



2650 LEWISBERRY RD YORK HAVEN, PA 17370

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Ryan Jenkins
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,
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PROPERTY OVERVIEW

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LOCATION OVERVIEW

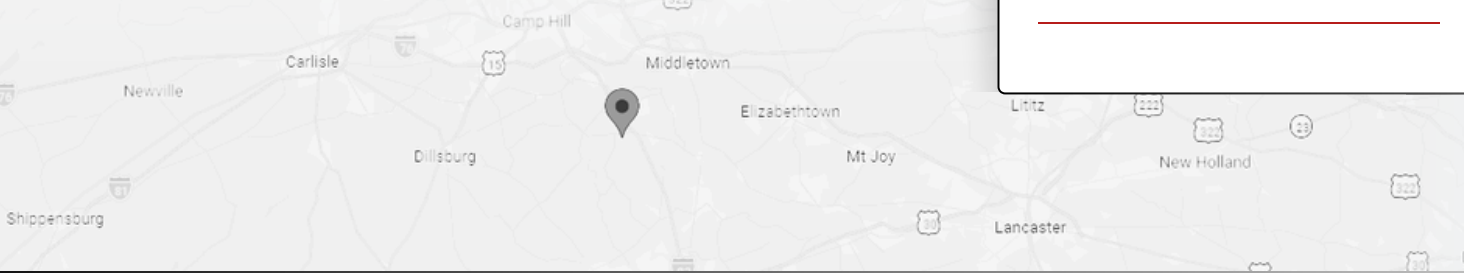
About York Haven, PA
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EXECUTIVE SUMMARY

2650 Lewisberry Road in York Haven, PA presents a rare opportunity to acquire a fully leased industrial investment set on an expansive 32.2-acre parcel. The property consists of two buildings totaling 13,000 square feet, originally constructed in 1988 with a second building added in 2004. Designed for functional flexibility, the improvements feature clear heights ranging from 10' to 16', eight drive-in doors, and approximately 5% office space—ideal for service, contractor, storage, or light industrial users. The generous acreage provides significant outdoor storage capacity, future expansion potential, or additional development upside.

Strategically located just minutes from I-83, the property offers direct connectivity between Harrisburg and the Maryland state line, with convenient access to Route 30 and the broader Central Pennsylvania logistics corridor. Its location along Lewisberry Road places it within close proximity to major distribution hubs and regional population centers, making it an attractive, income-producing asset in a highly accessible industrial market.

Prora
Forest



THE OFFERING

Building SF	13,000
Year Built/Reno	1988/2004
Lot Size (Acres)	32.2
Parcel ID	39-000-PG-0128.A0-00000
Clear Height	10'-16'
Drive Ins	8

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned just minutes from I-83, the property offers efficient north-south connectivity between Harrisburg and Baltimore, with convenient access to Route 30 and the greater Central PA distribution corridor.



Expansive Space: Spanning 32.2 acres, the site provides exceptional outdoor storage capacity, fleet parking potential, and ample room for future expansion or additional development.



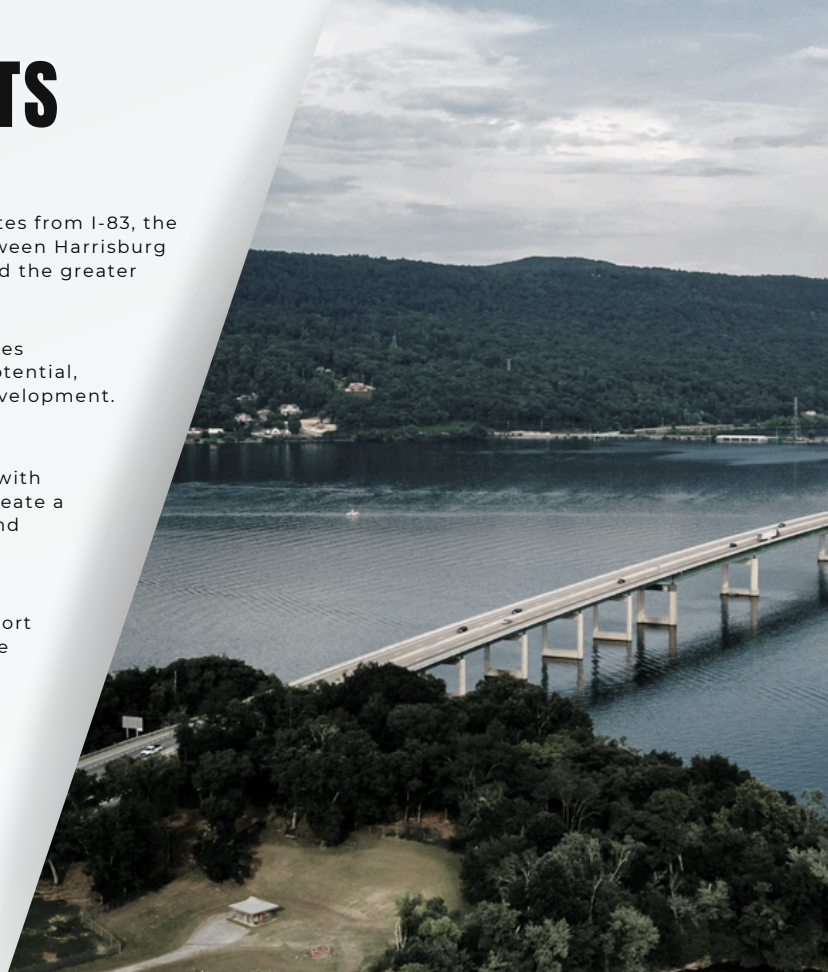
Strategic Features: Two buildings totaling 13,000 SF with eight drive-in doors and minimal 5% office buildout create a highly functional layout suited for service, logistics, and industrial users.



