



505 INDUSTRIAL DR
LEWISBERRY, PA 17339

FAIRVIEW INDUSTRIAL PARK











OFFERING SUMMARY

Available SF	34,000 SF
Lease Rate	Negotiable
OPEX	\$2.47 PSF (2024)
Building Size	85,500 SF
Lot Size	±16.7 Acres
Built/Renovated	2001/2019
County	York
Municipality	Fairview Twp
Zoning	Industrial Business
Business Park	Fairview Industrial Park

PROPERTY HIGHLIGHTS

- Excellent opportunity to lease 34,000 SF flex warehouse space in Fairview Industrial Park
- Functional and efficient high bay distribution space with secure gated docks
- Property is adjacent to Regional FedEx Ground hub in Lewisberry, PA
- Located just off  with easy access to:   PA Turnpike   
- Join corporate neighbors Amazon, Georgia Pacific, alphabroder/Prime Line, Spears Manufacturing, Bath Fitter, Groff Tractor & Equipment, National Hospice MedEquip, Gazebo Room, Quantum Imaging, Woodhaven Furniture, Overhead Door Company, and Zoetis.

PROPERTY DETAILS

Property Address	505 Industrial Dr Lewisberry, PA 17339
Property Type	Industrial
Lot Size	16.7 AC
Available SF	34,000 SF
Building Size	85,500 SF
Building Class	B+
Dock Doors	19
Drive-in Doors	1 (12'x14')
Foundation	Concrete Masonry
Framing	Steel
Roof	Standing Seam
Clear Ceiling Height	22' - 24'
Sprinklers	ESFR
Heat	Gas
Electric	3-Phase
Water/Sewer	Public
Signage	Available
Submarket	Harrisburg West
County	York
Municipality	Fairview Township
Zoning	Industrial Business
Business Park	Fairview Industrial Park

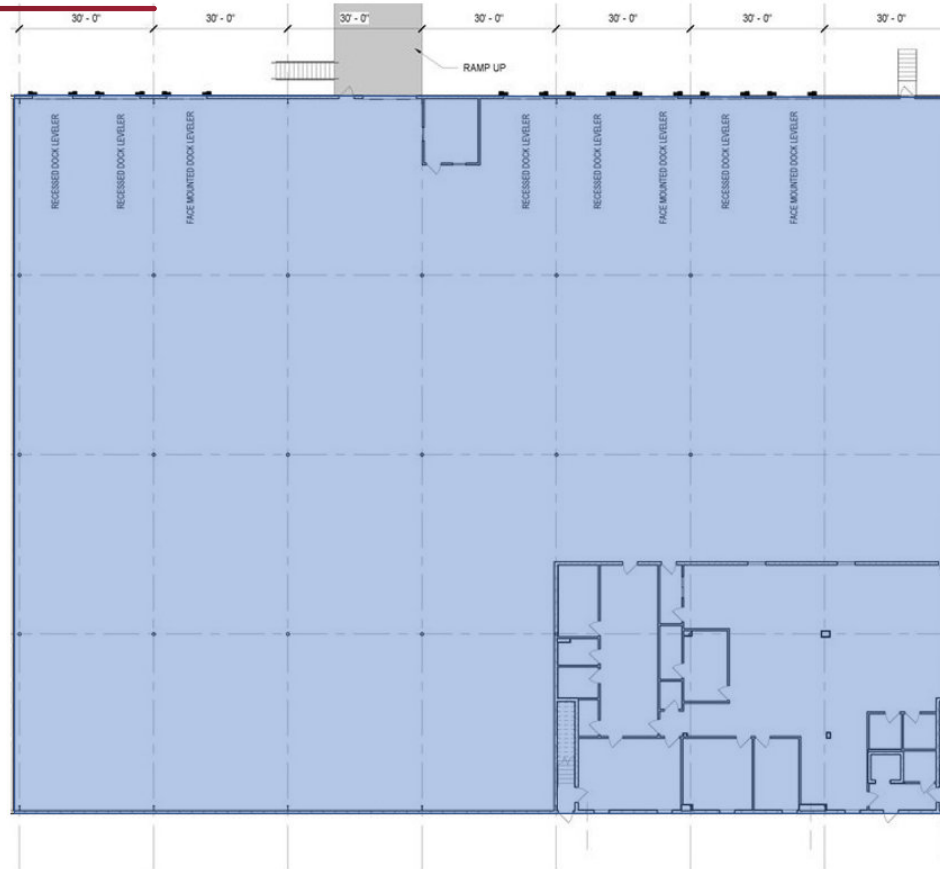
PROPERTY OVERVIEW

Well located within Fairview Industrial Park at Exit #35 of Harrisburg-York-Baltimore Expressway (I-83), a nationally recognized transportation corridor in Central PA. Property is adjacent to Regional FedEx ground hub in Lewisberry, PA. Corporate neighbors include, Amazon.com, AlphaBroder/Prime Line, Spears Manufacturing, and FedEx. Unbelievable opportunity to locate next to a major FedEx ground hub maximizing pick-up times for next day ship/return service to approximately 70% of U.S. and Canada population. Quick connection to I-81, I-78 & PA Turnpike (I-76).

