



715 & 717 RANGE END ROAD

DILLSBURG, PENNSYLVANIA 17019

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPOSED SUB DIVISION PLAN



PROPOSED LOT #1

PROPOSED LOT #4

PROPOSED LOT #2

PROPOSED LOT #5

PROPOSED LOT #3

PROPERTY OVERVIEW

HIGHLIGHTS:

- Development potential
- Conceptual subdivision plan to include 5 separate Lots
- Multiple tenants in place - Potential for Investment sale and Owner user opportunity
- Mixed use zoning
- User or lease opportunity for sections 1 & 2 with outside storage
- New storm water systems in place

LEASE SPACE:

- **Section 1 - For Lease:**
 - 6 Acres with outside storage
 - 9,400 sf shop/warehouse (2) buildings
 - 5,200 sf & 4,200 sf shop/warehouse
- **Section 2: Leased** through 2028
- **Section 3 - For Lease:**
 - 2 Acres with outside storage
 - Building A** - 2,200 SF shop/warehouse with office area
 - 1 drive-in door, 400 amps of single-phase electric
 - Building B** - 12,200 SF
 - 2 drive-on doors, storage barn
 - Building C** - 1,500 sf
 - Storage building



LOT SIZE:

41.60 ACRES ±

PARKING:

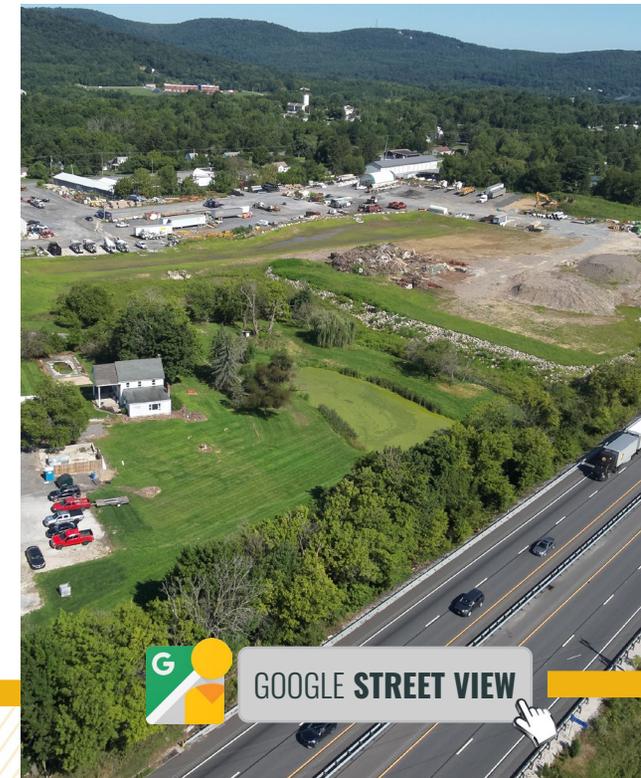
ON SITE

ZONING:

MIXED USE

SALE PRICE:

