

# LEOLA INDUSTRIAL CENTER

FOR LEASE

**125 Ashmore Drive**

**Leola, PA 17540**

- 5,000 +/- SF
- 1,215 +/- SF Office
- 3,785 +/- SF Warehouse
- 3 Private Offices
- Breakroom & Restroom
- 14 +/- Ceiling Height
- 1 - 8'x8' Dock Door
- 1 - 12'x12' Drive-In Door
- Heavy Power
- Rent: \$7.50 NNN



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# PROPERTY OVERVIEW

## INTRODUCTION



### Property Data

**Address:** 125 Ashmore Drive, Leola Pa. 17540

**Parcel Number:** 360-93201-0-0000

**Township:** Upper Leacock Twp.

**Zoning:** Industrial

**Year Built:** 1977

**Square Footage:** 5,000 +/-

**Office:** 1,215+/-

**Warehouse:** 3,785+/-

**Ceiling Height:** 14' +/-

**Electric Power:** 3Phase, 230 volt, 200 Amp

**Grade Level Door:** 1- 10'x10'

**Truck Dock:** 1- 8' x 8'

**Lighting:** LED

**Heating System:** Natural Gas, Unit Heat

**Cooling System:** Central air, office only

**Water/Sewer:** Well/On Site

**Flooring Type:** Concrete, Carpet

**Wall Construction:** Masonry, Frame

**Base Rent:** \$7.50

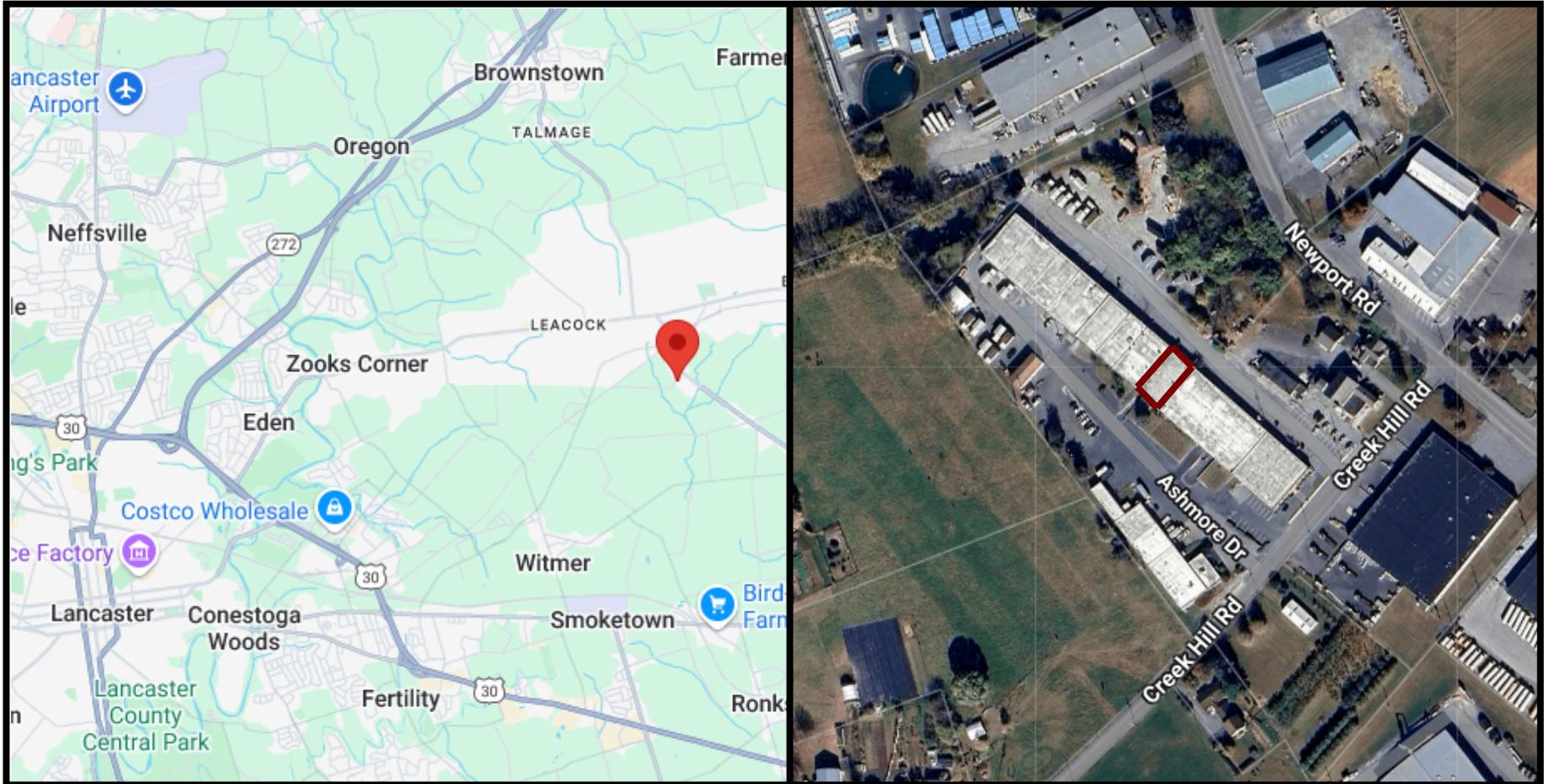
**CAM:** \$1.45

### Property Description

Available October 1, 2025, this 5,000 ± SF industrial warehouse at 125 Ashmore Drive in Leola, PA, offers 3,785 ± SF of warehouse space and 1,215 ± SF of office space. The building features 14-foot-plus ceiling heights, one 8' x 8' dock door, and one 12' x 12' drive-in door for flexible loading and access. Constructed of masonry and steel, the property is well lit and equipped with reinforced concrete floors, creating an efficient environment ideal for manufacturing or storage. Utilities include electric and natural gas service, with a private well and septic system.

