


LAND FOR LEASE

NEW VIEW BUSINESS PARK - LOT 4 LEWISBERRY, PA 17339



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 1015 Mumma Road
Lemoyne, PA 17043
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NEW VIEW BUSINESS PARK - LOT 4

PROPERTY DETAILS

FOR LEASE

\$125,000.00 PER YEAR (GROUND)

OFFERING SUMMARY

Lease Rate	\$125,000.00 per year (Ground)
Available SF	Up to 10,000 SF
Lot Size	5.733 Acres

PROPERTY SUMMARY

Address	New View Way, Lewisberry, PA 17339
Municipality	Fairview
County	York
Tax Parcel #	27000QG0120.YO

PROPERTY DESCRIPTION

Land lease opportunity for a commercial, retail, medical, or light industrial building of up to 10,000 SF on an out-parcel within New View Business Park. The property is strategically located at an I-83 interchange in Northern York County, offering potential highway visibility, excellent interstate access, and exposure to strong local and regional demographics.

LOCATION DESCRIPTION

Property is located in Fairview Township along Industrial Drive. The property has direct access to I-83 via Exit 35. Amazon, Chewy, Fedex Hub, Georgia Pacific, Broder Brothers, and many other national firms with operations in the immediate area.

PROPERTY HIGHLIGHTS

- New construction build-to-suit opportunity
- Great highway access; directly off exit ramp
- Light industrial, flex, commercial, and wholesale uses permitted
- New Sheetz location nearby, opening 2026

PROPERTY INFORMATION


Drive-Ins	To be determined
Property Taxes	To be determined
Traffic Counts	I-83 North and South - 72,134 ADT

UTILITIES & ZONING

Zoning	CB - Commercial Business; permits light industrial, wholesaling, research and development, medical clinic, retail, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

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LEASE SPACES

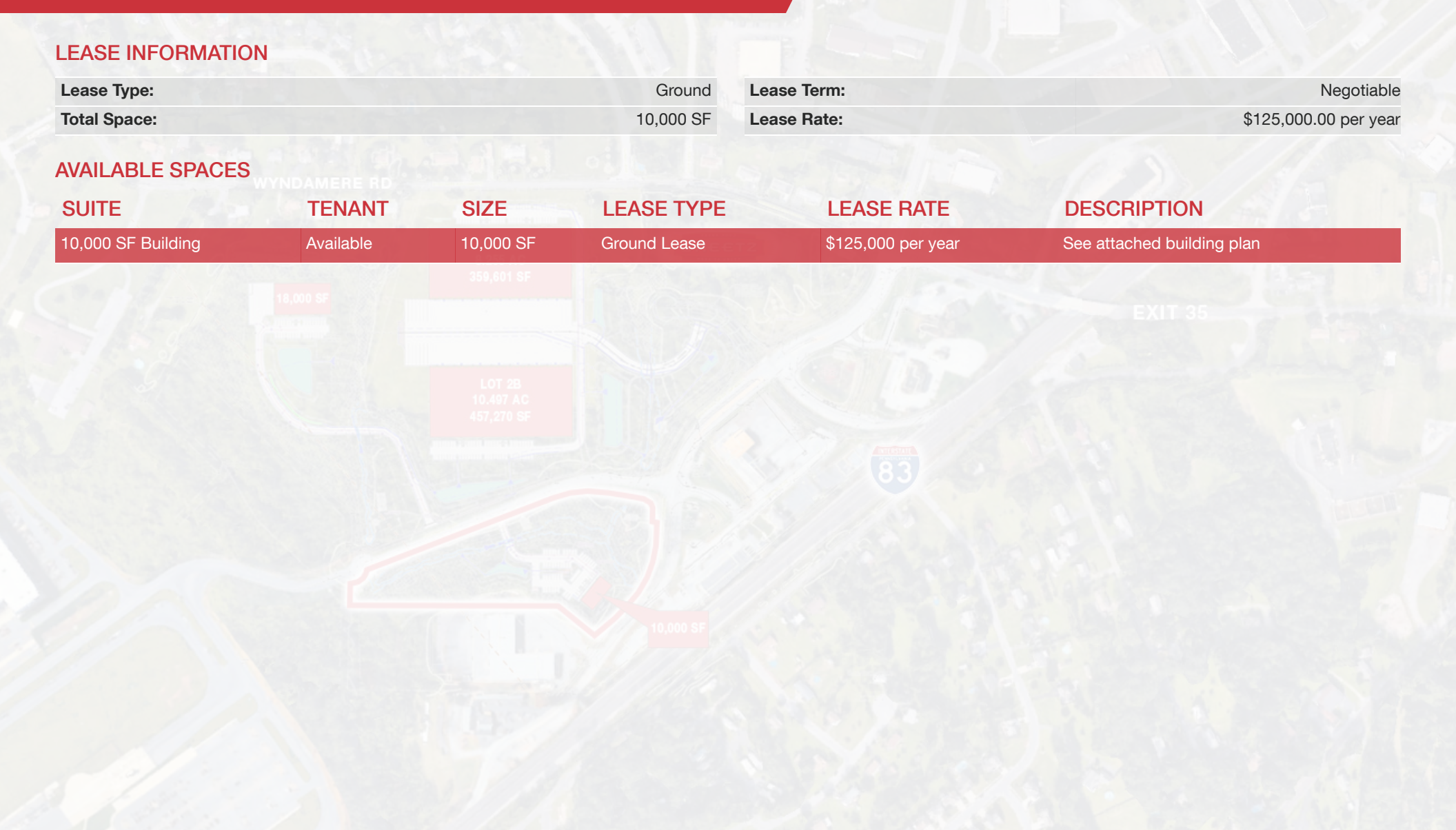
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LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	10,000 SF	Lease Rate:	\$125,000.00 per year