\$4,000,000



GOOGLE STREET VIEW

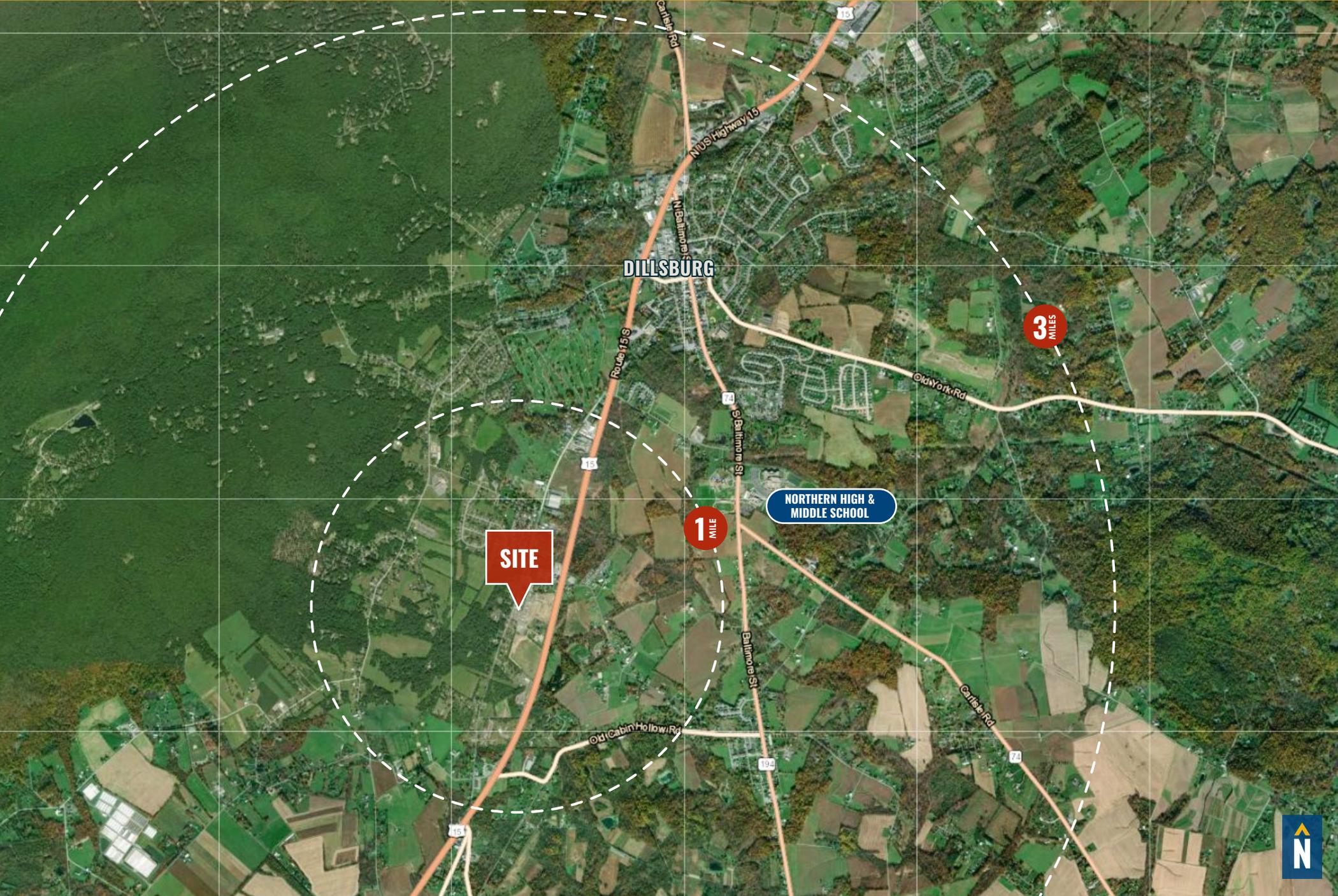
AVAILABLE FOR LEASE/OWNER USER



ADDITIONAL PHOTOS



LOCAL TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



790

5,555

9,822

DAYTIME POPULATION



1,187

9,296

15,622

AVERAGE HOUSEHOLD INCOME



\$76,368

\$107,198

\$116,361

