


INDUSTRIAL PROPERTY  
**FOR LEASE**

**635 LOWTHER ROAD**  
LEWISBERRY, PA 17339



**Daniel J. Alderman**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)

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# 635 LOWTHER ROAD

## PROPERTY DETAILS

# FOR LEASE

## \$11.00 SF/YR (NNN)

### OFFERING SUMMARY

Lease Rate	\$11.00 SF/yr (NNN)
Number of Units	1
Available SF	9,823 SF
Lot Size	6.13 Acres

### PROPERTY SUMMARY

Address	631-641 Lowther Road Lewisberry, PA 17339
Municipality	Fairview
County	York
Tax Parcel #	27-000-QG-0127-B0- 00000
Building Size	61,714 SF
Year Built	1972

### PROPERTY HIGHLIGHTS

- 9,823 SF flex space; 9,323 SF warehouse and 500 SF office
- Ample parking in front of building
- Great visibility with access to I-83
- Good mix of warehouse and office

### PROPERTY DESCRIPTION

Flex space suite for lease with dock, drive-in door, good parking, highway visibility, and access to I-83.

### LOCATION DESCRIPTION

Located in Fairview Township in York County.



### BUILDING INFORMATION

Construction	Masonry and metal
# of Floors	1
Restrooms	Two in each suite
HVAC	Gas and electric
Electrical Capacity	400 amps; 3 phase
Lighting	LED
Roof	Composition
Ceilings	12' - 14'11"
Ceiling Description	2x4 suspended acoustical tiles
Sprinklers	No
Walls	Block/drywall
Floor Type	Vinyl tile in office and paint over concrete in warehouse
Business ID Sign	Yes; visible to I-83

### UTILITIES & ZONING

Zoning	IB - Industrial Business
Zoning Description	Check zoning ordinance for a complete list of permitted uses.
Water & Sewer	Public

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## LEASE SPACES

# FOR LEASE

\$11.00 SF/YR (NNN)

### LEASE INFORMATION


<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	36 months
<b>Total Space:</b>	9,823 SF	<b>Lease Rate:</b>	\$11.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 635A	Available	9,823 SF	NNN	\$11.00 SF/yr	Monthly payments - \$9,004.42 Annual rent - \$108,053.00 CAM - \$3.00/SF 1 dock and 1 drive-in door



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## LEASE INFORMATION

# FOR LEASE

## \$11.00 SF/YR (NNN)

### LEASE INFORMATION

Monthly Payments	\$9,004.42
Annual Rent	\$108,053.00
Finish Allowance	As is
Lease Term	36 months
Options	Negotiable
Escalation	3% annually
Possession	Upon execution of lease contract
Building Hours	Negotiable
Security Deposit	Yes

### LANDLORD/TENANT RESPONSIBILITIES

Heat	T
Trash Removal	T
Insurance	T
Air Conditioning	T
HVAC Repairs	T
Interior Repairs	T
Water & Sewer	T
Supplies	T

Taxes	T
Electric	T
Janitorial	T
Structure Repairs	L
Parking Lot Maintenance	T
Light Bulbs	T
Plumbing Repairs	T
Roof Repairs	L

