



*Available for Immediate Occupancy*

**1000 NATIONWIDE DRIVE, HARRISBURG, PA**

**TURNKEY - PLUG & PLAY: EXISTING FF&E AVAILABLE**



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IMMEDIATE OCCUPANCY WITH EXISTING FF&E  
**FOR SALE OR LEASE**

**1000 NATIONWIDE DRIVE  
HARRISBURG, PA 17110**

## PROPERTY OVERVIEW

1000 Nationwide Drive is a distinguished Class B office building, spanning 165,000 square feet across three stories and situated on a 17-acre site along I-81. This impressive structure includes a large cafeteria with a full kitchen, a fitness center, and dedicated conference and training facilities.

The current layout is ideal for a corporate headquarters, data center, or call center functionality, making it suitable for a single tenant or potential multi-tenant redevelopment. The exterior is complemented by manicured landscaping and an expanded parking lot, providing ample surface parking for tenants and visitors.

Additionally, the opportunity for existing furniture, fixtures, and equipment (FF&E) allows for turnkey occupancy!

## OFFERING SUMMARY

Sale Price	Subject to Offer
Total Building Size	165,000 SF
Lot Size	17.57 AC
Municipality	Susquehanna Township
County	Dauphin County

## AVAILABILITY SUMMARY

Lease Rate	\$18.95 PSF/yr Gross
Ground Floor	± 43,545 SF
1 <sup>st</sup> Floor	± 67,945 SF
2 <sup>nd</sup> Floor	± 62,945 SF
Zoning	Commercial Highway



HOMERUN

SPRINGHILL SUITES

Best Western

SPRINGHILL SUITES





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CONCEPTUAL OFFICE DESIGN


## PROPERTY DETAILS

Number of Buildings	1
Building Size	165,000 SF
Lot Size	17.57 AC
Building Class	B
Tenancy	Single
Parking	973 Spaces
Year Built   Renovated	1976 / 2007

## BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Electric	125V/20A
HVAC	Heat/AC
Sprinklers	Fire suppression system
Signage	± 15,000 SF of Frontage along I-81

## MARKET DETAILS

Cross Streets	Nationwide Drive & North Progress Ave
Traffic Count	 ± 75,000 ADT
Municipality	Susquehanna Township
County	Dauphin County
Zoning	Commercial Highway

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

MICHAEL CURRAN, SIOR  
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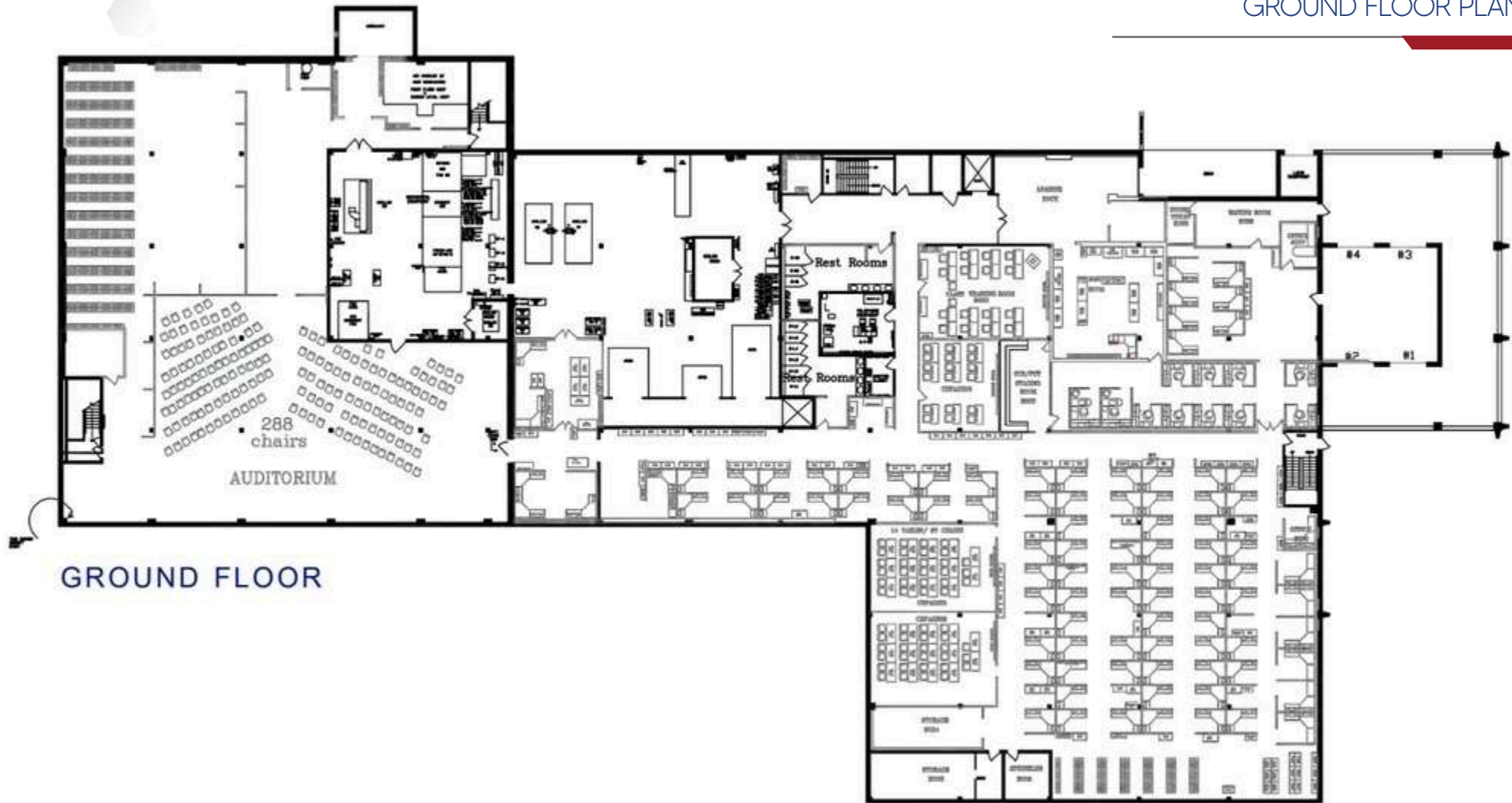