AVAILABLE SPACES

SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
10,000 SF Building	Available	10,000 SF	Ground Lease	\$125,000 per year	See attached building plan



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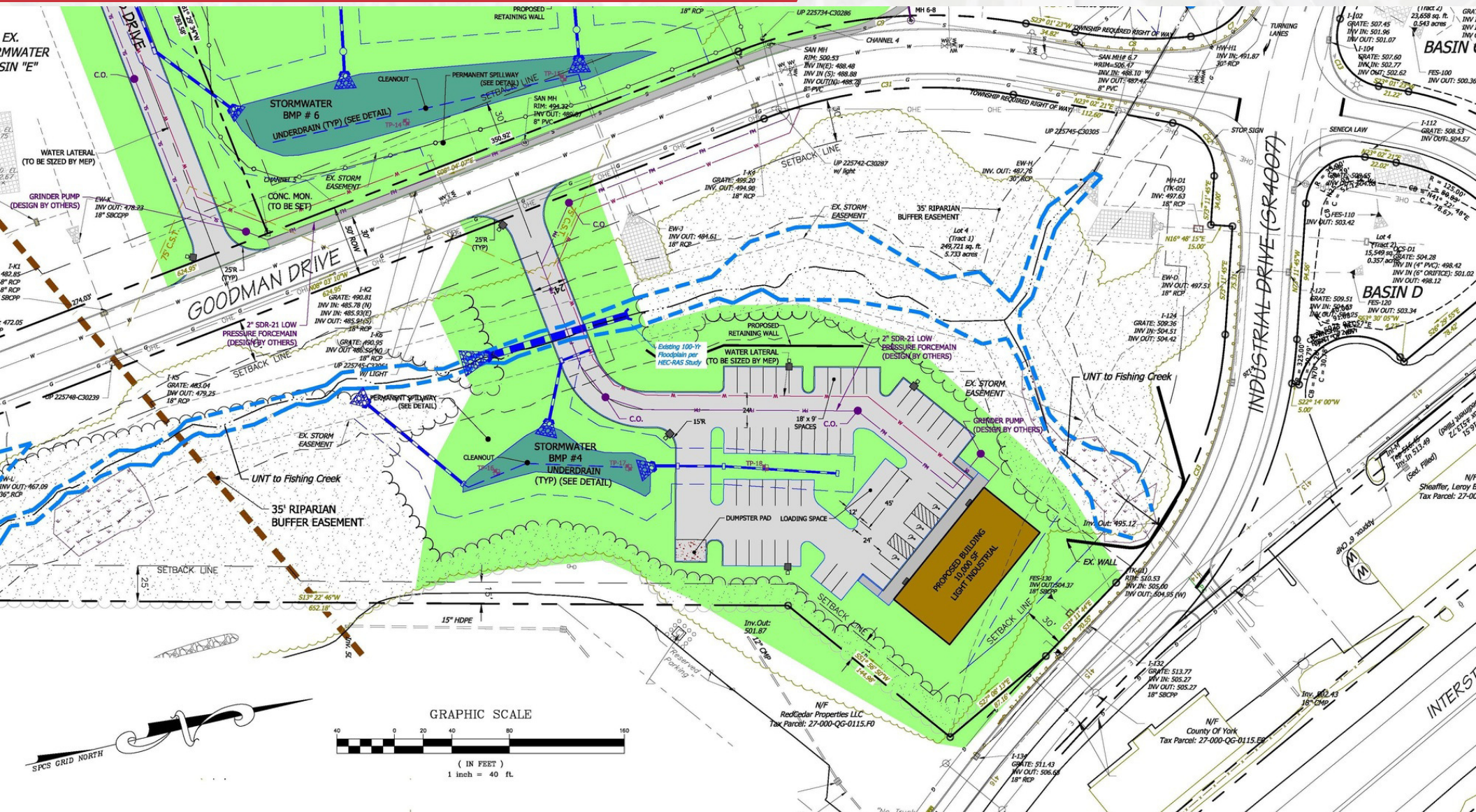
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NEW VIEW BUSINESS PARK - LOT 4

