

# FOR SALE

## RE-DEVELOPMENT OPPORTUNITY Industrial Manufacturing



**40 Lurgan Avenue  
Shippensburg, PA 17257**

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# SALIENT INFORMATION

<b>PROPERTY:</b>	40 Lurgan Avenue, Shippensburg, PA 17257 Shippensburg Borough, Franklin County
<b>SITE SIZE:</b>	± 7.49 Acres
<b>IMPROVEMENTS:</b>	± 120,000 SF Multi-Tenant Industrial Building
<b>WATER &amp; SEWER:</b>	Public
<b>ZONING:</b>	M1 - Light Manufacturing
<b>LOADING DOCK:</b>	Two (Approximately 7' x 8'), Two Drive-In Doors
<b>REAL ESTATE TAXES:</b>	\$19,524.00 (2025)
<b>TAX ACCOUNT NO.:</b>	27-6B25.-002.-000000
<b>TRAFFIC COUNTS:</b>	PA Route 11 - 14,377 vehicles per day (May, 2025)
<b>SALE PRICE:</b>	\$2,000,000
<b>COMMENTS:</b>	<p>Located just off State Route 11 with easy access to Interstate 81 corridor, within 3.1 / 3.2 miles in opposite directions. Also close to Shippensburg University.</p> <p>Perfect opportunity to purchase industrial manufacturing building for re-development, with current in-place income to carry the property during the land development process.</p>