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GROUND FLOOR PLAN



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FIRST FLOOR PLAN



FIRST FLOOR

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LOCATION



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AREA



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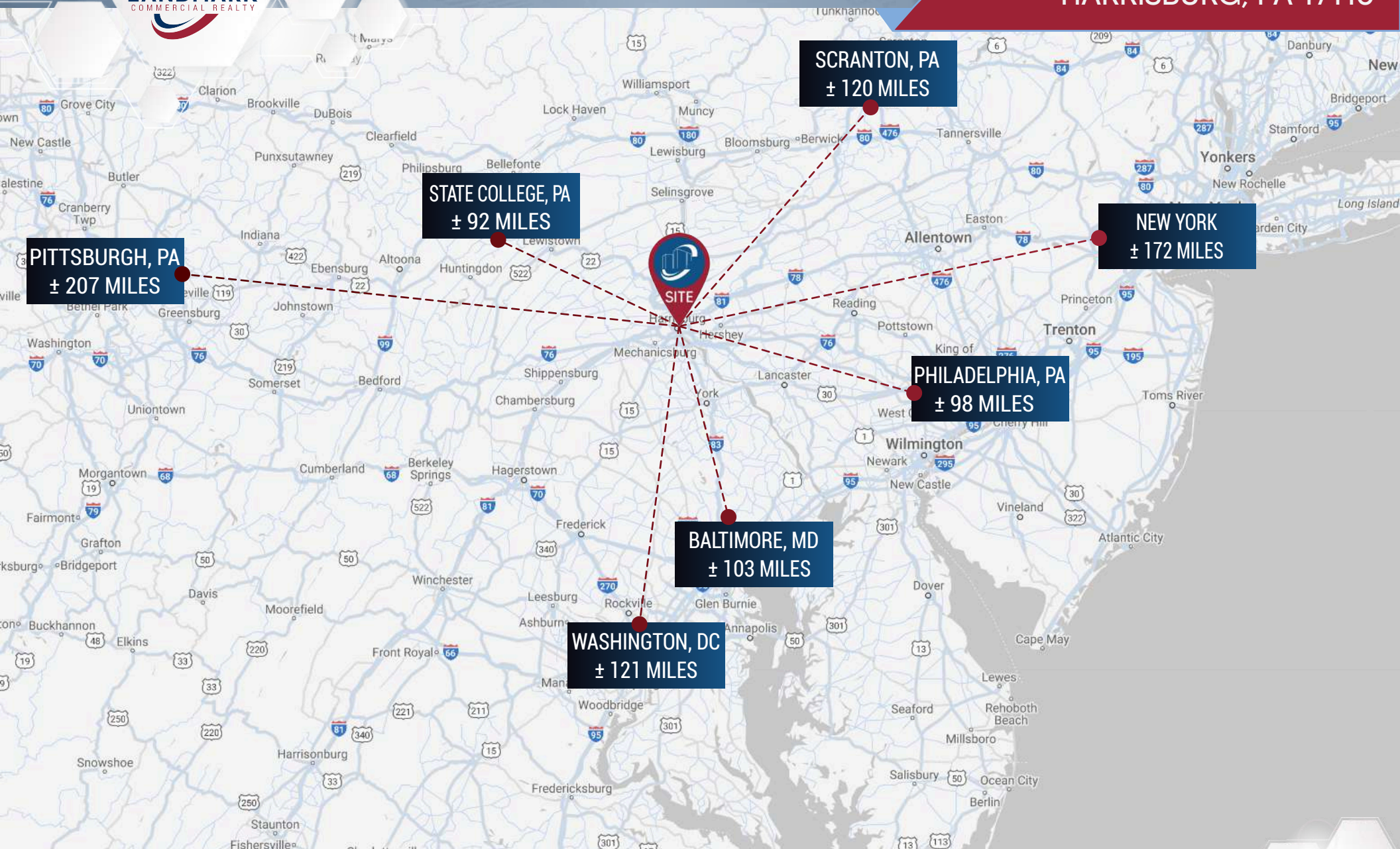






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