

FOR SALE

INDUSTRIAL FLEX INVESTMENT OPPORTUNITY

21,048 SF Building with +/- 6,500 SF Retail Showroom

220 Orlan Road, New Holland, PA 17557



For More Information, or a personal tour, Call:

Justin Geisenberger, CCIM
717-208-3204 Direct



See more properties here:
SableCommercialRealty.com

245 Butler Avenue, Suite 220
Lancaster, PA 17601

717-399-9361

NNN LEASED FLEX INVESTMENT OPPORTUNITY, LANCASTER COUNTY, PA!

Welcome to 220 Orlan Road, a rare Net Leased investment opportunity featuring TruckPro, a major independent distributor of heavy-duty truck parts, trailer parts, and maintenance services. TruckPro operates in over 150+ locations across 33 states and has been a tenant in the property since it was built in 2004. This facility is located at the main entrance to the highly sought after New Design Industrial Park in New Holland, PA. This unique opportunity won't last long. Call Sable Commercial Realty today to schedule your showing!



FEATURES:

- Office Area: +/- 4,000 SF
- Showroom: +/- 6,500 SF
- Warehouse: +/- 10,500 SF
- (3) 9' x 9' Dock Doors w. Levelers
- (1) 12' x 14' Overhead Door
- Ceiling Heights: 24'-26'
- Type 4 Firewall Separation
- Large Training Room w. kitchen
- Desirable industrial location in Eastern Lancaster County
- Existing lease in place with escalation due on July 1, 2026.
- Lease term goes to 6/30/29, with one additional 5 yr. option term.

FOR SALE @ \$3,650,000

Information herein deemed reliable but not guaranteed. Property offered As-Is. Neither Owner or Broker shall be liable for errors or omissions. Some facts and data are from third party sources. Buyer is responsible for verifying all property facts and conditions prior to purchase.

FOR SALE**220 Orlan Rd., New Holland, PA 17557**

PROPERTY SUMMARY

PROPERTY SUMMARY	
MUNICIPALITY:	West Donegal Township
TAX PARCEL ID#:	190-89146-0-0000
DEED REFERENCE #:	5349085
CONSTRUCTION:	Block Masonry, Aluminum Siding, Steel, Concrete, Metal Roof
YEAR BUILT:	2004
# STORIES:	Single Story Building
SQUARE FOOTAGE TOTAL	21,048 SF +/-
SQUARE FOOTAGE BREAKDOWN	Office: 4,002 SF +/- Showroom: 6,537 SF +/- Warehouse: 10,461 SF +/-
ACREAGE	2.37 Acres
ZONING	Industrial
REAL ESTATE TAXES 2025	\$16,700.79
PARKING	Total of 36 lined spaces for vehicle parking; +/- 5 trailer spaces.
UTILITIES	Electric, Natural Gas, Public Water and Sewer.
HVAC	Office/Showroom: Central A/C; Warehouse: Gas Hung Ceiling Heaters
ELECTRIC	3 phase
ROOF	Metal
COLUMN SPACING	Clear Span Warehouse
CEILING HEIGHTS	24-26' clear in warehouse
RESTROOMS	Individual Men's/Women's Restrooms
CURRENT USE	Retail Showroom & Storage
DOCKS/DOORS	(3) 9'x9' loading docks and (1) 12'x14' drive-in door
SPRINKLERED	Class IV Wet Sprinkler
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.
ADDITIONAL FEATURES:	<ul style="list-style-type: none"> First Generation Tenant (has occupied property since 2004) Credit Tenant with Corporate Backed Lease Property located at main entrance of New Design Industrial Park
DEEDED OWNER:	CLASS EIGHT PROPERTIES LP



FOR SALE**220 Orlan Rd., New Holland, PA 17557****TruckPro®**

TruckPro, LLC is one of the largest independent distributors of heavy-duty aftermarket truck parts and accessories in the U.S. TruckPro distributes a full range of products that cover maintenance and repair events for substantially all major OEMs of heavy-duty vehicles. Founded in 1958, TruckPro sells its products in 150+ locations with customers in numerous end markets, including small, regional and national trucking companies; private fleets; waste services companies; construction companies; municipalities and independent repair shops.