Very functional and efficient high bay distribution space available within Fairview Industrial Park. Abundant dock loading with 24' clear ceiling heights. Typical column spacing with up to 10,000 SF of finished office area. Ample employee and trailer parking. Rear loaded facility. Facility can be conditioned to accommodate climate controlled requirements.



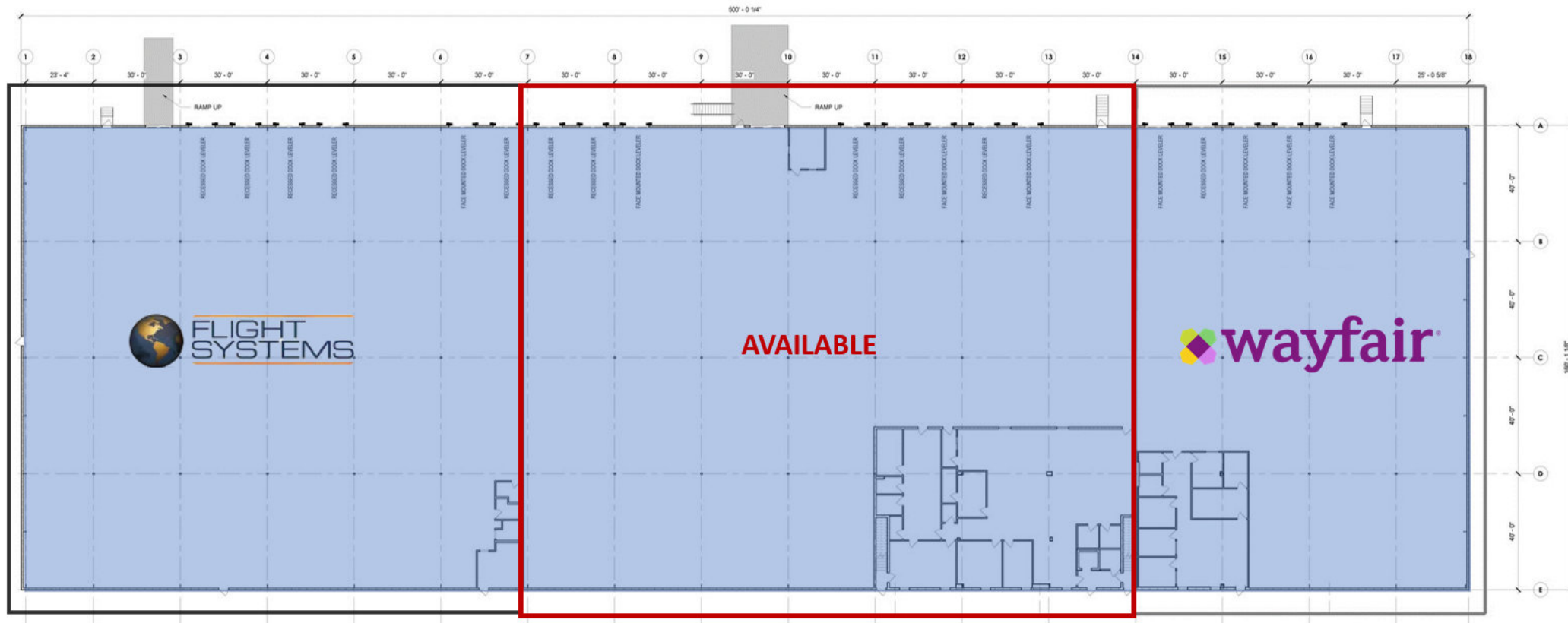
AVAILABLE SPACE



LEASE INFORMATION

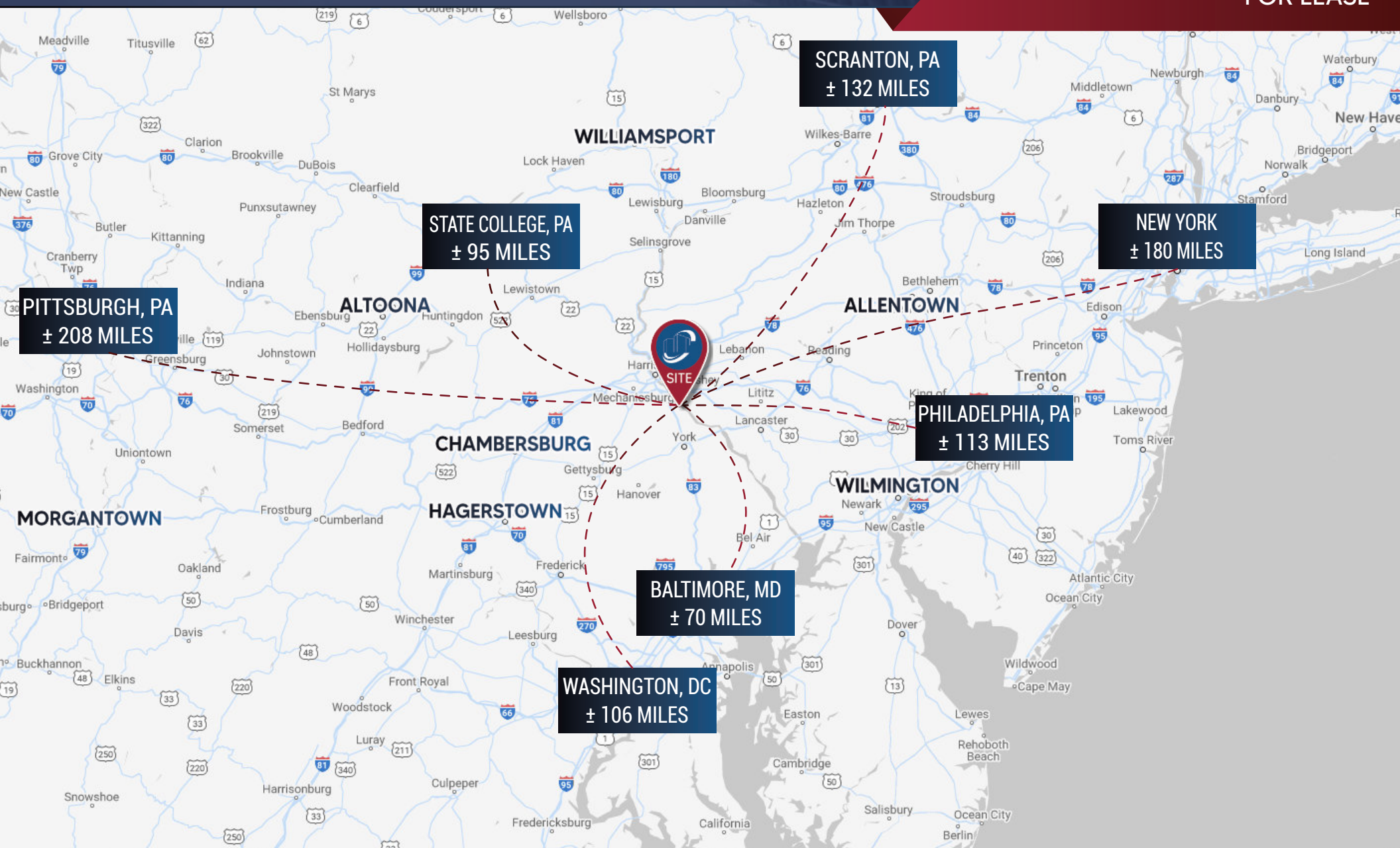
SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	OPEX
505 Industrial Dr	34,000 SF	Negotiable	NNN	\$2.47 PSF (2024)

FLOORPLAN



TRADE AERIAL





AREA OVERVIEW

YORK COUNTY: York county is in southern Pennsylvania and is bordered to the northeast and east by the Susquehanna River, to the south by Maryland, and to the northwest by Yellow Breeches Creek. It consists of a hilly piedmont region that rises to the Blue Ridge Mountains in the northwest.

Founded in 1741, the city of York (the county seat) is one of the oldest European settlements west of the Susquehanna River in Pennsylvania. The county was formed in 1748 and was named James, duke of York and Albany (later King James II). The Continental Congress passed the Articles of Confederation in York while it was the national capital during the British occupation of Philadelphia (Sept. 30, 1777 - June 27, 1778). The county was known for its fabricated metal products, notably the Pennsylvania rifle in the late 18th century, the nation's first iron steamboat in the early 19th century, and automobiles in the early 20th century. The principal boroughs are Hanover, Red Lion, West York, and Dallastown.

TOP EMPLOYERS

YORK HOSPITAL
FEDERAL GOVERNMENT
WELLSPAN MEDICAL GROUP
WAL-MART ASSOCIATES INC
COUNTY OF YORK

HIGHER EDUCATION

YORK COLLEGE OF PENNSYLVANIA
HARRISBURG AREA COMMUNITY COLLEGE- YORK
PENN STATE YORK



YORK COUNTY 2022

DEMOGRAPHICS



459,651
POPULATION



\$86,221
AVERAGE
HOUSEHOLD
INCOME



178,872
HOUSEHOLDS



170,545
EMPLOYEES

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.