

OFFICE | FLEX BUILDING
FOR LEASE

625-629 WYNDAMERE ROAD
ETTERS, PA 17339



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 1015 Mumma Road
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NAICIR

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625-629 WYNDAMERE ROAD

PROPERTY DETAILS

FOR LEASE

\$1,800 - 6,500 PER MONTH (MG)

OFFERING SUMMARY

Lease Rate	\$1,800-6,500/month (MG)
Number of Units	Two (2)
Available SF	780 - 1,800 SF
Lot Size	2.42 Acres
Building Size	Varies

PROPERTY SUMMARY

Address	625-629 Wyndamere Road Etters, PA 17339
Municipality	Fairview Township
County	York County
Tax Parcel #	27-000-23-0220-00-00000; 27-000-23-0221-00-00000
Property Taxes	\$6,309.25
Year Last Renovated	2008
Traffic Count	5,234 VPD
Zoning	Commercial Business

UTILITIES

Water & Sewer	Public
HVAC	Oil Heat
Electrical Capacity	200 amp
Gas	None

PROPERTY HIGHLIGHTS

- Office, flex, and land available for lease along I-83
- +/-1,800 SF office available for \$2,500/month (MG)
- +/-780 SF garage available for \$1,800/month (MG)
- Office, garage, and land are available as a full lease option for a rental rate of \$6,500/ month (MG)
- Zoned Commercial Business which permits various commercial, retail and office users
- Also available for sale, contact agent

PROPERTY DESCRIPTION

625-629 Wyndamere Road offers a variety of leasing options that consists of a well-maintained office building, garage, and commercial land. The office offers a favorable layout with private offices, conference room, and flex space. The garage features a 12x12 drive in door with 11 foot ceilings. Ample on-site parking provides additional convenience for employees, customers, and vehicles. The combination of office, garage, parking, and flexible leasing options makes this property well-suited for an owner-user, contractor, service business, or other commercial operation.

LOCATION DESCRIPTION

Strategically located immediately off of I-83 in Etters, PA, the site offers convenient access to roadways connecting the Harrisburg and York markets. Notable nearby development includes Wawa and The New View Industrial Park, adding to the growing commercial activity along the I-83 corridor.

BUILDING INFORMATION

# of Floors	One (1)
Ceiling Height	8' - 11'
# of Restrooms	Two (2)
# of Parking Spaces	12 & additional lot
# of Drive-Ins	1-12'x12'
Business Signage	Yes



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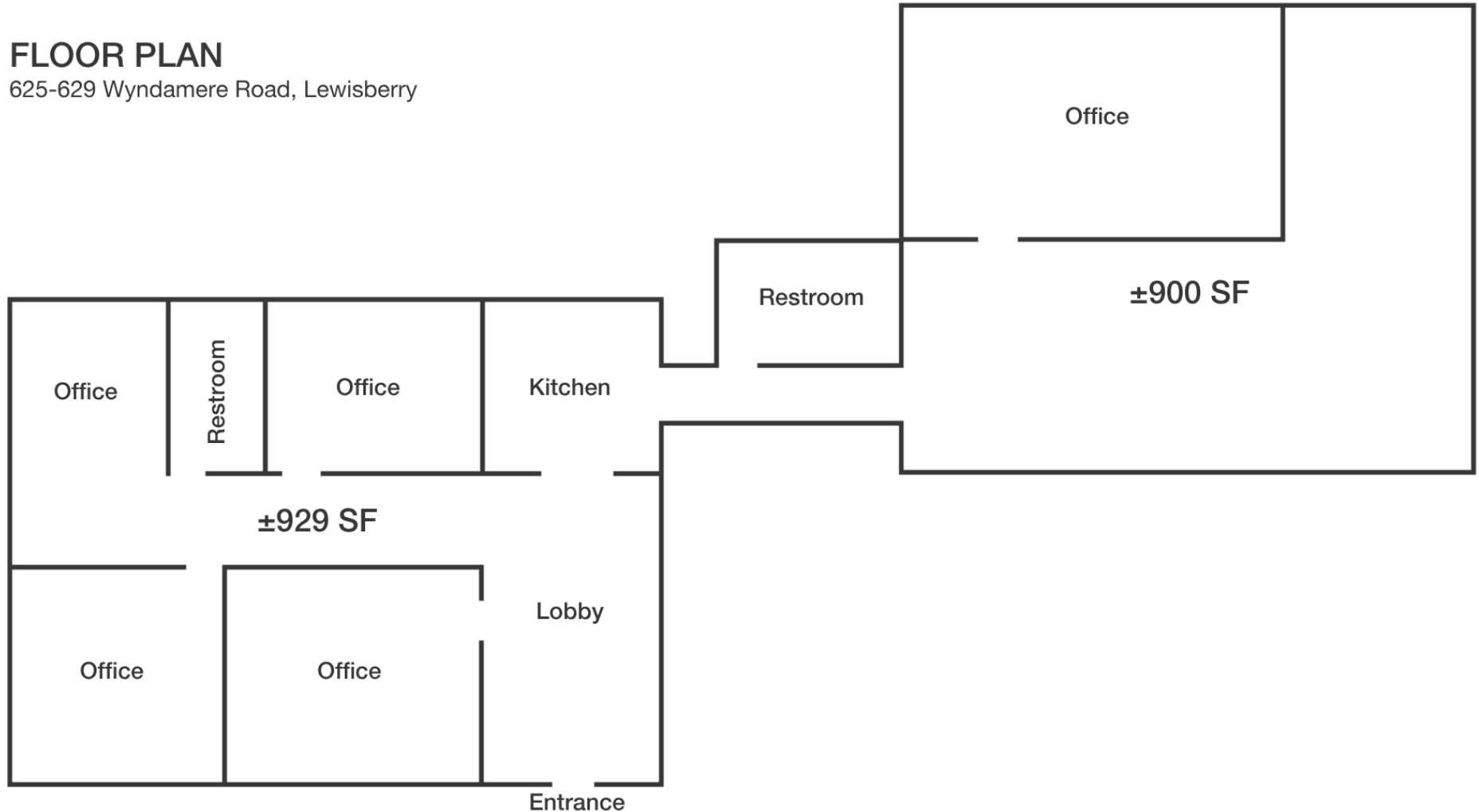
625-629 WYNDAMERE ROAD