# PHOTOGRAPHS

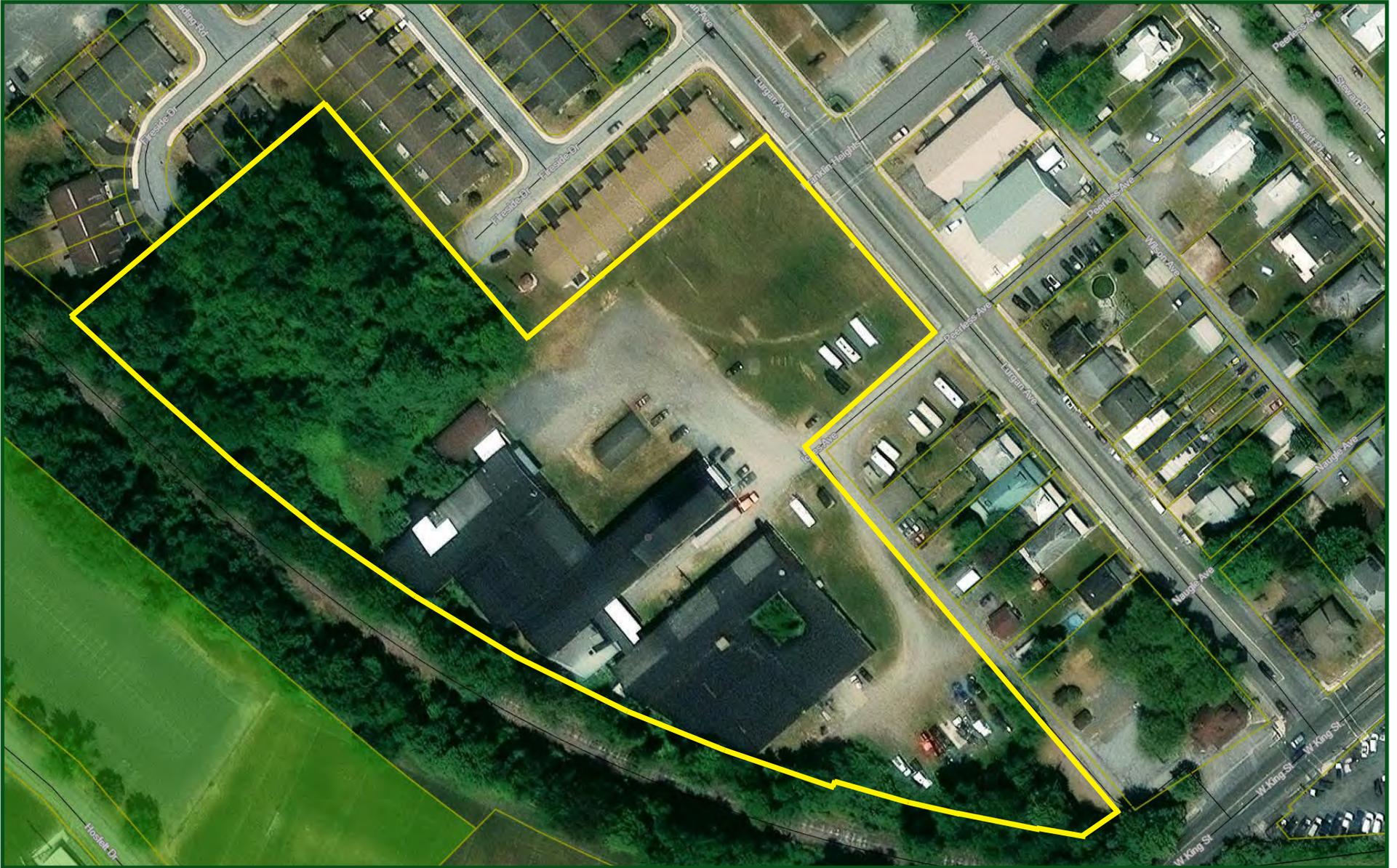


# PHOTOGRAPHS





# TAX MAP



# AERIAL PHOTO



# AERIAL PHOTO



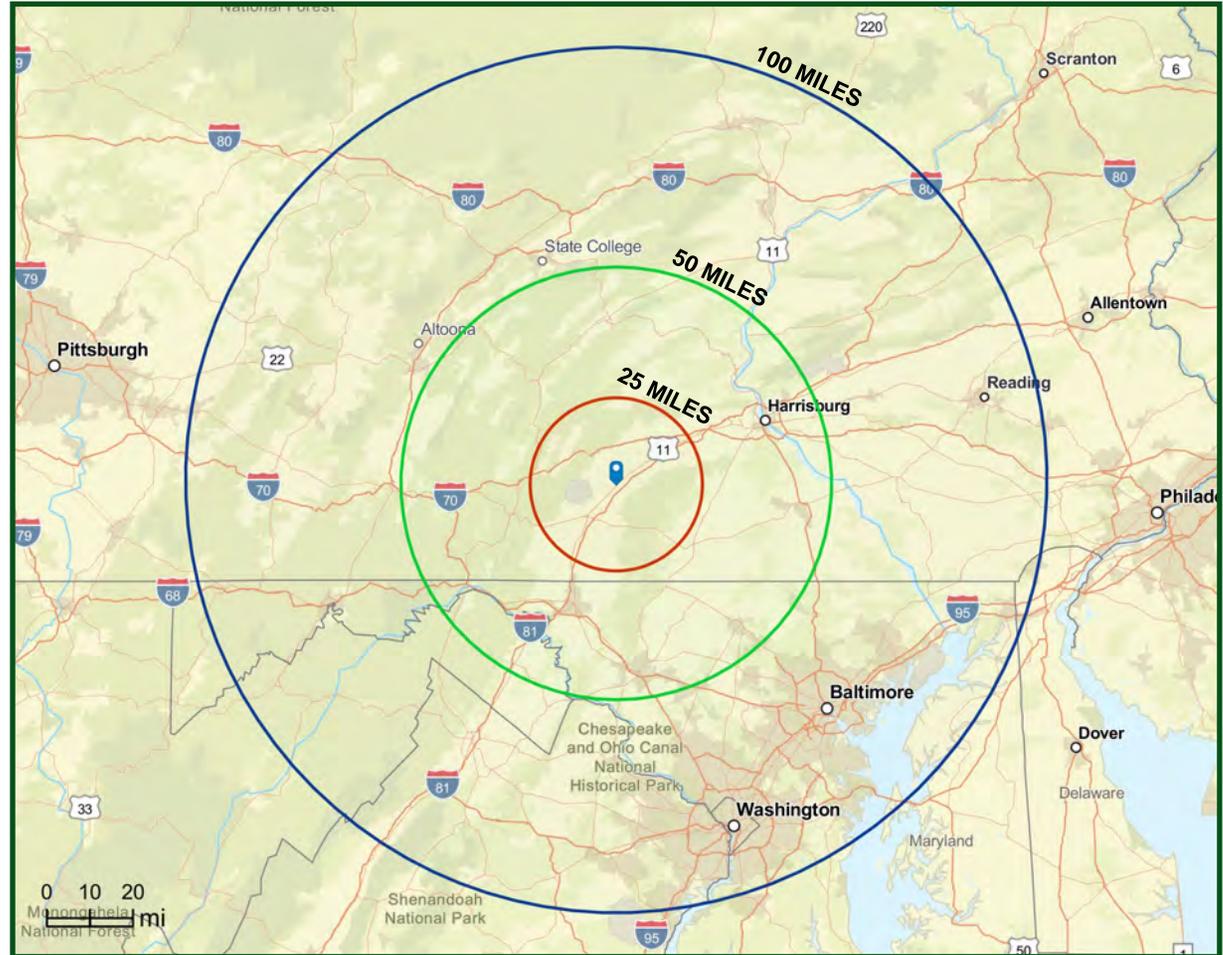
