

FOR LEASE

± 24,000 SF INDUSTRIAL / WAREHOUSE BUILDING



12 South Fort Zellers Road, Newmanstown, PA 17073
Millcreek Township, Lebanon County

Michael D. Wagner, CCIM
President

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Senior Vice-President



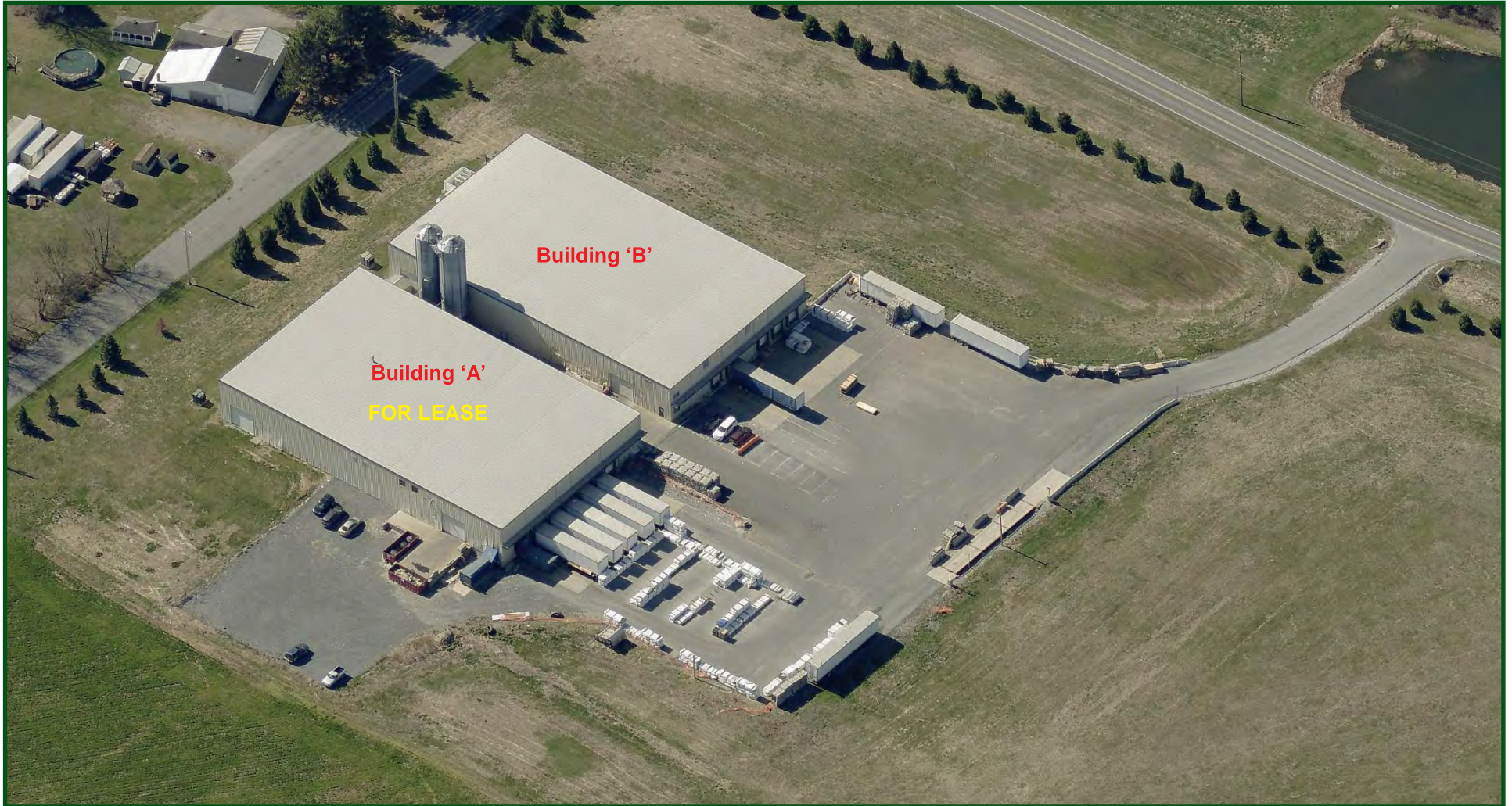
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SALIENT INFORMATION

LOCATION:	12 South Fort Zellers Road, Newmanstown, PA 17073 Millcreek Township, Lebanon County
ZONING:	I-2 - Light Industrial District
LOT SIZE:	± 7.0 Acres Includes Building 'A' and Building 'B', and common areas.
AVAILABLE SPACE:	24,000 SF (Two 12,000 SF areas, divided by a fire barrier in Building 'A')
YEAR BUILT:	2012
CONSTRUCTION:	<ul style="list-style-type: none">• Metal and frame construction with metal roof• High Capacity Electric (4,000 amp, 480V, 3-phase)• 7 Loading docks (8' x 9')• 4 grade level drive-in doors (16' x 14')• Clear span ceiling heights 24' to 26'• Concrete floors• LED lighting• 2 Restrooms• No office space• No sprinkler system• 6 Exhaust fans
MECHANICALS:	Heat - Propane
UTILITIES:	Sewer - Public Water - On-Site Well (public to be hooked up in 2026)
PARKING:	± 16 spaces
RE TAXES:	\$30,545.59 Total 2025 (to be split 50%/50% with adjacent tenant)
LEASE PRICE:	\$8.25 PSF NNN