LOT 4 BUILDING PLAN

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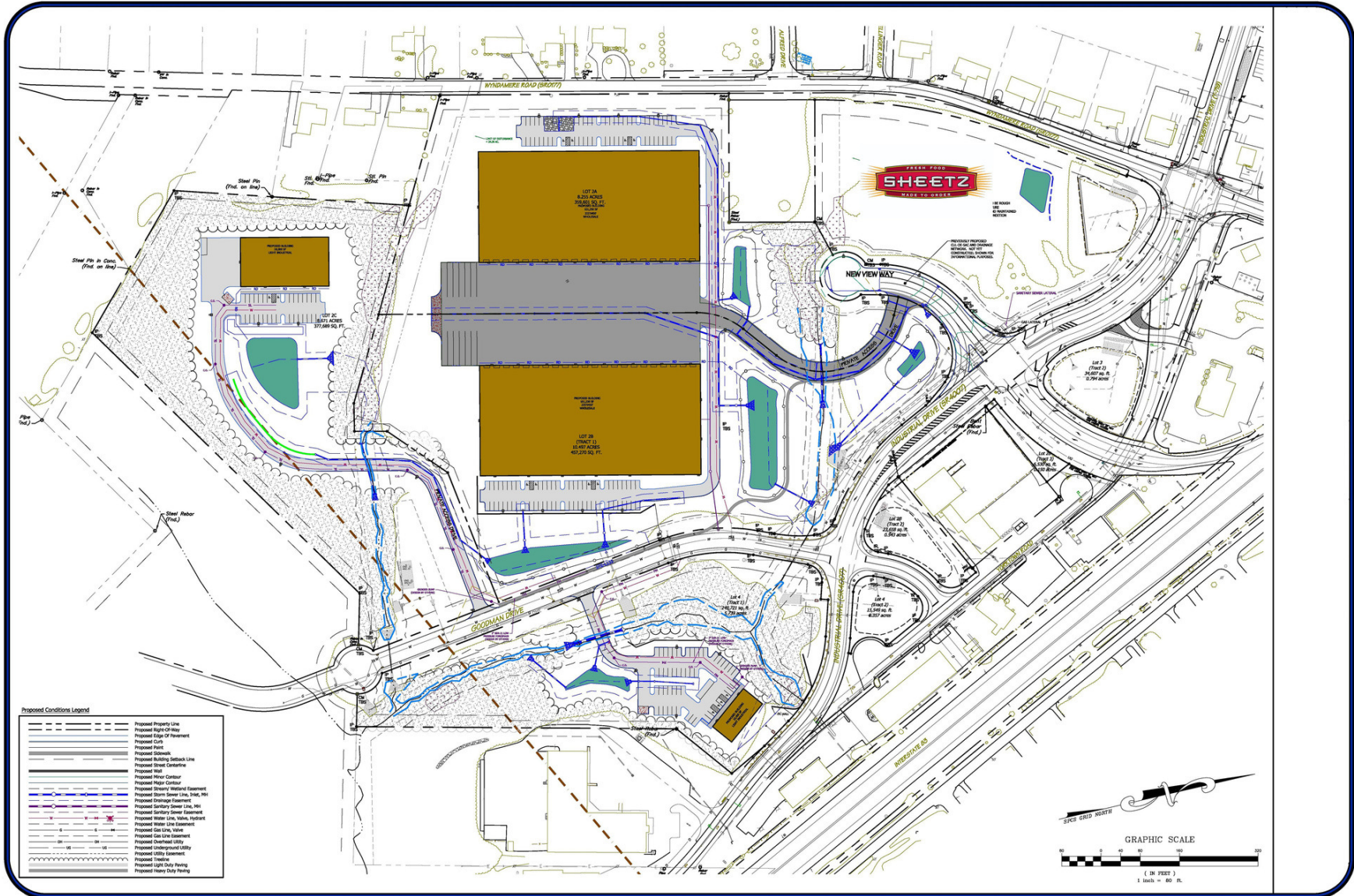