# DISTANCES TO HIGHWAYS & MAJOR CITIES

## Distances to Highways:

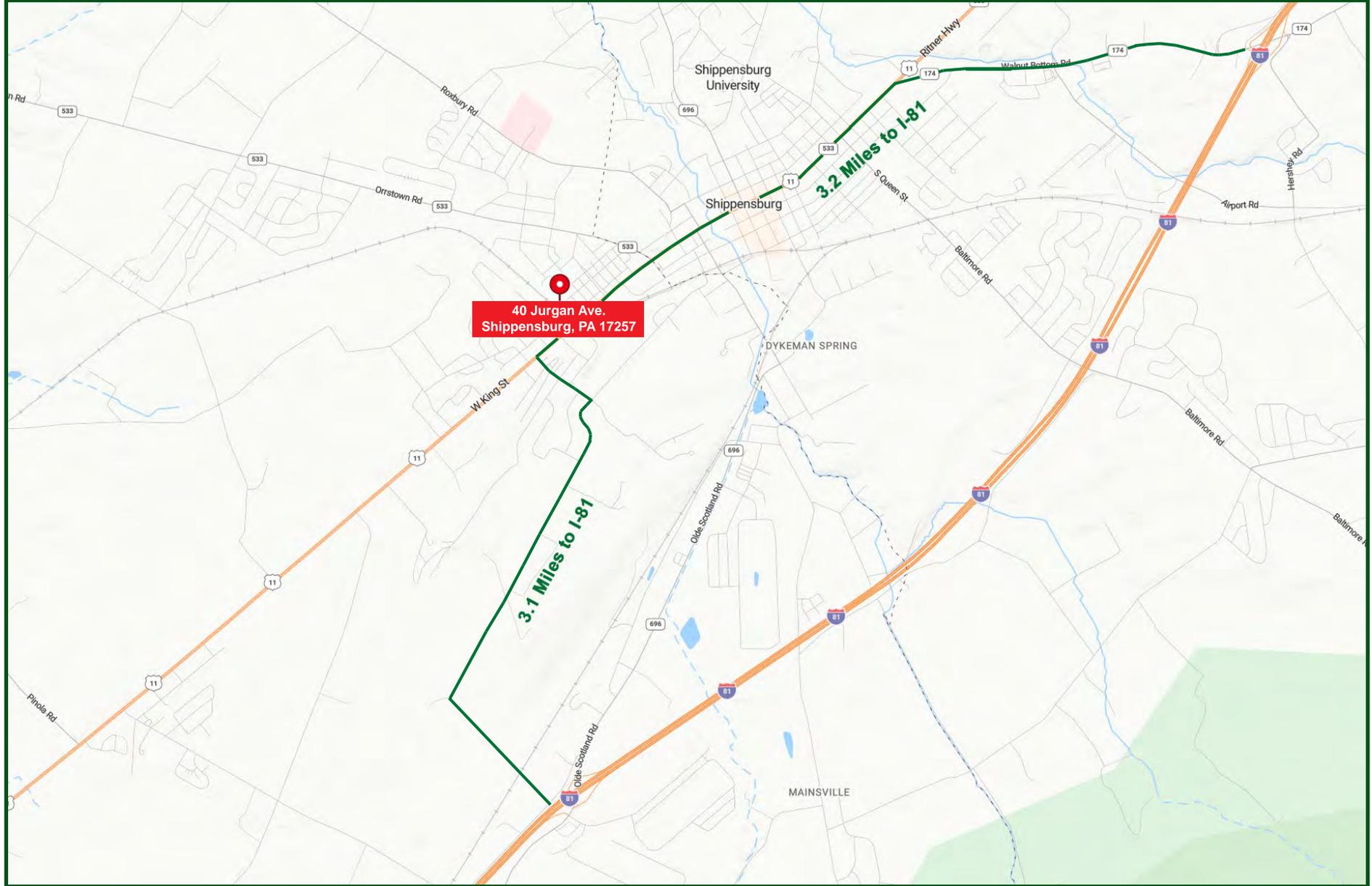
Route 81	3 miles
PA Turnpike 76	13 miles
Route 30	11 miles
Route 83	43 miles