AERIAL PHOTO



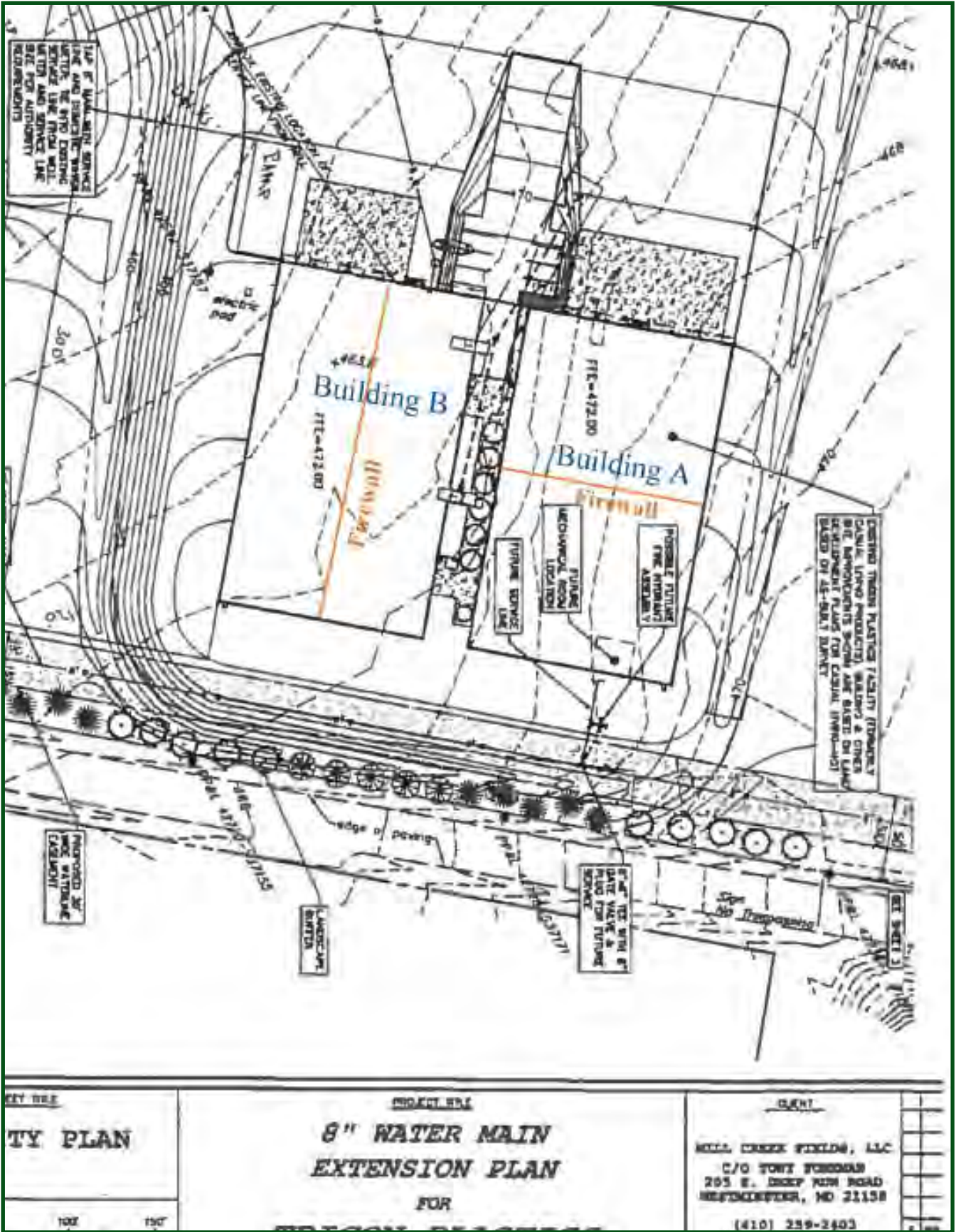
PHOTOGRAPHS



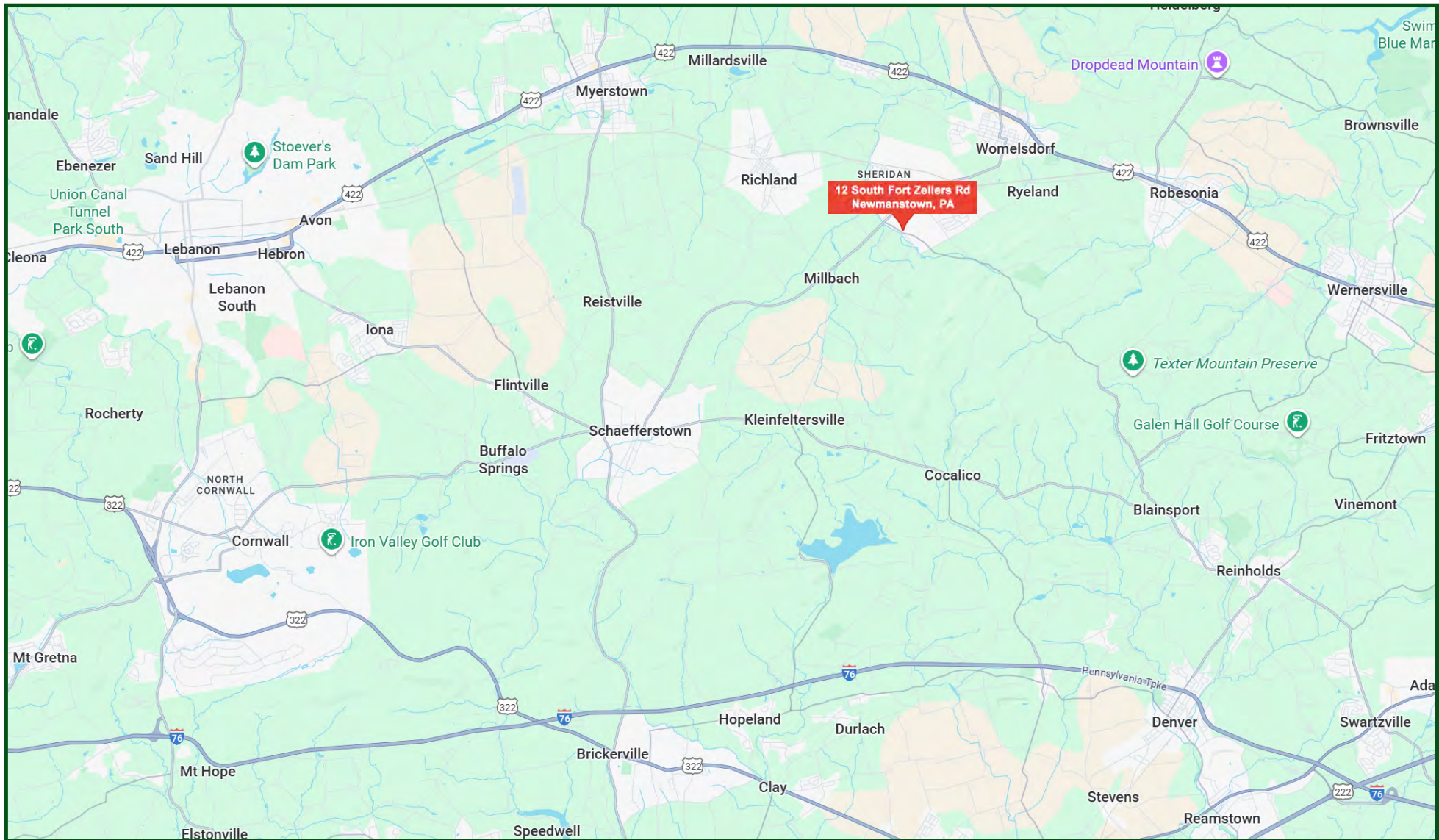
TAX MAP



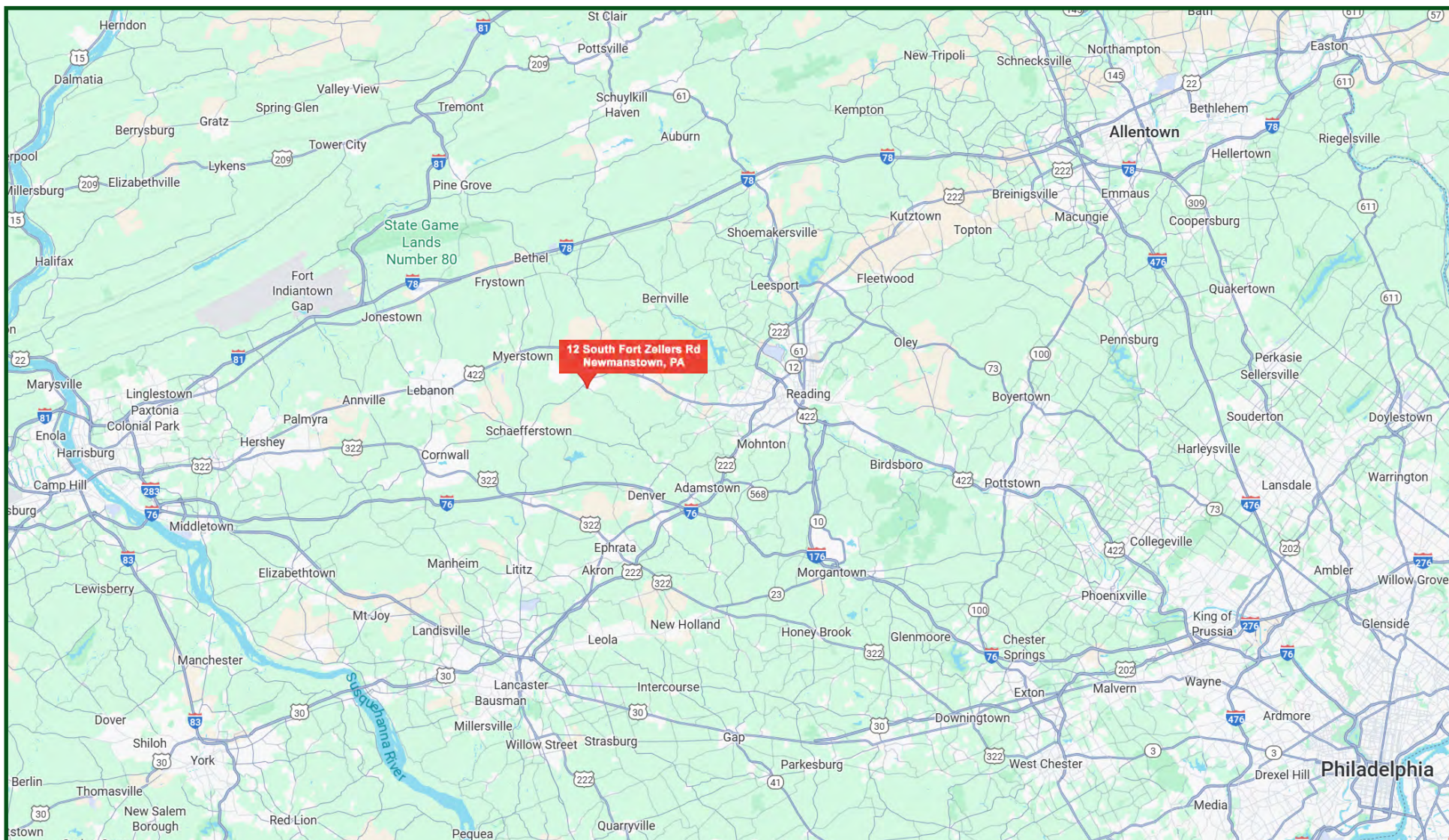
BUILDING LAYOUT WITH FIRE BARRIER



LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



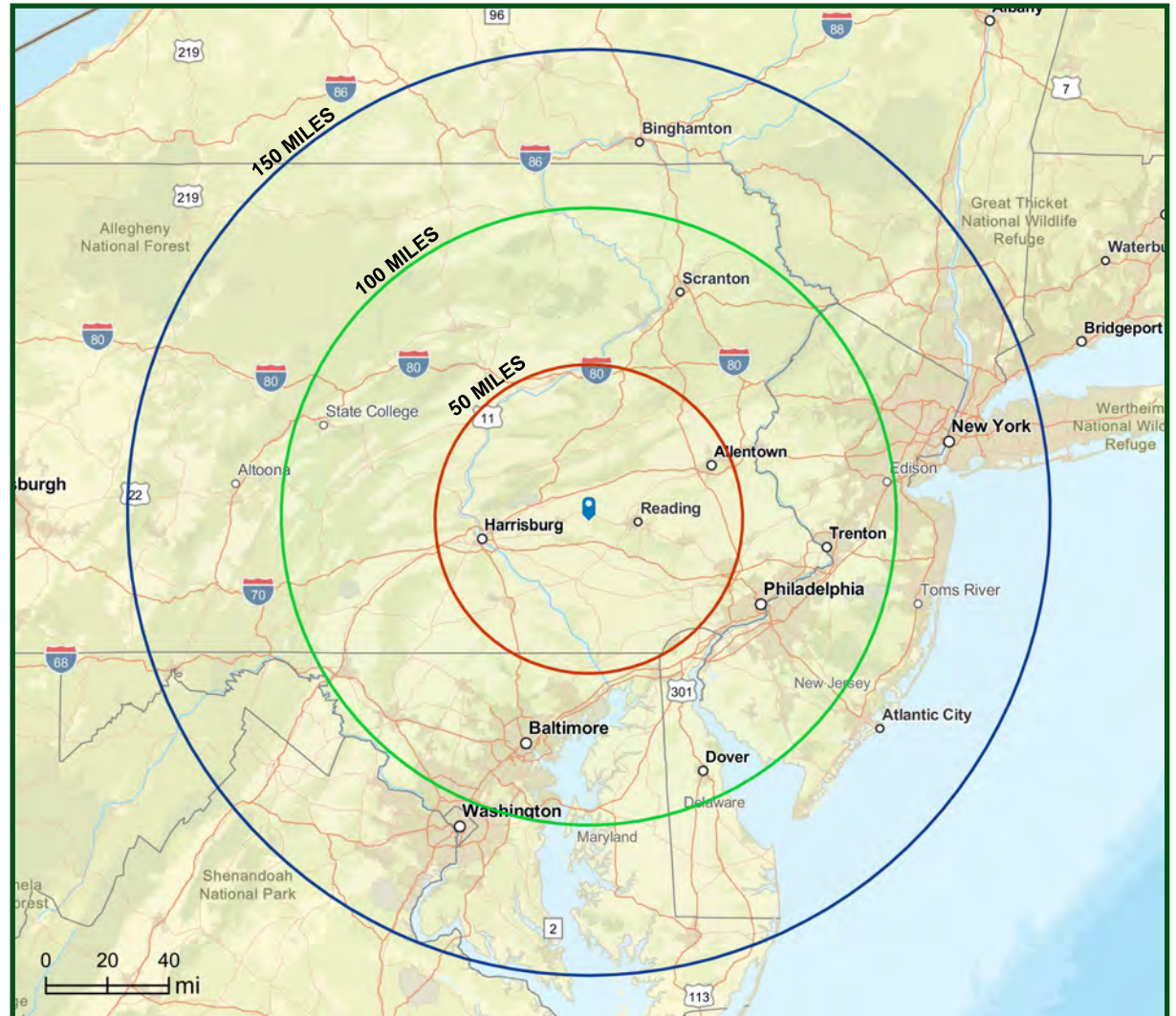
DISTANCES TO MAJOR HIGHWAYS & CITIES

Driving Distances to Highways:

Route 422	3 miles
Route 322	11 miles
Route 78	12 miles
PA Turnpike	15 miles

Driving Distances to Major Cities:

Harrisburg, PA	44 miles
Philadelphia, PA	74 miles
Baltimore, MD	99 miles
Washington, D.C.	139 miles
New York, NY	142 miles



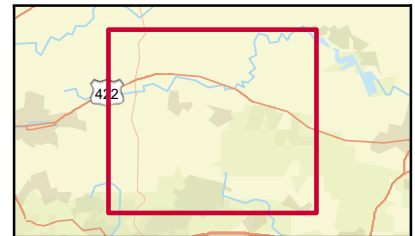
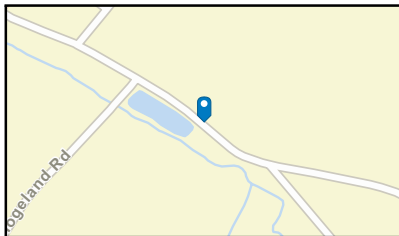
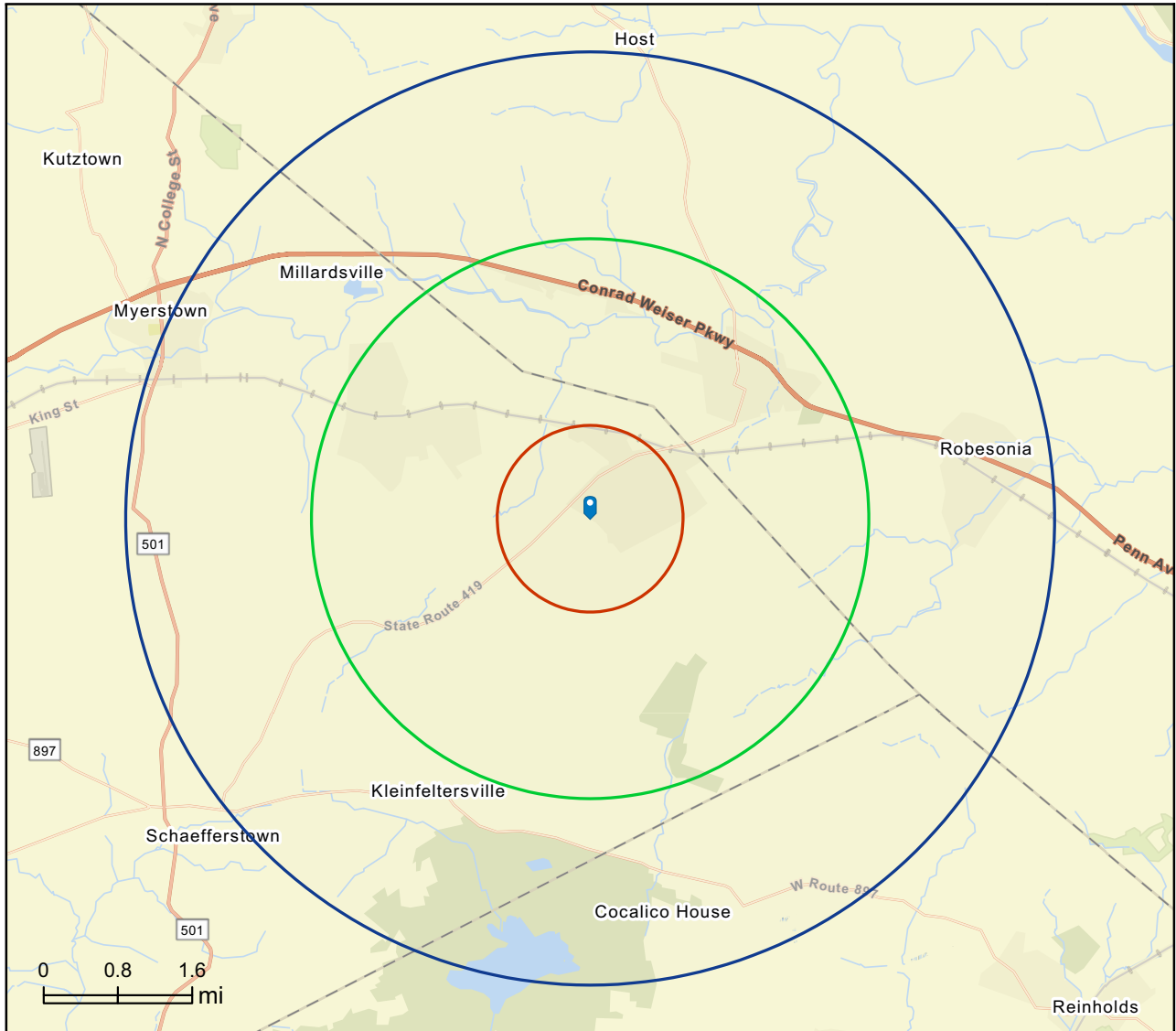
DEMOGRAPHICS