Tenant Overview

Tenant	TruckPro, LLC
Lease Type	Net
Leased Area	21,048 SF
Lease Commencement	July 19, 2004
Lease Expiration	June 30, 2029
Renewal Option(s)	One (1) 5-year
Rent Increases	3% increases

Rent Schedule

Start Date	Monthly Base Rent	Annual Base Rent
7/1/25 – 6/30/26	\$16,785.08	\$201,420.96
7/1/26 – 6/30/27	\$17,288.63	\$207,463.58
7/1/27 – 6/30/28	\$17,807.29	\$213,687.49
7/1/28 – 6/30/29	\$18,341.51	\$220,098.12

Renewal Period Rent Schedule

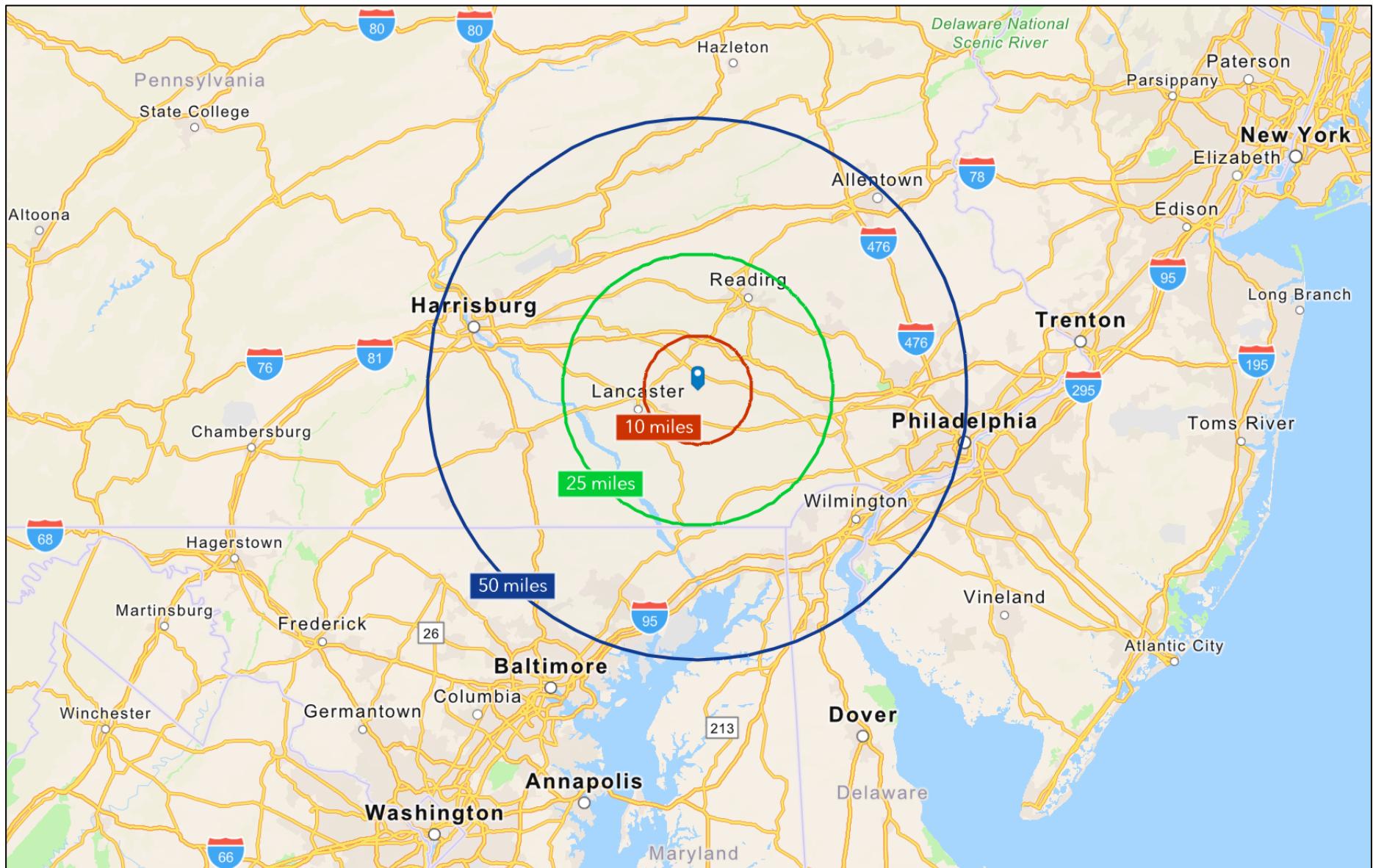
7/1/29 – 6/30/30	\$18,891.76	\$226,701.12
7/1/30 – 6/30/31	\$19,458.51	\$233,502.15
7/1/31 – 6/30/32	\$20,042.27	\$240,507.21
7/1/32 – 6/30/33	\$20,643.53	\$247,722.43
7/1/33 – 6/30/34	\$21,262.84	\$255,154.10