## Distances to Major Cities:

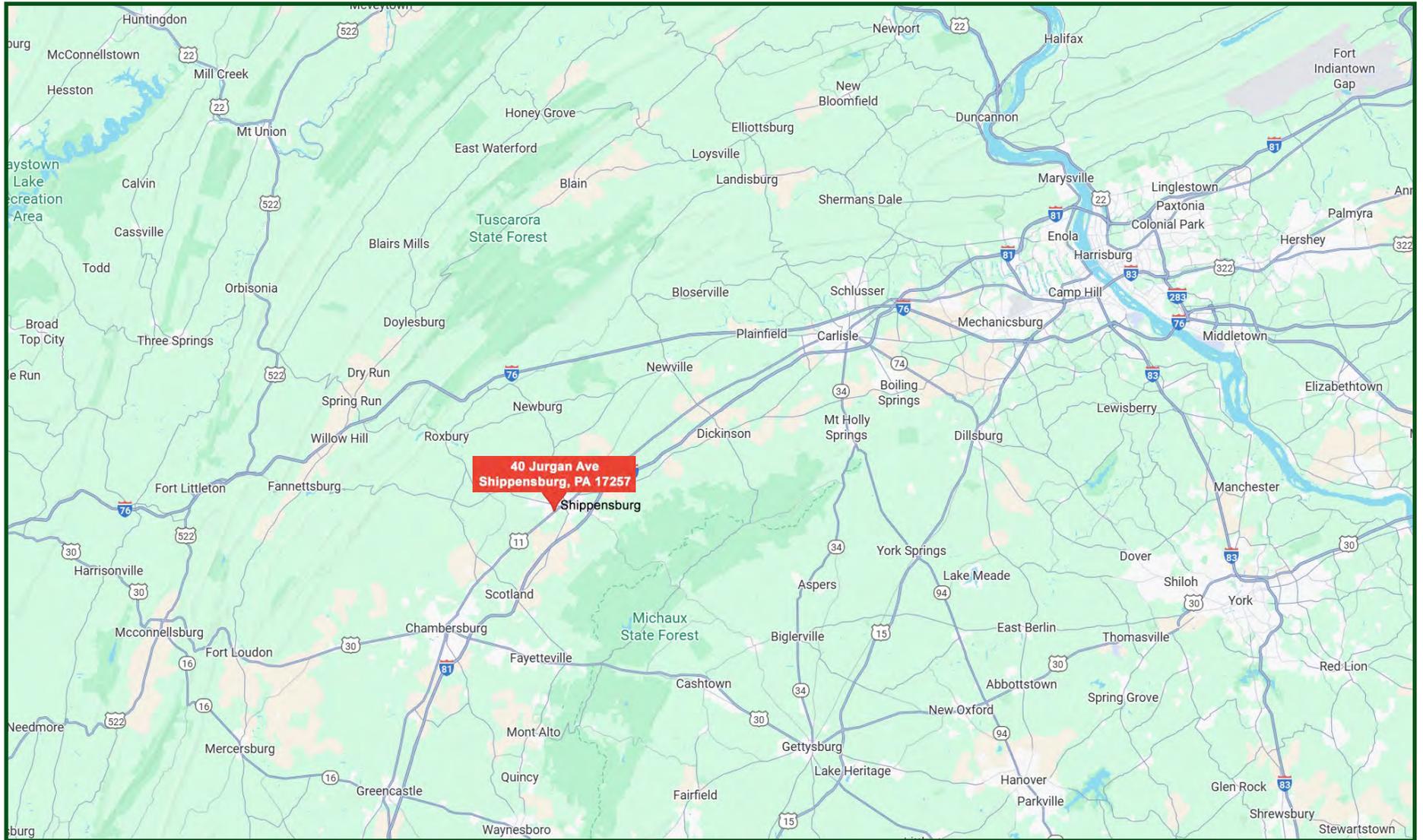
Harrisburg, PA	44 miles
Philadelphia, PA	148 miles
Pittsburgh, PA	173 miles
Baltimore, MD	111 miles
Washington, D.C.	108 miles