Site Map

8-12 S Fort Zellers Rd, Newmanstown, Pennsylvania, 17073
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.34323
Longitude: -76.21837



September 15, 2025

DEMOGRAPHICS



Executive Summary

8-12 S Fort Zellers Rd, Newmanstown, Pennsylvania, 17073
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.34323
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	1 mile	3 miles	5 miles
Population			
2010 Population	2,198	9,567	19,462
2020 Population	2,503	10,181	20,342
2025 Population	2,484	10,279	20,556
2030 Population	2,459	10,290	20,617
2010-2020 Annual Rate	1.31%	0.62%	0.44%
2020-2025 Annual Rate	-0.15%	0.18%	0.20%
2025-2030 Annual Rate	-0.20%	0.02%	0.06%
2020 Male Population	50.5%	49.9%	49.9%
2020 Female Population	49.5%	50.1%	50.1%
2020 Median Age	39.5	40.2	40.5
2025 Male Population	51.2%	50.6%	50.6%
2025 Female Population	48.8%	49.4%	49.4%
2025 Median Age	39.1	40.6	40.8

In the identified area, the current year population is 20,556. In 2020, the Census count in the area was 20,342. The rate of change since 2020 was 0.20% annually. The five-year projection for the population in the area is 20,617 representing a change of 0.06% annually from 2025 to 2030. Currently, the population is 50.6% male and 49.4% female.

Median Age

The median age in this area is 40.8, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	91.5%	89.6%	89.7%
2025 Black Alone	1.0%	1.9%	2.1%
2025 American Indian/Alaska Native Alone	0.0%	0.1%	0.1%
2025 Asian Alone	1.1%	0.8%	0.7%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	1.0%	2.5%	2.5%
2025 Two or More Races	5.2%	4.9%	4.8%
2025 Hispanic Origin (Any Race)	4.8%	6.5%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 28.9 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	92	92	93
2010 Households	851	3,689	7,365
2020 Households	972	3,903	7,608
2025 Households	971	3,984	7,769
2030 Households	968	4,021	7,851
2010-2020 Annual Rate	1.34%	0.57%	0.33%
2020-2025 Annual Rate	-0.02%	0.39%	0.40%
2025-2030 Annual Rate	-0.06%	0.19%	0.21%
2025 Average Household Size	2.56	2.56	2.58

The household count in this area has changed from 7,608 in 2020 to 7,769 in the current year, a change of 0.40% annually. The five-year projection of households is 7,851, a change of 0.21% annually from the current year total. Average household size is currently 2.58, compared to 2.61 in the year 2020. The number of families in the current year is 5,440 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 15, 2025

DEMOGRAPHICS



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Mortgage Income			
2025 Percent of Income for Mortgage	17.9%	17.4%	20.8%
Median Household Income			
2025 Median Household Income	\$88,490	\$94,132	\$88,057
2030 Median Household Income	\$92,722	\$101,560	\$96,627
2025-2030 Annual Rate	0.94%	1.53%	1.87%
Average Household Income			
2025 Average Household Income	\$106,982	\$111,320	\$108,924
2030 Average Household Income	\$115,738	\$120,477	\$119,341
2025-2030 Annual Rate	1.59%	1.59%	1.84%
Per Capita Income			
2025 Per Capita Income	\$40,490	\$43,687	\$41,617
2030 Per Capita Income	\$44,118	\$47,658	\$45,913
2025-2030 Annual Rate	1.73%	1.76%	1.98%
GINI Index			
2025 Gini Index	36.1	37.0	39.5
Households by Income			

Current median household income is \$88,057 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$96,627 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$108,924 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$119,341 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$41,617 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$45,913 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	125	125	104
2010 Total Housing Units	915	3,894	7,775
2010 Owner Occupied Housing Units	709	2,872	5,630
2010 Renter Occupied Housing Units	142	816	1,735
2010 Vacant Housing Units	64	205	410
2020 Total Housing Units	1,015	4,073	7,955
2020 Owner Occupied Housing Units	802	3,045	5,790
2020 Renter Occupied Housing Units	170	858	1,818
2020 Vacant Housing Units	38	167	380
2025 Total Housing Units	1,013	4,149	8,104
2025 Owner Occupied Housing Units	814	3,168	6,028
2025 Renter Occupied Housing Units	157	816	1,741
2025 Vacant Housing Units	42	165	335
2030 Total Housing Units	1,013	4,185	8,183
2030 Owner Occupied Housing Units	820	3,248	6,184
2030 Renter Occupied Housing Units	148	773	1,666
2030 Vacant Housing Units	45	164	332
Socioeconomic Status Index			
2025 Socioeconomic Status Index	53.7	53.4	52.2