FOR SALE

220 Orlan Rd., New Holland, PA 17557



MARKET RADIUS MAP

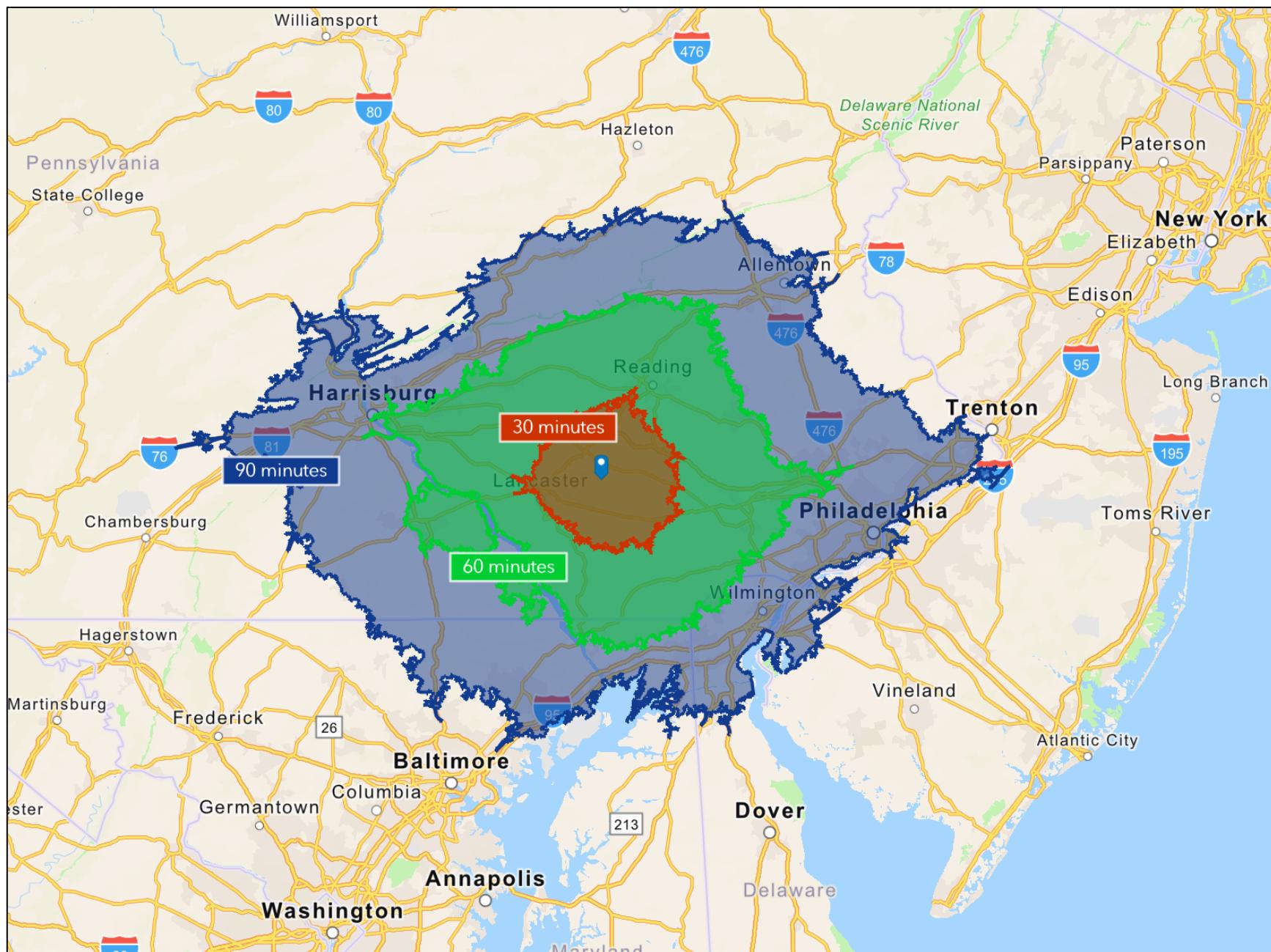


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ONE, TWO