Industrial Infrastructure: Clear heights ranging from 10'–16' combined with multiple grade-level doors support operational efficiency, equipment access, and versatile loading configurations.



Zoning Advantage: Flexible industrial zoning supports outdoor storage, contractor operations, and a wide range of light industrial uses—enhancing long-term adaptability and tenant demand.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$516,000	\$531,480	\$547,424	\$563,847	\$580,763	\$598,185
TAX & INS; MANGEMENT FEE	\$21,234	\$21,659	\$22,092	\$22,534	\$22,984	\$23,444
EFFECTIVE GROSS REVENUE	\$537,234	\$553,139	\$569,516	\$586,381	\$603,747	\$621,629
OPERATING EXPENSES						
PROPERTY TAX	\$16,684	\$17,018	\$17,358	\$17,705	\$18,059	\$18,420
INSURANCE	\$4,550	\$4,641	\$4,734	\$4,828	\$4,925	\$5,024
TOTAL OPERATING EXPENSES	\$21,234	\$21,659	\$22,092	\$22,534	\$22,984	\$23,444
NET OPERATING INCOME	\$516,000	\$531,480	\$547,424	\$563,847	\$580,763	\$598,185

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RENT ROLL

2650 LEWISBERRY RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	JB Harris Transport LLC	13,000	\$516,000	\$39.69	07/01/2025	12/31/2030
TOTAL		13,000	\$516,000			



TENANT SUMMARY

JB Harris Transport LLC, JB Harris Logistics LLC

JB Harris Transport & Logistics is a specialized transportation provider delivering complex freight solutions across industries including construction, mining, marine, agriculture, aviation, military, and public utilities. Backed by deep industry experience, technical product knowledge, and a commitment to superior customer service, the JB Harris team expertly manages specialized equipment and challenging logistics needs with precision and reliability.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	07/01/2025
Lease Expiration	12/31/2030
Base Term Remaining	5 years
Options	Two (2) Options to Extend for Three (3) years
Rental Increase	3% annually

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ABOUT YORK HAVEN, PA

York Haven is a strategically positioned industrial community in York County, situated directly along the I-83 corridor between Harrisburg and the Maryland state line. Its location provides efficient north-south access to Baltimore and the Port of Baltimore, while remaining within reach of Route 30 and the broader Central Pennsylvania distribution network.

The area appeals to commercial and industrial users due to its proximity to major logistics hubs, access to a strong regional workforce, and availability of larger land parcels suitable for outdoor storage, fleet operations, and light manufacturing. With lower occupancy costs compared to larger metro markets and convenient connectivity to both Pennsylvania and Maryland population centers, York Haven offers a practical and scalable environment for warehouse, contractor, and transportation-focused real estate investment.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	756	15,007	29,422
2024 POPULATION	778	16,067	31,161
2029 PROJECTION	801	16,676	32,270
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	309	5,871	11,402
2024 HOUSEHOLDS	319	6,294	12,083
2029 PROJECTION	329	6,538	12,520
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$106,981	\$107,718	\$113,944



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