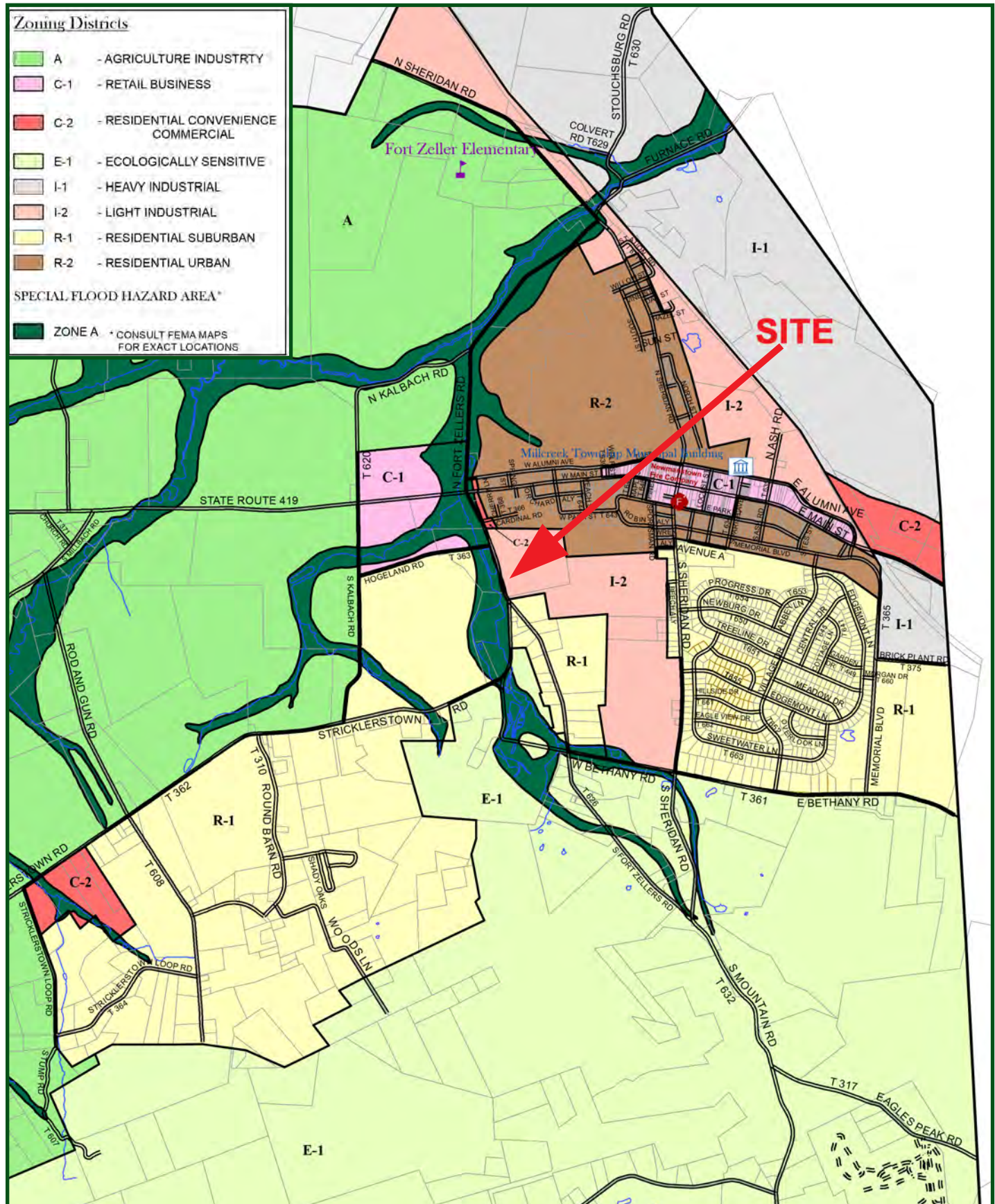
Currently, 74.4% of the 8,104 housing units in the area are owner occupied; 21.5%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 7,955 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.35%. Median home value in the area is \$292,446, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.98% annually to \$355,464.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

September 15, 2025

ZONING MAP (Millcreek Township)



ZONING ORDINANCE

ARTICLE 12

I-2 – LIGHT INDUSTRIAL DISTRICT

SECTION 12.01 - INTENT: These districts are designed to accommodate and promote light industrial activities and commercial wholesale uses whose adverse physical effects on adjacent residential development are minimal and whose location would provide a buffer zone between heavier industrial uses surrounding residential activity. Additionally, such operations would have access to necessary municipal utilities and transport facilities.