AND THREE-HOUR DRIVE TIME RADIUS MAP



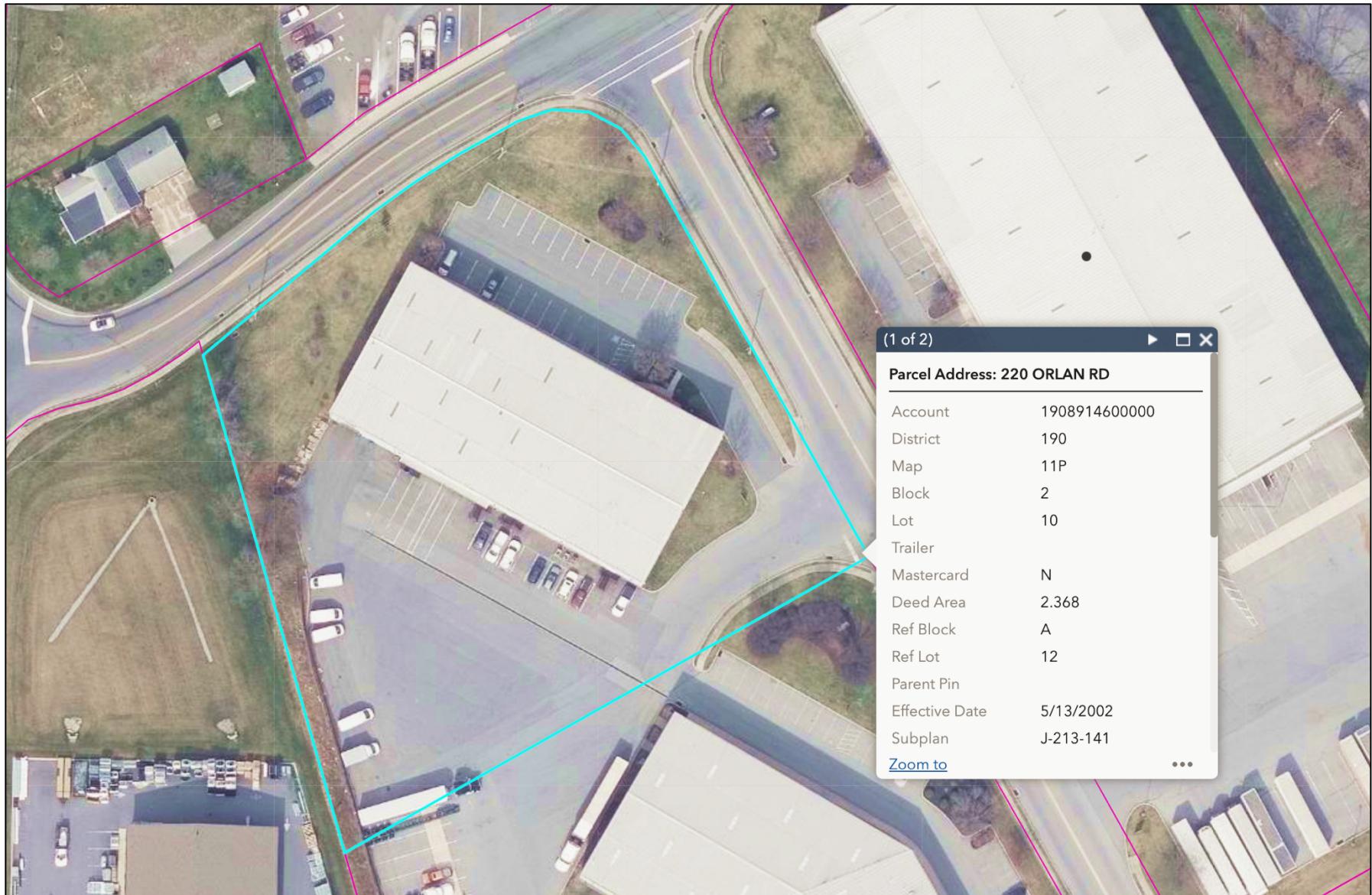
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TAX PARCEL MAP

