INCOME	$115,424	$107,988	$105,188

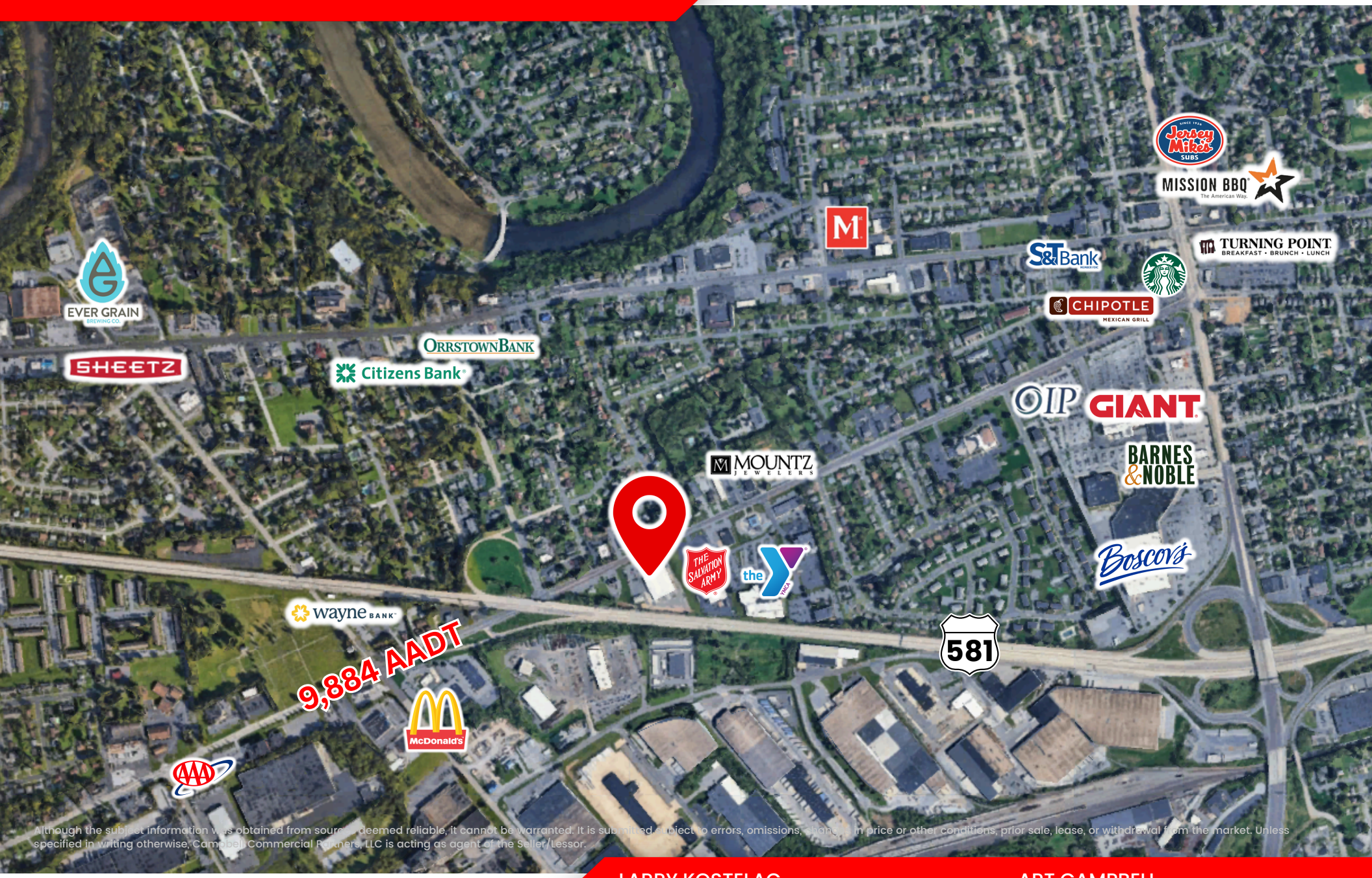


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