NEW VIEW BUSINESS PARK - LOT 4

OVERALL DEVELOPMENT PLAN

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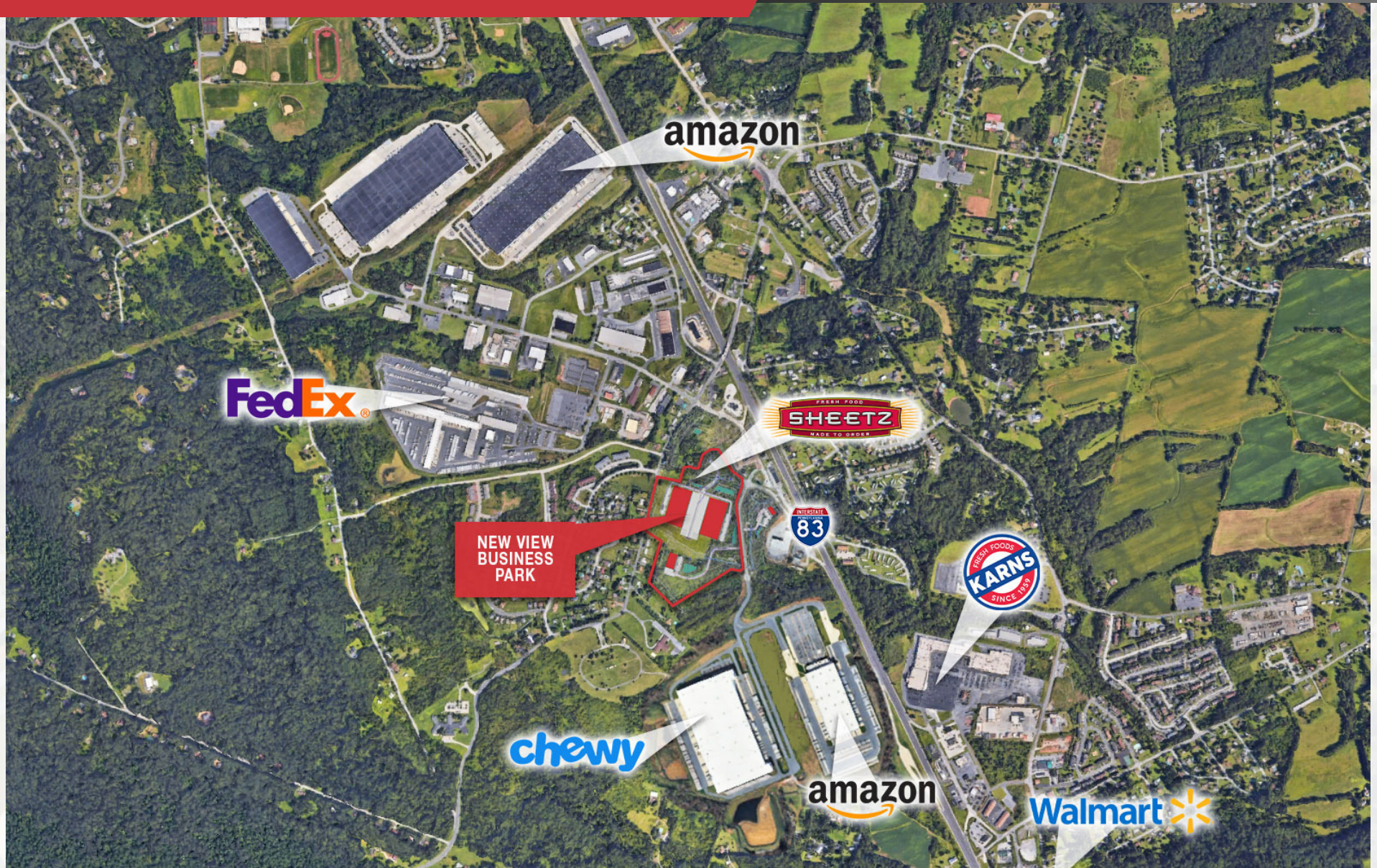
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NEW VIEW BUSINESS PARK - LOT 4