Tax Parcel ID #190-8914-0-0000 2.368 Ac.

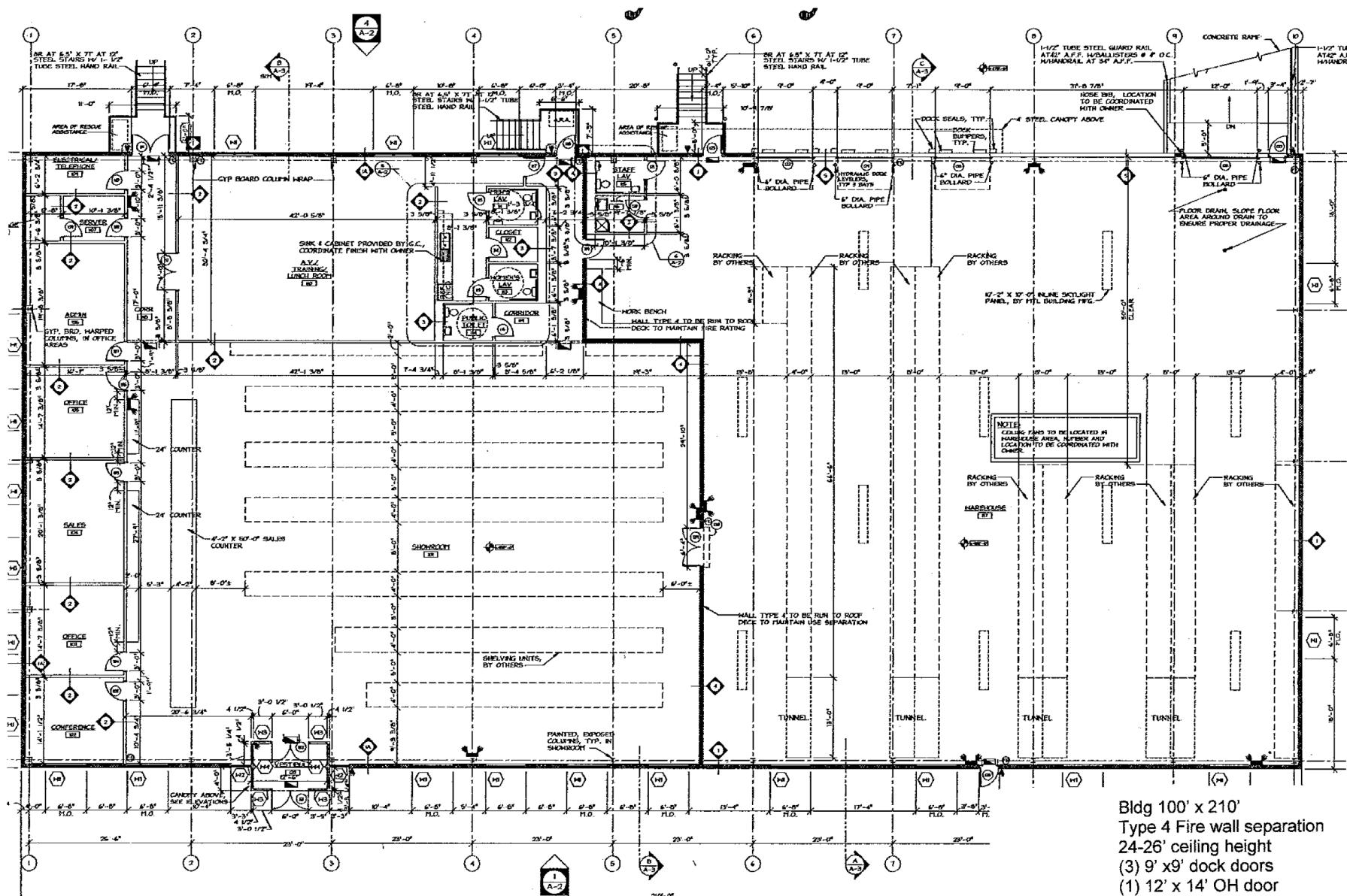


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FLOOR PLAN