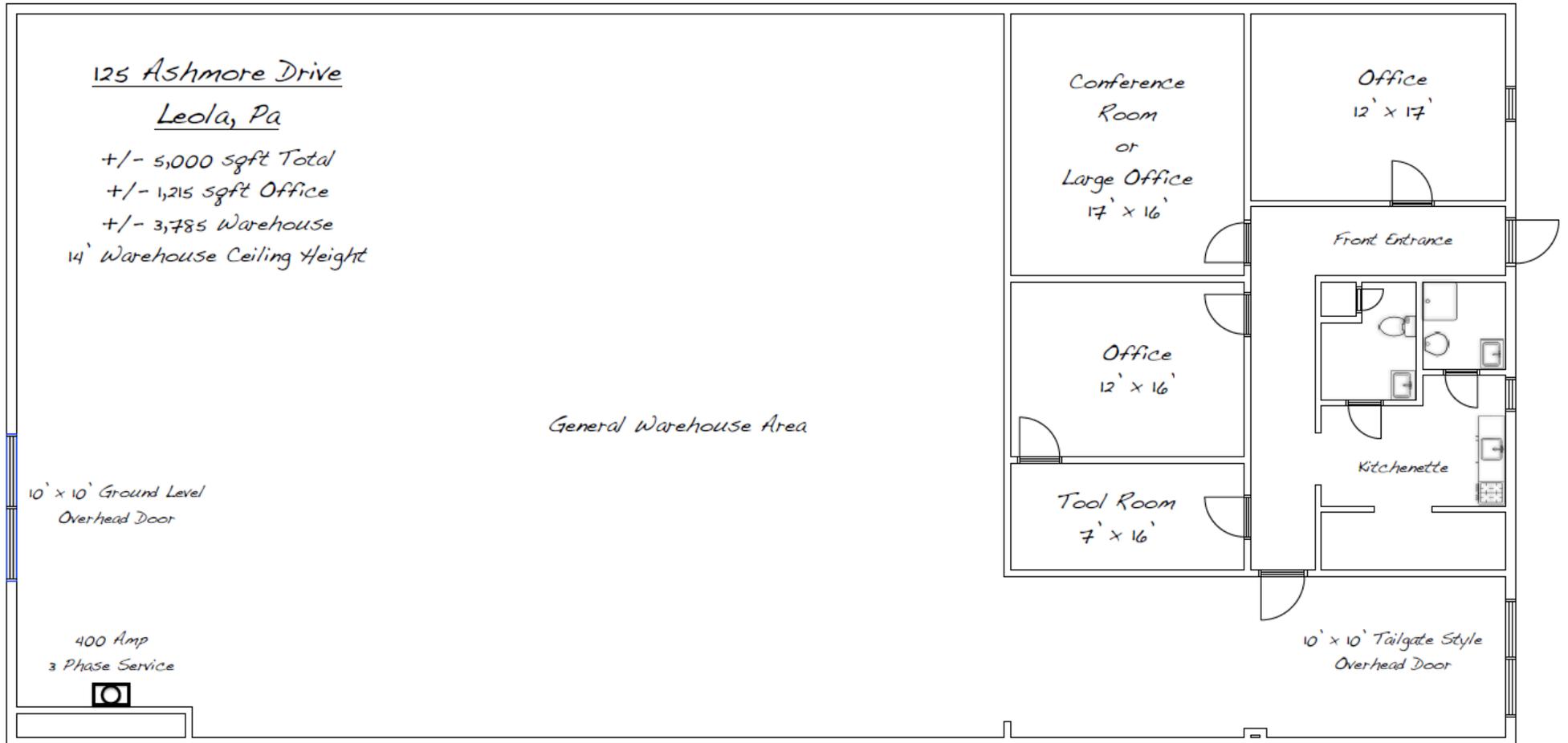
# PROPERTY OVERVIEW

## AREA MAP / SATELLITE VIEW



# PROPERTY OVERVIEW

## FLOOR PLAN



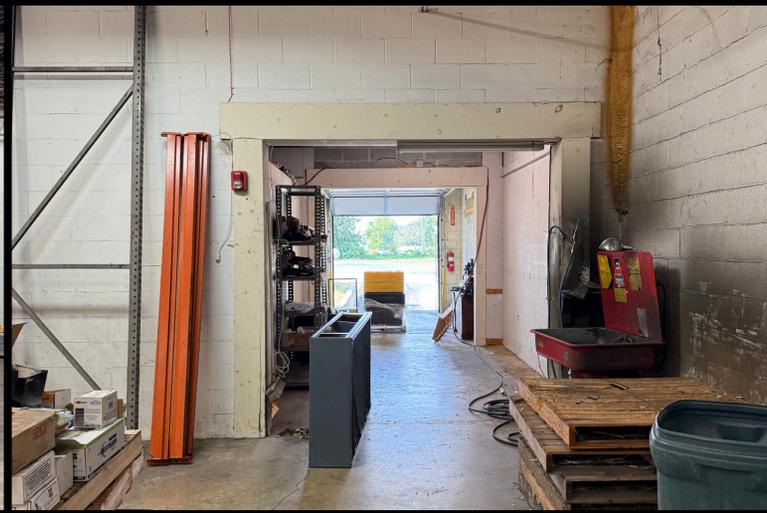
# PROPERTY OVERVIEW

## PHOTOGRAPHS



# PROPERTY OVERVIEW

## PHOTOGRAPHS

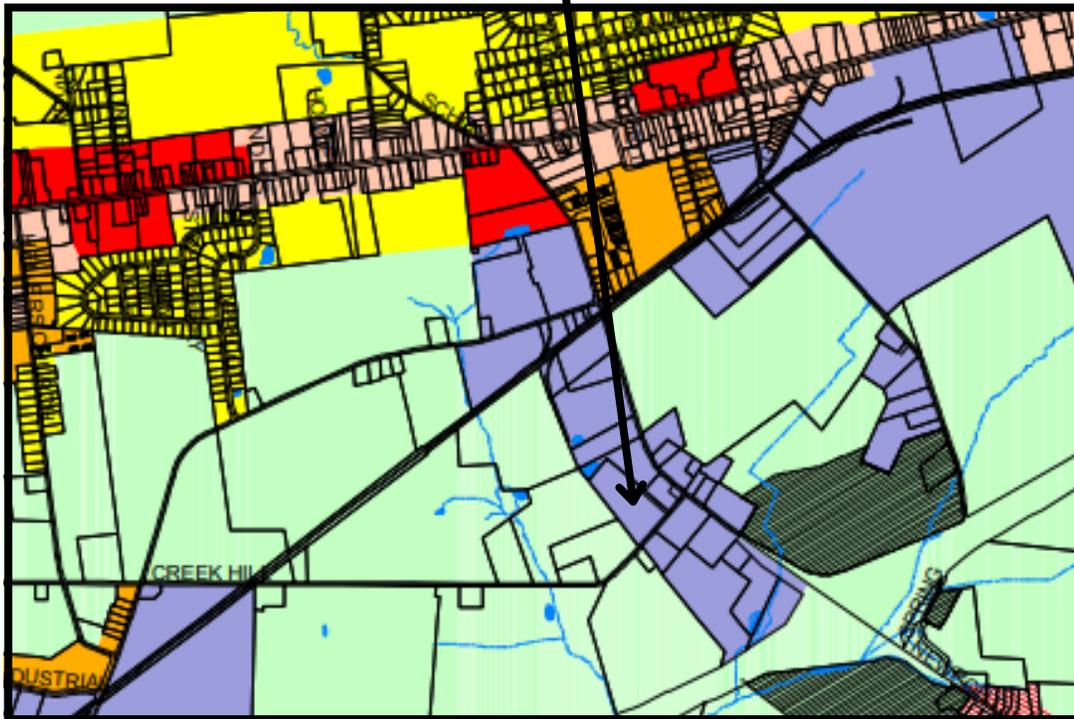


# PROPERTY OVERVIEW

## ZONING MAP



97-132 Ashmore Drive, Leola Pa. 17540  
Zoned: Industrial



## Upper Leacock Township Zoning Map

Printed: Oct. 30, 2017