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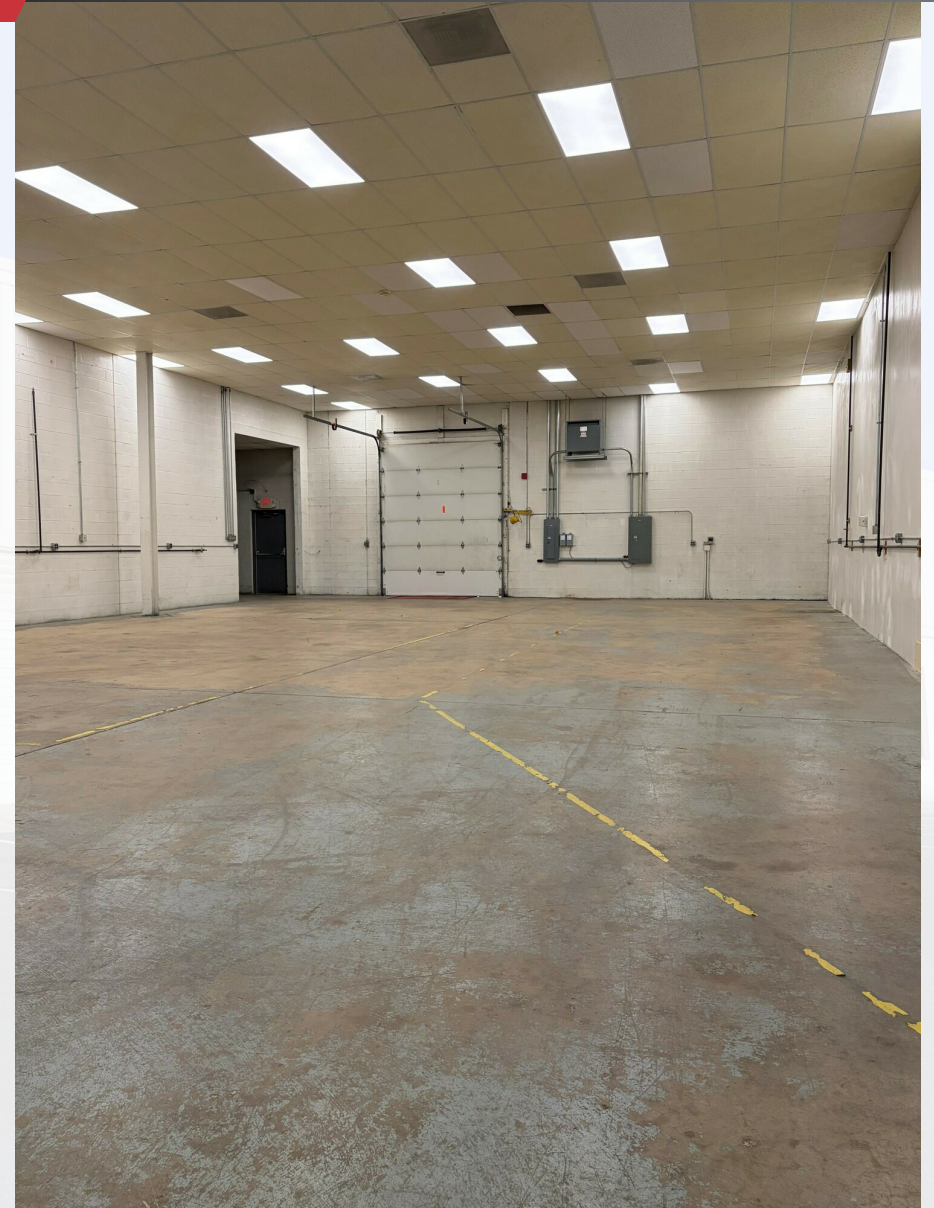
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# 631-641 LOWTHER ROAD

INTERIOR PHOTOS


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\$11 SF/YR (NNN)



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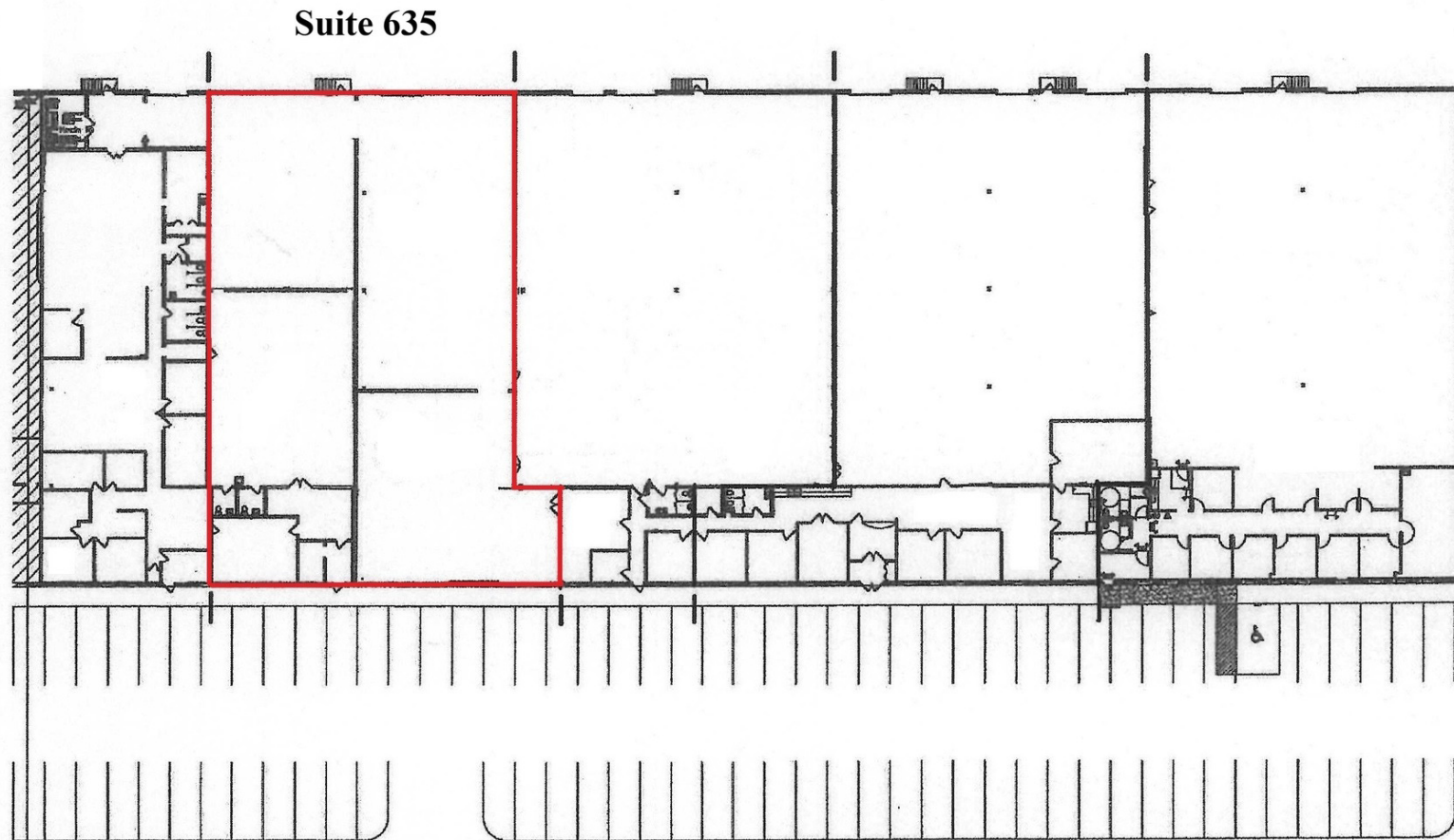
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FLOOR PLAN