FLOORPLAN

FOR LEASE
\$1,800 - 6,500 PER MONTH (MG)

FLOOR PLAN

625-629 Wyndamere Road, Lewisberry



Floor plan is for illustrative purposes only. Dimensions and square footages are approximate and have not been independently verified. Prospective tenants and purchasers should verify all information to their own satisfaction.

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LOCATION MAP

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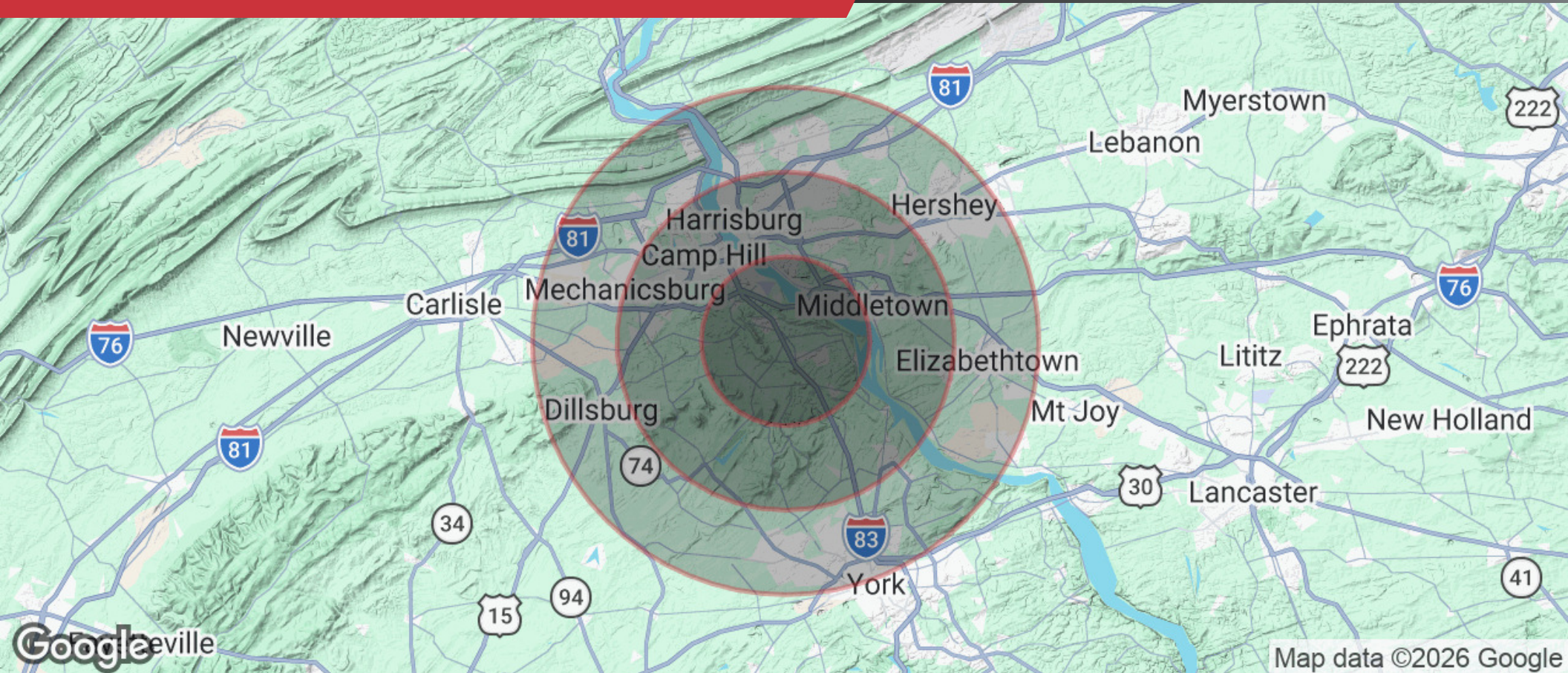
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DEMOGRAPHICS

FOR LEASE

\$1,800 - 6,500 PER MONTH (MG)



POPULATION

5 MILES	10 MILES	15 MILES
58,976	341,749	613,182



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
24,160	141,037	249,816



INCOME

5 MILES	10 MILES	15 MILES
\$104,042	\$98,763	\$106,517

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