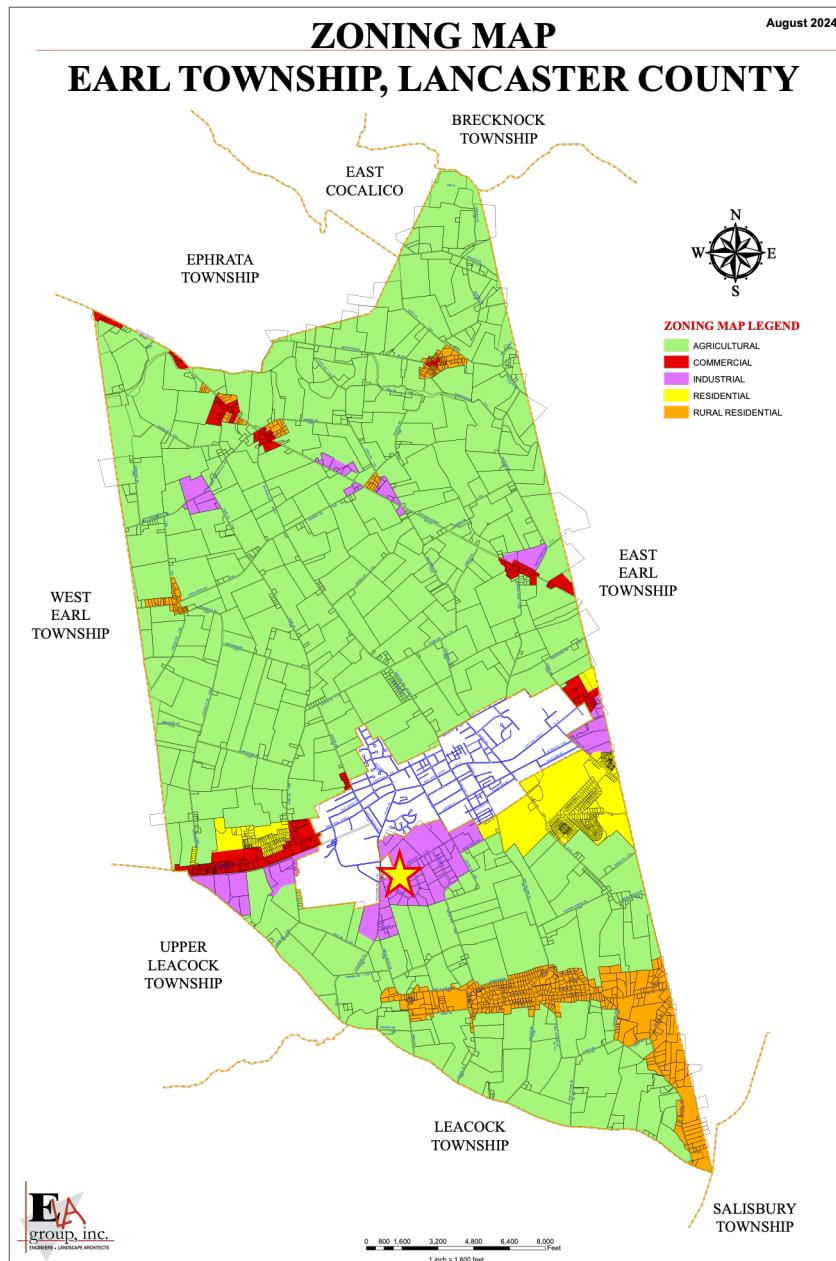
Bldg 100' x 210'
Type 4 Fire wall separation
24-26' ceiling height
(3) 9' x 9' dock doors
(1) 12' x 14' OH door