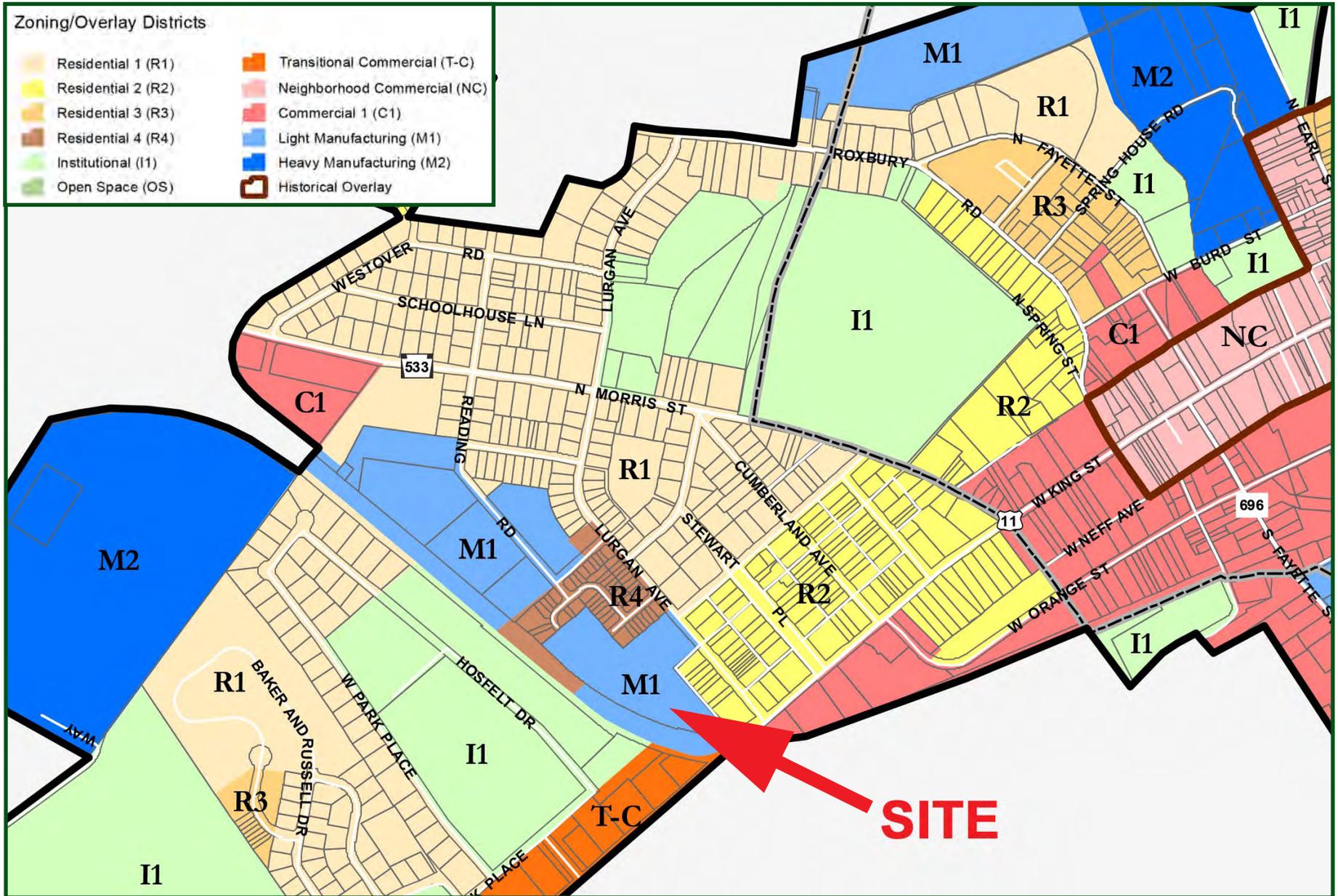
# LOCATION MAP - LOCAL



# LOCATION MAP - REGIONAL



# ZONING MAP (Shippensburg Borough)



## § 150-23. Light Manufacturing (M-1) District.

A. Use regulations. A building may be erected or used, and a lot may be used or occupied, for the following purposes:

(1) Permitted uses in the Light Manufacturing (M-1) District:

