



STAND ALONE IOS FACILITY AVAILABLE

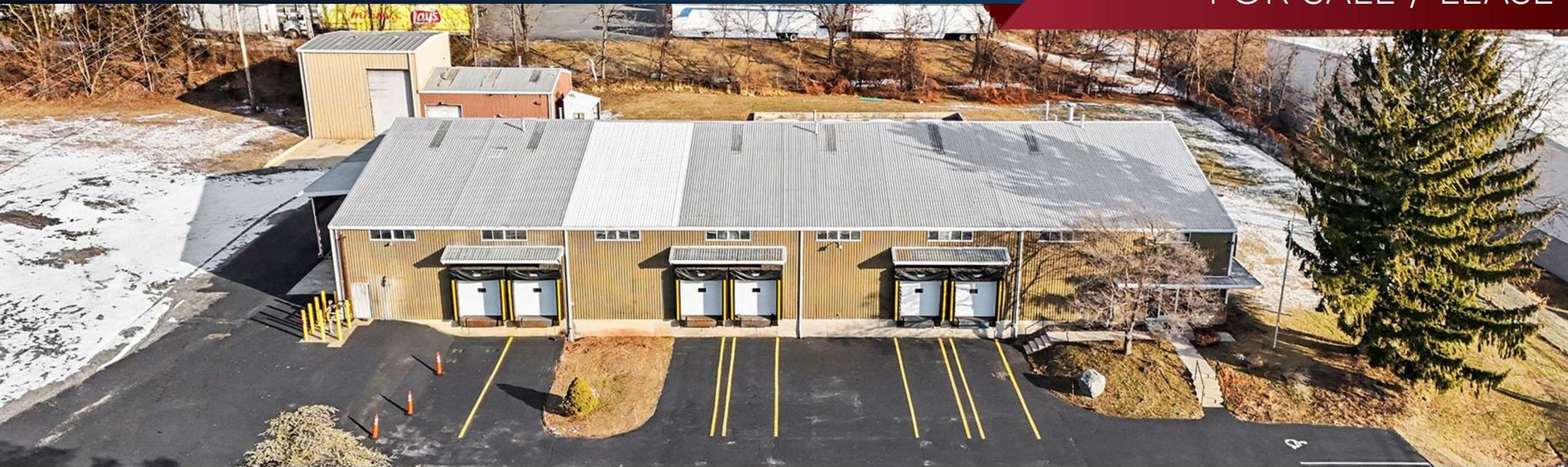
569 INDUSTRIAL DR | LEWISBERRY, PA



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(717) 731.1990





OFFERING SUMMARY

Sale Price	\$2,950,000
Lease Rate	\$15,995 /month
Lease Type	NNN
Building Size	15,200 SF
Lot Size	3.62 Acres
Building Type	Industrial IOS
Submarket	Harrisburg West
Municipality	Fairview Township
County	York County

PROPERTY HIGHLIGHTS

- Turn-key 15,200 SF stand alone industrial outdoor storage (IOS) facility for sale or lease situated in Fairview Industrial Park In Lewisberry, PA
- The property sits on a large 3.62 acre site that offers ample parking, lay-down yard for raw materials or equipment, and is entirely secured gated
- Property offers:
 - 12,700 SF warehouse space & 2,500 SF of office space with expansion potential
 - One (1) drive-in door
 - Six (6) dock doors
- Corporate neighbors include: 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.
- Located just off  with quick access to    

PROPERTY DETAILS

Property Address	569 Industrial Dr, Lewisberry, PA 17339
Property Type	Industrial Outdoor Storage Facility (IOS)
Property Size	15,200 SF
Office Space	2,500 SF (expandable)
Tenancy	Single
Lot Size	3.62 Acres
Year Built	1979
Drive In Doors	1
Dock Doors	6
Clear Ceiling Height	18' - 25'
Parking	Ample
Construction	Masonry & Steel
Framing	Steel Frame
Roof	Standing Seam
Secured Yard	Yes
Water/Sewer	Public
Submarket	Harrisburg West
County	York
Municipality	Fairview Twp
Business Park	Fairview Industrial Park
Zoning	IB - Industrial Business
APN	27-000-QF-0147.A0-00000
Taxes	\$13,865.05 (2025)