### Zones

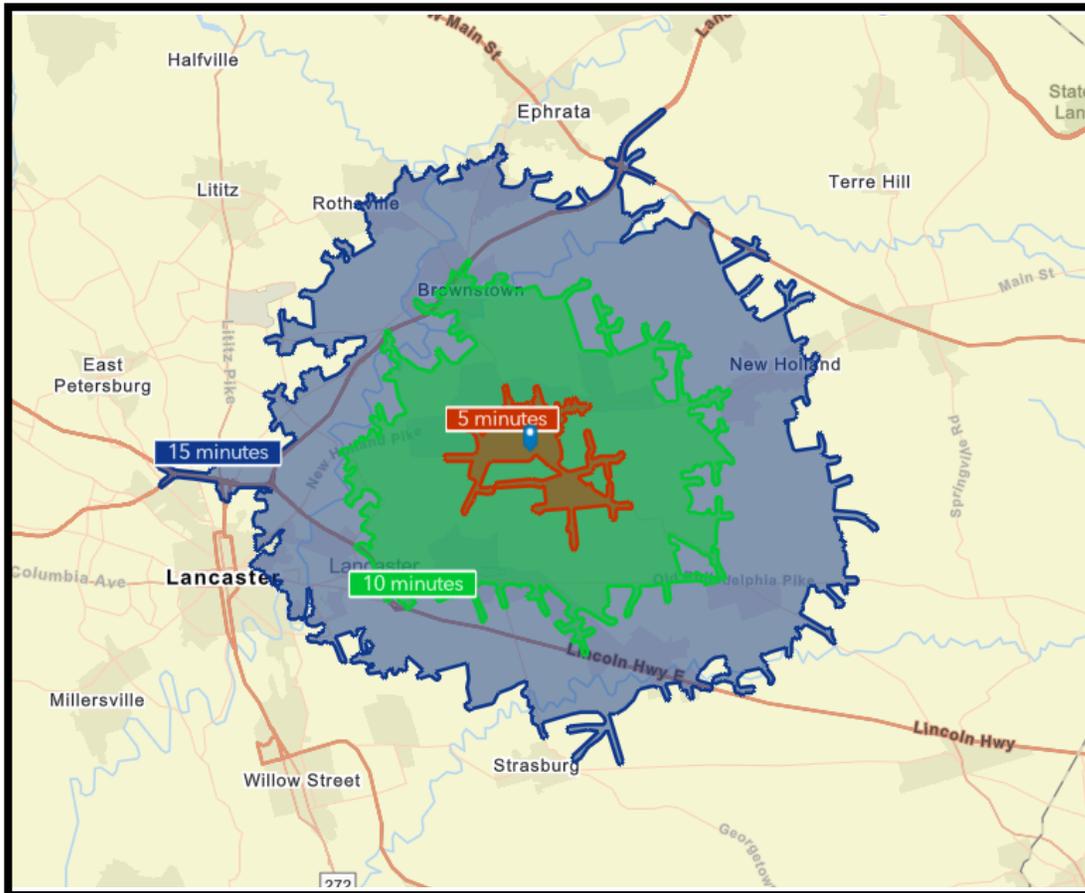
-  Agricultural
-  TDR Sending
-  Agricultural & Airport Safety
-  R-1 Residential
-  R-2 Residential
-  Mixed Use
-  General Village
-  General Commercial
-  Industrial
-  Industrial & Airport Safety
-  Quarry

# PROPERTY OVERVIEW

## DEMOGRAPHICS



US Census Bureau, 2024,  
American Community Survey  
Drive Time Data



Data Category	5 Minute	10 Minute	15 Minute
Total Population	1,897	18,397	73,641
Total Households	664	6,508	27,394
Median Household Income	88,971	94,669	90,803
Median Age	34.1	36.2	39.0

# THE DAVISON ADVANTAGE

## INDUSTRY AFFILIATIONS



The Self Storage Association (SSA) and its subsidiaries are the world's premier trade organization representing the best interests of the self-storage industry. They are the most respected source for industry information, education, resources, and legislative advocacy.