- (a) Office.
- (b) Accessory use.
- (c) Restaurant.
- (d) Light-machine shop.
- (e) Food processing.
- (f) Food preparation.
- (g) Printing.
- (h) Bindery.
- (i) Clothing and dress manufacturer.
- (j) Weaving.
- (k) Recycling.
- (l) General assembly.
- (m) Laboratory.
- (n) Retail.
- (o) Warehousing of goods associated with on-premises production.
- (p) Information services.
- (q) Forestry.
- (r) Craftsman's shop.
- (s) Fitness and health center, subject to the criteria set forth in § 150-62.2. **[Amended 2-4-2020 by Ord. No. 944, approved 2-4-2020]**
- (t) Automobile repair garages. **[Added 2-2-2010 by Ord. No. 853, approved 2-2-2010]**
- (u) Automobile service station. **[Added 2-2-2010 by Ord. No. 853, approved 2-2-2010]**

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1. Editor's Note: Former Subsection A(1)(n), Conversion of paper into party goods, was repealed 2-2-2010 by Ord. No. 853, approved 2-2-2010; said ordinance also redesignated former Subsection A(1)(o) through (t) as Subsection A(1)(n) through (s).

# ZONING

Borough of Shippensburg, PA

§ 150-23

§ 150-23

- (v) Dry cleaners. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (w) Laundromat. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (x) Video arcade. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (y) Plant nursery. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (z) Distribution. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (aa) No-impact home-based business. [**Added 10-18-2011 by Ord. No. 872, approved 10-18-2011**]

(2) Conditional uses in the Light Manufacturing (M-1) District (see Article XIV):

- (a) Day-care center.
- (b) Place of worship.
- (c) Hospital.
- (d) Motor vehicle parking lot.
- (e) Utility services.
- (f) Public or private school.
- (g) Cemetery.
- (h) Municipal building and facility.
- (i) Commercial communications antenna.
- (j) Home occupation.
- (k) Planned mixed-use business park.
- (l) Tavern. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (m) Trade school. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (n) Emergency services station. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (o) Bakery. [**Added 2-2-2010 by Ord. No. 853, approved 2-2-2010**]
- (p) Multiple-family residential use as adaptive reuse of an existing building, according to the standards of § 150-52.1. [**Added 9-15-2020 by Ord. No. 948, approved 9-15-2020**]

B. Dimensional regulations in the Light Manufacturing (M-1) District:

- (1) Lot area and width. The lot area and width shall be not less than the following dimensions for each principal use hereafter established in this zone:

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# ZONING

Borough of Shippensburg, PA

§ 150-23

§ 150-23

- (a) Lot area minimum: one acre per use.
- (b) Lot width minimum: 100 feet.
- (2) Setbacks. Each lot shall provide front, side and rear setbacks not less than the following (see Shippensburg Borough Subdivision and Land Development Ordinance § 137-32):
  - (a) Front setback: 40 feet (see § 150-60).
  - (b) Side setback: 15 feet on both sides or 30 feet on any side abutting a residential use or zone.
  - (c) Rear setback: 50 feet (see §§ 150-54 and 150-55).
- (3) Height. The height limit for a principal building shall be 45 feet when abutting a residential use or zone. The height limit shall be 75 feet otherwise.
- (4) Lot coverage. Not more than 80% of the lot area shall be covered with impervious surface materials.
- (5) Vegetative cover. At least 15% of the lot area shall be maintained in a vegetative cover.
- C. Parking: See § 150-57.
- D. Special design criteria. The following design regulations shall apply in the Light Manufacturing District (M-1):
  - (1) For lots adjoining a residential district or the corporate limits of the Borough, a buffer zone of not less than 25 feet shall be established and maintained, consisting of evergreens, shrubs or other screening vegetation.
  - (2) Lighting for parking areas and signs shall be designed in such a way so that it does not reflect onto the adjoining areas.
  - (3) Stormwater drainage shall be established on the site to control runoff onto adjoining lots or areas and be designed to improve water quality as approved by the Borough Engineer.