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LOCATION MAP

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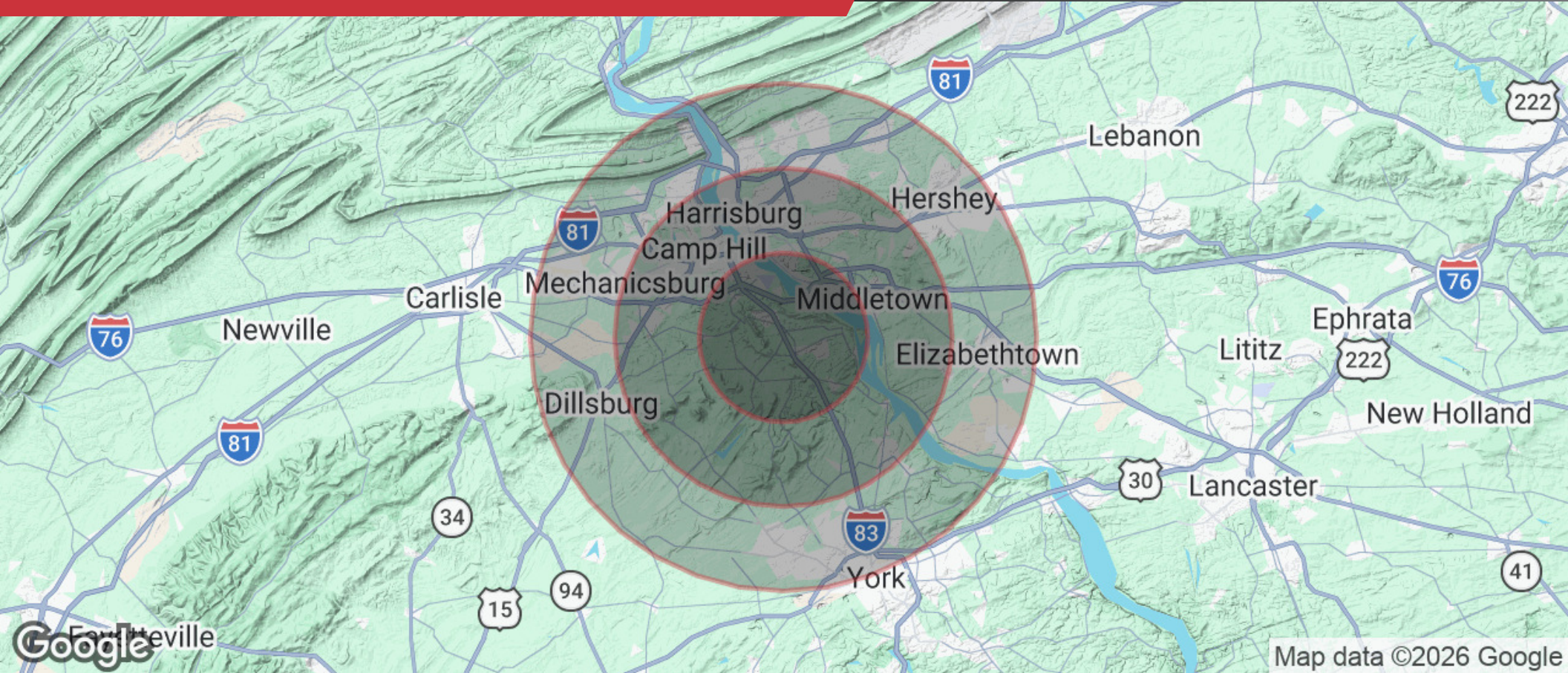


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## DEMOGRAPHICS

# FOR LEASE

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### POPULATION

5 MILES	10 MILES	15 MILES
48,002	345,488	632,176



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
19,490	138,232	252,337



### INCOME

5 MILES	10 MILES	15 MILES
\$107,316	\$103,036	\$106,784

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