RETAIL MAP

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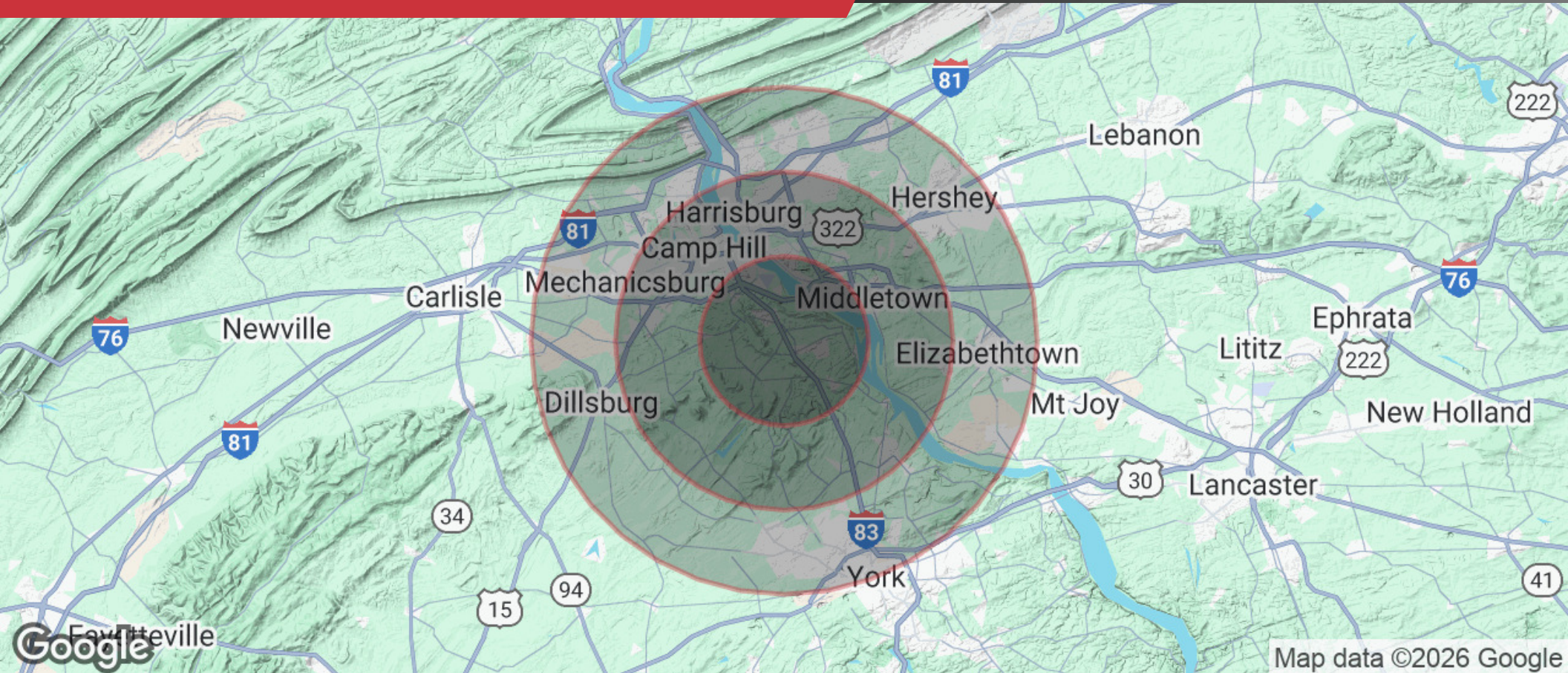
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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
49,015	321,460	628,145



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
19,920	128,747	250,756




INCOME

5 MILES	10 MILES	15 MILES
\$107,402	\$101,909	\$106,645

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