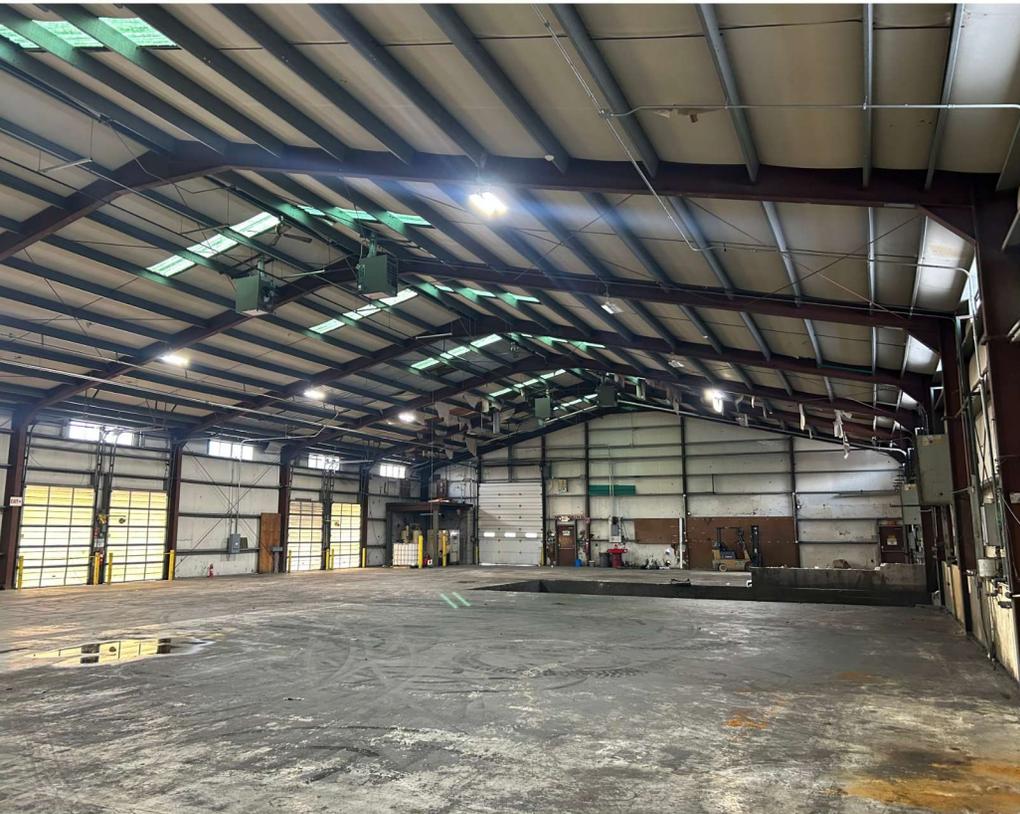




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LEWISBERRY, PA 17339

STAND ALONE IOS FACILITY
FOR SALE / LEASE

INTERIOR PHOTOS



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

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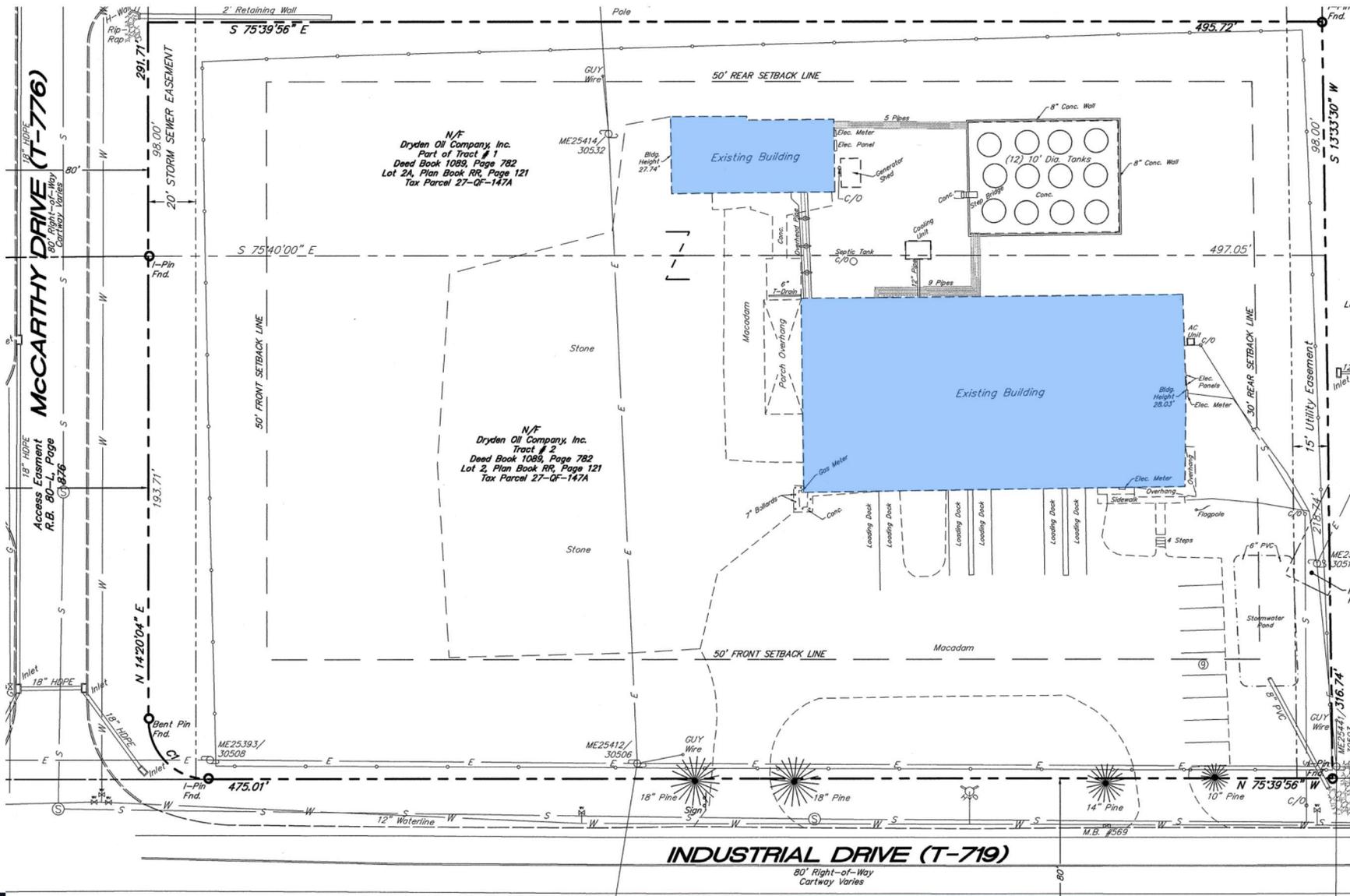