SECTION 12.02 - PERMITTED USES:

A. Any use otherwise prohibited by law of a light manufacturing and commercial wholesale nature (including storage, distribution, assembling, fabrication, converting, altering, finishing, or handling of products) which in the opinion of the Zoning Officer, would be non-objectionable or not otherwise injurious to the public health, safety and welfare, will not have an adverse effect on adjacent area, and will not result in more than normal:

1. Dissemination or dust, observable gas or fumes, odor, noise, glare, or vibration in which such use is conducted; or
2. Hazard of fire or explosion or other physical hazard to any adjacent building; or
3. Harmful discharge of waste materials.

Should the Zoning Officer feel there is any likelihood of the aforementioned dangers or nuisances, the applicant must prove the contrary to the Zoning Hearing Board before a permit is issued.

B. Railroad express, freight, or passenger stations and bus stations.

C. Private air fields, strips, or landing facilities and buildings accessory thereto as provided under Section 11.02 of this Ordinance.

D. Customary accessory uses and buildings incidental to any of the above permitted uses, including:

1. Signs when erected and maintained in accordance with provisions of Article 18 of this Ordinance.

E. Communications Antennas mounted on an existing Public Utility Transmission Tower, building, or other structure, and Communications Equipment Buildings, subject to the standards set forth in Article 16, Section 16.22 of this Ordinance.

SECTION 12.03 - PROHIBITED USES: A building may be erected, altered, or used for any trade, industry or business that is not obnoxious or offensive by reason of odor, dust, or hazard to public health, safety and welfare. The uses specifically prohibited as a trade or business are as follows:

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- A. Junk or automobile wrecking yards.
- B. Subsurface and strip mining.
- C. Quarrying, the operation of stone crushers, kilns, and other processing operations incidental to quarrying.
- D. The incineration, reduction, storage or dumping of garbage, offal, animals, fish, or refuse except when operated by or under supervision of the Board of Township Supervisors.
- E. Tanning or storage of raw hides or skins and fat rendering.
- F. Abattoir, slaughterhouse or stockyards.
- G. The manufacture or storage of gunpowder, fireworks, or other explosives.
- H. Storage lots where new or used motor vehicles are offered for sale or hire unless such lots are an accessory use to and incidental to a public garage.

SECTION 12.04 - LOT AREA, BUILDING HEIGHT, AND YARD REQUIREMENTS:

A lot width, lot area, and yard depths of not less than the dimensions shown in the following list shall be provided for every principal building hereafter erected or altered for any use permitted in this district.

- A. Area Regulations: The width of a lot in any industrial district shall not be less than one hundred fifty (150) feet and not more than fifty (50) percent of the lot area shall be covered with buildings.
- B. Yard Regulations: For every main or accessory building or use in an industrial district, the minimum yard regulations are as follows:
 - 1. Front yard measured from the right-of-way line to the building line shall be as follows:
 - a. Not less than one hundred (100) feet measured from road right-of-way line.
 - b. Not less than one hundred fifty (150) feet if opposite a residential district.
 - c. Off-street parking and loading shall not be permitted in the front yard.
 - 2. Side yards shall be provided in the industrial districts as follows:
 - a. Not less than fifty (50) feet measured from side property lines.
 - b. Where a side yard adjoins a road, the side yard shall be no less than one hundred (100) feet measured from road right-of-way.
 - 3. Rear yards of fifty (50) feet shall be provided measured from property line.

ZONING ORDINANCE

4. No building or structure permitted in the industrial district shall be located less than one hundred (100) feet from any residentially zoned property.

5. Parking may be provided in any required side or rear yard that does not adjoin a public roadway or residential district. In cases where the yard adjoins a public roadway, the required yard cannot be utilized for parking.

C. Height Regulations : The height of any main or accessory building shall not exceed seventy-five (75) feet, except that chimneys, flagpoles, towers, water tanks, and other mechanical appurtenances may be built to be a height not exceeding one hundred twenty-five (125) feet above the finished grade when erected upon or as an integral part of the building.

SECTION 12.05 - MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS:

A. Off-street parking shall be provided for in accordance with Article 17 of this Ordinance.

B. On the same premises with every building or structure or part thereof involving the receipt or distribution of materials or products, there shall be provided adequate space for standing, loading, or unloading. All such spaces shall conform to a dimension of not less than twelve feet by fifty-five (12x55) feet or six hundred sixty (660) square feet in area with a clearance of not less than fifteen (15) feet in height. Spaces required shall be determined by the table below and located exclusive of any public right-of-way or required parking area.

<u>GROSS FLOOR AREA (SQ. FT.)</u>	<u>SPACE REQUIRED</u>
Up to 2,000	None
2,001 to 10,000	One (1) space
10,001 to 50,000	One (1) space plus one (1) additional space for each 20,000 square feet or fraction thereof in excess of 10,000 square feet.
50,001 and over	Three (3) spaces plus one (1) additional space for each 40,000 square feet or fraction thereof in excess of 50,000 sq. feet.