# DEMOGRAPHICS

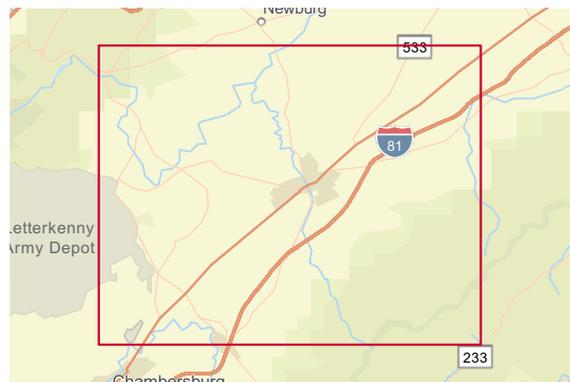
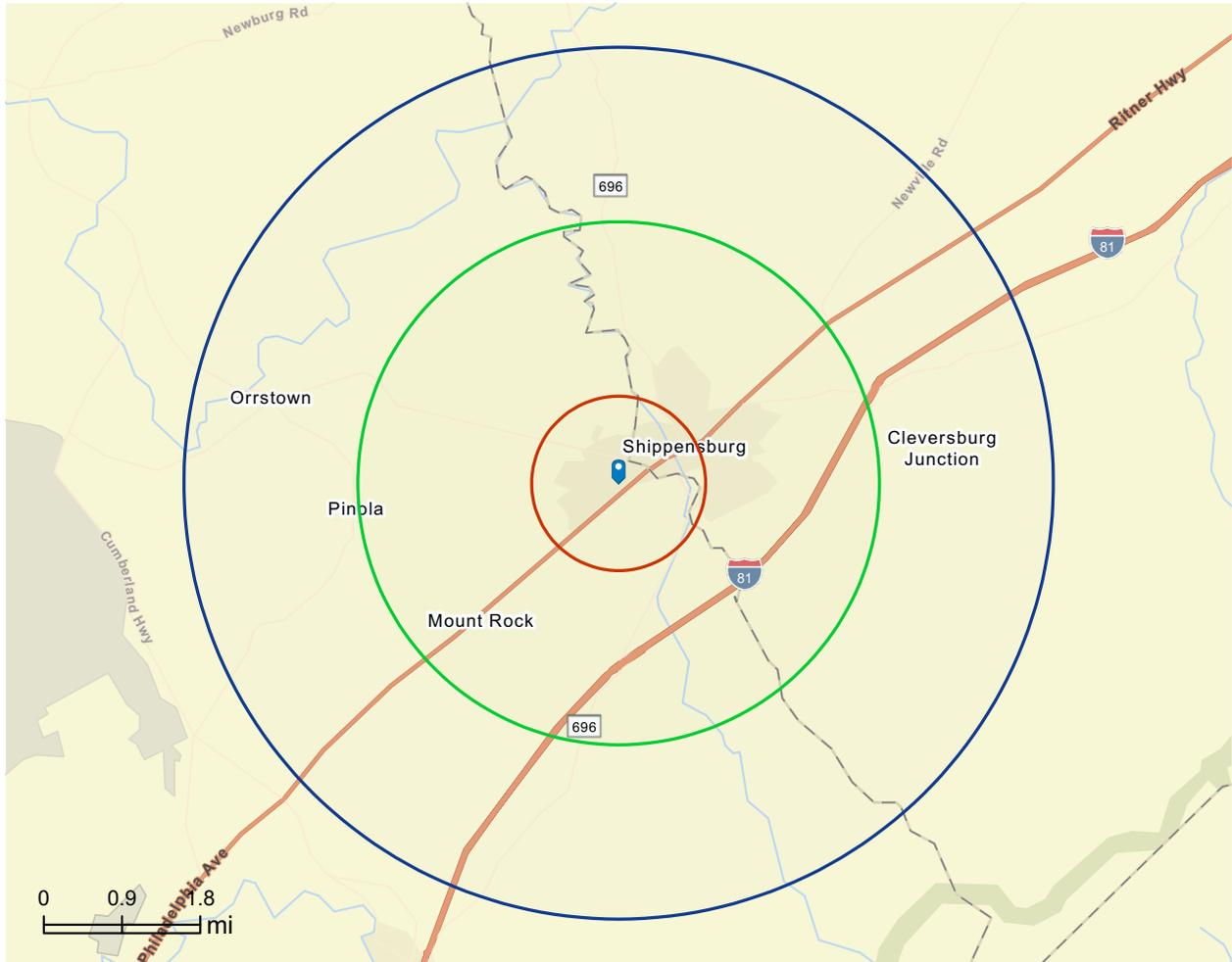
## Site Map