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PARCEL



SITE PLAN



TRADE AERIAL



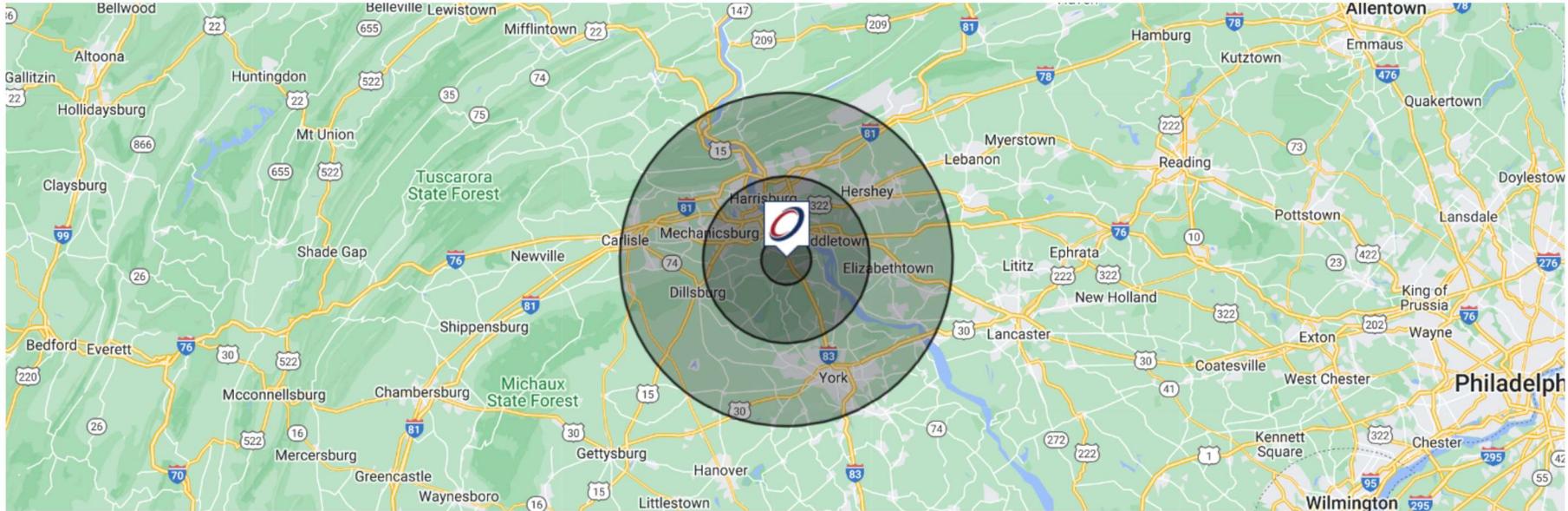
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DEMOGRAPHICS



	3 Miles	10 Miles	20 Miles
Total households	6,230	138,232	345,940
Total population	15,689	345,488	870,506
Persons per household	2.5	2.5	2.5
Average household income	\$115,668	\$103,036	\$104,798
Average house value	\$295,142	\$277,175	\$285,054
Average age	42	41	42
Average age male	42	40	41
Average age female	43	42	43



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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.

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