NUMBER OF HOUSEHOLDS



632

4,593

7,900

MEDIAN AGE

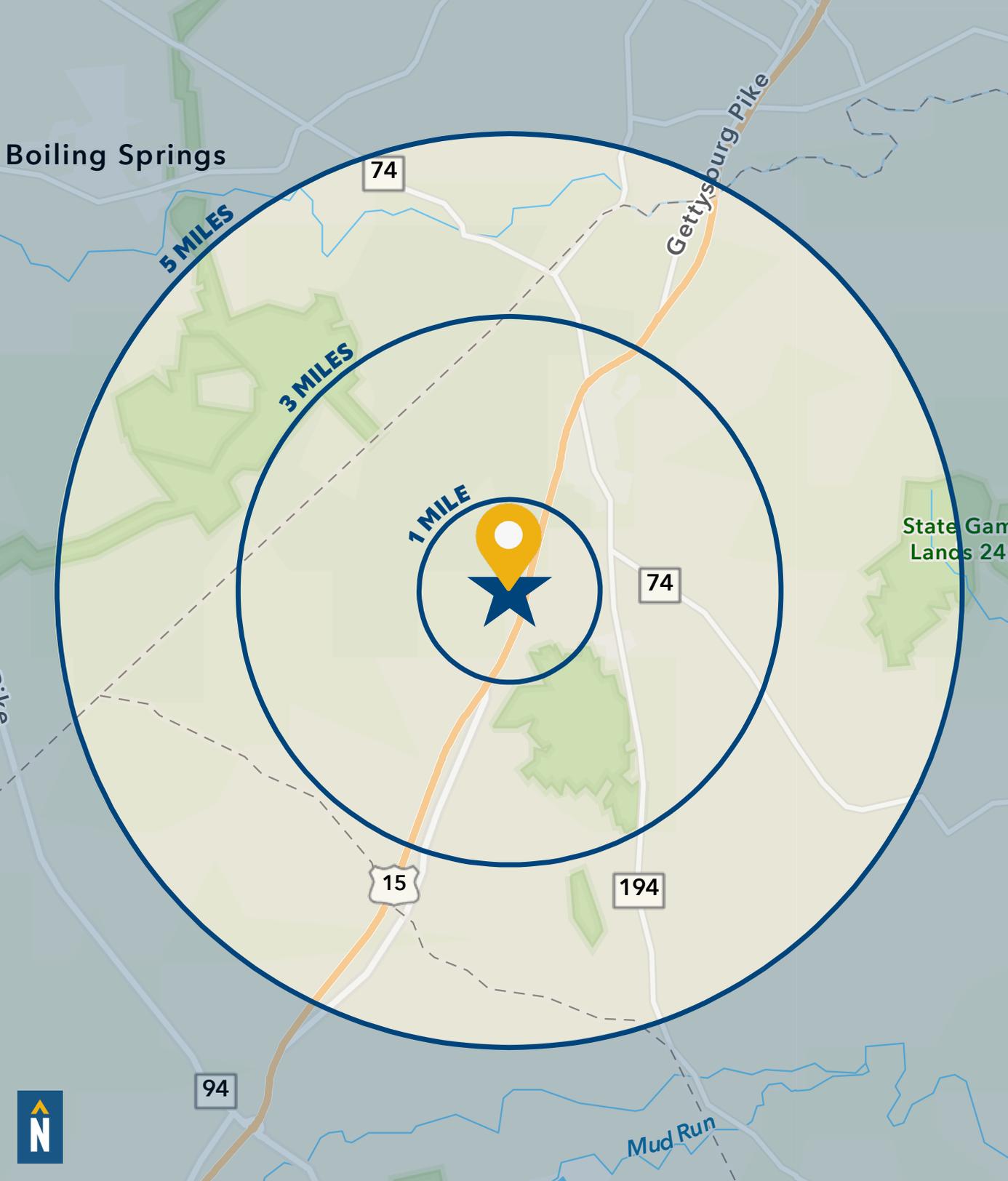


41.8

41.3

42.8

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



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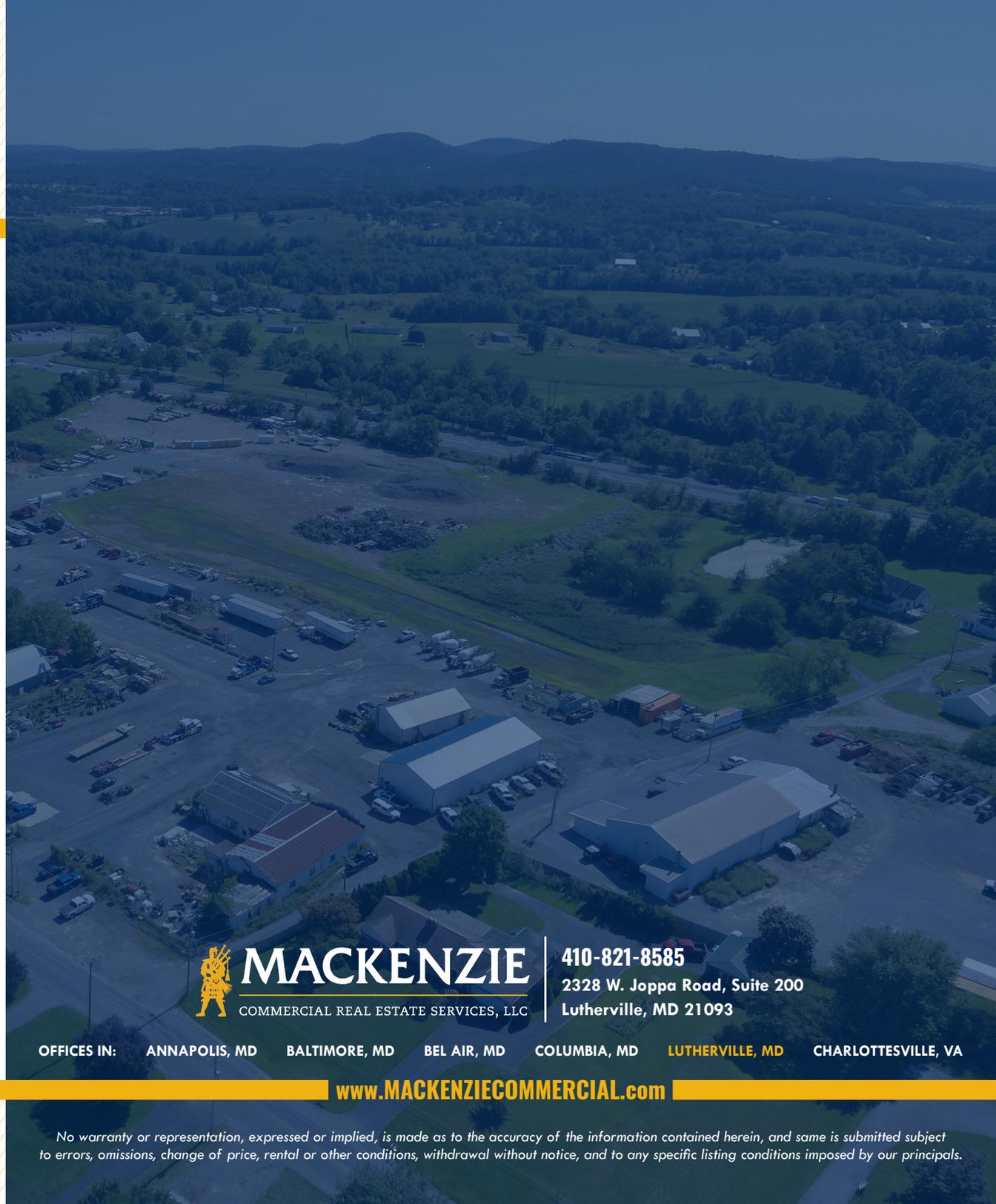


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