Scalable PDF Plan is available upon request.

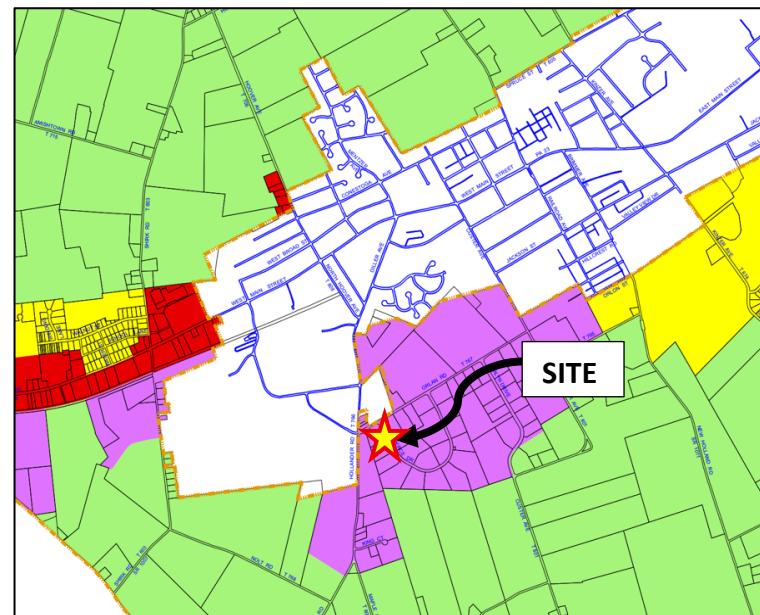
4,002 sq ft office
6,537 sq ft showroom
10,461 sq ft warehouse
21,000 total sq ft

FOR SALE**220 Orlan Rd., New Holland, PA 17557****ZONING INFORMATION**

Property is Zoned Industrial in East Earl Township, PA

**ZONING MAP LEGEND**

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL



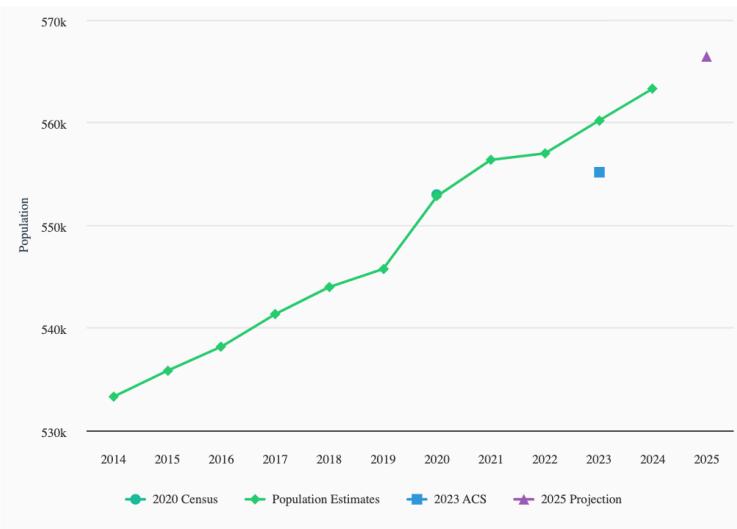
The information herein is provided as a convenience to Buyer, however, neither Seller nor listing agent make any representation as to allowed uses. Please contact the East Earl Township Zoning Office to verify your intended use and for all zoning related questions. It is in the Municipal Building at 4610 Division Highway, East Earl, PA. Hours are 8 AM to 1 PM Monday through Friday. Phone number for the Zoning Officer is **717-354-5593, Extension 3.**