40 Lurgan Ave, Shippensburg, Pennsylvania, 17257

Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 40.04491  
Longitude: -77.53479



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# DEMOGRAPHICS

## Executive Summary

40 Lurgan Ave, Shippensburg, Pennsylvania, 17257



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	4,623	19,655	26,136
2020 Population	4,902	19,517	26,833
2025 Population	4,939	20,144	27,512
2030 Population	4,964	20,316	27,819
2010-2020 Annual Rate	0.59%	-0.07%	0.26%
2020-2025 Annual Rate	0.14%	0.60%	0.48%
2025-2030 Annual Rate	0.10%	0.17%	0.22%

Age	1 mile	3 miles	5 miles
2025 Median Age	34.6	32.7	34.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	84.6%	84.1%	85.7%
Black Alone	4.9%	4.1%	3.7%
American Indian Alone	0.1%	0.1%	0.1%
Asian Alone	1.6%	3.4%	2.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.7%	2.2%	2.0%
Two or More Races	6.0%	6.1%	5.6%
Hispanic Origin	6.0%	5.4%	4.8%
Diversity Index	35.8	35.8	32.7

Households	1 mile	3 miles	5 miles
2010 Total Households	1,968	7,030	9,302
2020 Total Households	2,114	7,487	10,039
2025 Total Households	2,152	7,739	10,355
2030 Total Households	2,182	7,868	10,550
2010-2020 Annual Rate	0.72%	0.63%	0.77%
2020-2025 Annual Rate	0.34%	0.63%	0.59%
2025-2030 Annual Rate	0.28%	0.33%	0.37%
2025 Average Household Size	2.26	2.33	2.45
Wealth Index	57	64	71

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

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# DEMOGRAPHICS

**Executive Summary** | 40 Lurgan Ave, Shippensburg, Pennsylvania, 17257 | Rings: 1, 3, 5 mile radii

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for M		22.7%	22.8%

<b>Median Household Income</b>			
2025 Median Household Income	\$63,422	\$65,206	\$71,436
2030 Median Household Income	\$65,685	\$71,125	\$78,696
2025-2030 Annual Rate	0.70%	1.75%	1.95%

<b>Average Household Income</b>			
2025 Average Household Income	\$74,710	\$82,112	\$88,876
2030 Average Household Income	\$80,281	\$90,138	\$98,018

<b>Per Capita Income</b>			
2025 Per Capita Income	\$32,132	\$31,367	\$33,702
2030 Per Capita Income	\$34,833	\$34,655	\$37,416
2025-2030 Annual Rate	1.63%	2.01%	2.11%

<b>Income Equality</b>			
2025 Gini Index	40.8	43.0	42.1

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	50.7	49.5	50.4

<b>Housing Unit Summary</b>			
Housing Affordability Index	104	100	99
2010 Total Housing Units	2,094	7,590	10,016
2010 Owner Occupied Hus (%)	55.0%	59.5%	65.2%
2010 Renter Occupied Hus (%)	45.0%	40.5%	34.8%
2010 Vacant Housing Units (%)	6.0%	7.4%	7.1%
2020 Housing Units	2,301	8,287	10,937
2020 Owner Occupied HUs (%)	52.2%	59.1%	64.1%
2020 Renter Occupied HUs (%)	47.8%	40.9%	35.9%
Vacant Housing Units	9.5%	9.7%	8.4%
2025 Housing Units	2,331	8,514	11,219
Owner Occupied Housing Units	53.8%	61.1%	66.0%
Renter Occupied Housing Units	46.2%	38.9%	34.0%
Vacant Housing Units	7.7%	9.1%	7.7%
2030 Total Housing Units	2,361	8,651	11,421
2030 Owner Occupied Housing Units	1,193	4,908	7,102
2030 Renter Occupied Housing Units	989	2,960	3,448
2030 Vacant Housing Units	179	783	871

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

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