The Pennsylvania Self Storage Association is committed to strengthening and enhancing the self-storage industry in the keystone state. The mission is to promote the concept of self-storage and the business of the members, while monitoring legislation and acting as the industry's voice in the state.



For more than 50 years, the Certified Commercial Investment Member (CCIM) Designation remains the gold standard for commercial real estate professionals, including appraisers, asset managers, brokers, developers, investors, lenders, and other professionals. CCIMs complete a rigorous program of advanced coursework, training in financial and market analysis, and demonstrate extensive experience in the commercial real estate industry.



The Pennsylvania Association of Realtors® is comprised of more than 39,000 residential and commercial Realtors® who subscribe to a strict Code of Ethics and Standards of Practice. The mission is to protect private property rights, facilitate a consistent and reliable marketplace and promote the professional, ethical, and successful practice of real estate.



The Society of Industrial and Office Realtors (SIOR) is the leading global professional office and industrial real estate association. With 4,000 members in 50 countries, SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists.



Since 1917, the Lancaster Association of Realtors has been working to foster knowledgeable, ethical, and competent agents to support the needs of their buyers and sellers. Through leadership and education, we believe that all Realtors can continue to excel in their careers. We value our members' expertise, diversity, and pursuit of knowledge. Today, LCAR hosts over 1,600 members.



The National Association of Realtors is America's largest trade association, representing 1.5 million+ members, including NAR's institutes, societies, and councils, involved in all aspects of the residential and commercial real estate industries. The mission is to empower REALTORS® as they preserve, protect, and advance the right to real property for all.



The Lancaster Commercial and Industrial Realtors Council provides members with educational and networking opportunities through the exchange of information, cooperation, and fellowship. It serves to promote commerce, business, and economic growth of the county.

# THE DAVISON ADVANTAGE

## BROKER BIO / ABOUT US



### Broker Bio:

Brian Davison is a graduate of Cedar Crest High School. He holds a bachelor's degree in Education from Millersville University and a master's degree from The College of Notre Dame of Maryland. He spent seven years as a high school educator in the Baltimore area, where he also served as a varsity football coach and head wrestling coach.

After leaving education, Brian transitioned into the new home industry, working as a Sales Representative with Ryan Homes and later as a Regional Sales Manager with Keystone Custom Homes. In January 2012, he began his career as a Commercial Broker with High Associates. While there, he earned his Pennsylvania Real Estate Broker License, along with the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations.

Following his time at High Associates, Brian served as Vice President of Brokerage for a firm specializing in the sale of self-storage properties across the Mid-Atlantic and Northeast. This experience ultimately led him to launch Davison Associates LLC in 2023.

Brian has been an active leader in the real estate community. He has served on the Board of the Lancaster County Association of Realtors, as President of the Commercial and Industrial Realtor's Council, and was recognized as the 2019 Commercial Realtor of the Year. He is the past President of the Lancaster Early Education Center, a past officer of the SIOR Philadelphia Chapter, and currently serves on the Hourglass Lancaster Board and the Board of the Pennsylvania Self Storage Association.



### About Us:

Davison Associates LLC is a commercial real estate brokerage specializing in office and industrial properties locally, as well as self-storage properties throughout the Mid-Atlantic region. Founded in 2023, our firm is based in Lancaster, Pennsylvania — a location that allows us to effectively serve both our local market and regional clients.

We believe the best customer experience comes from a team that is appreciated, talented, and engaged in work they truly enjoy. Guided by the Golden Rule, our team members are driven by a calling to help people. Our passion for improving lives through real estate fuels us every day. We are committed to working both smart and hard, while remaining endlessly curious about people and the markets we serve.

At Davison Associates, we also believe that investing in our communities is not just good business — it is our responsibility. Every member of our team is required to serve the community in some capacity. Please take a moment to read our biographies to learn more about how we are involved, and feel free to contact us with any questions.