LANCASTER COUNTY DEMOGRAPHIC INFORMATION

Lancaster County Demographic Statistics

2025 Population	2024 Population	Median Age	Median Income
566,429	563,293	39.1 years	\$83,703

Lancaster County Population Trends



Sources:

- United States Census Bureau. [P2 Hispanic or Latino, and Not Hispanic or Latino by Race](#). 2020 Census State Redistricting Data (Public Law 94-171) Summary File. August 2021.
- United States Census Bureau. [Annual Estimates of the Resident Population](#): April 1, 2020 to July 1, 2024. Population Division. May 2025.
- United States Census Bureau. [2023 American Community Survey 5-Year Estimates](#). December 2024.
- Cubit Planning. [2025 Population Projections](#). December 2024.

[Check out our FAQs](#) for more details.

2025 Projected Population

The 2025 projected population for Lancaster County is 566,429. This projection assumes an annual rate of change of 0.6%, consistent with the population change from 2023 to 2024 according to the US Census Bureau's 2024 Population Estimates Program.

2024 Population

With 563,293 people, Lancaster County is the 6th most populated county in the state of Pennsylvania out of 67 counties according to the most current US Census data. But watch out, Lancaster County, because [Chester County](#) with 560,745 people and [York County](#) with 471,240 people are right behind you.

Race & Ethnicity

The largest Lancaster County racial/ethnic groups are White (79.8%) followed by Hispanic (11.3%) and Black (3.4%).

Median Income

In 2023, the median household income of Lancaster County households was \$83,703. Lancaster County households made slightly more than [Monroe County](#) households (\$82,374) and [York County](#) households (\$82,238). However, 5.6% of Lancaster County families live in poverty.

Median Age

The median age for Lancaster County residents is 39.1 years young.

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REGIONAL DEMOGRAPHIC SNAPSHOT 25 MILE RING Spanning Lancaster, Berks and Chester Counties

DEMOGRAPHIC SUMMARY

220 Orlan Rd, New Holland, Pennsylvania, 17557 3

Ring of 25 miles

KEY FACTS**1,192,610**

Population



447,842

Households

40.3

Median Age

\$69,408

Median Disposable Income

10.3%

No High School Diploma

33.4%

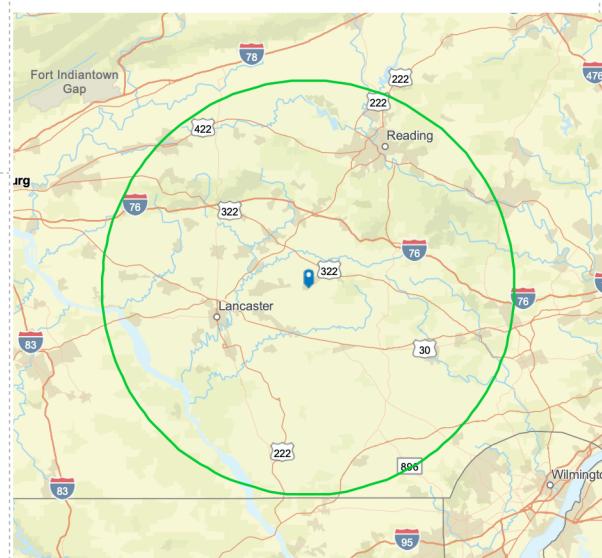
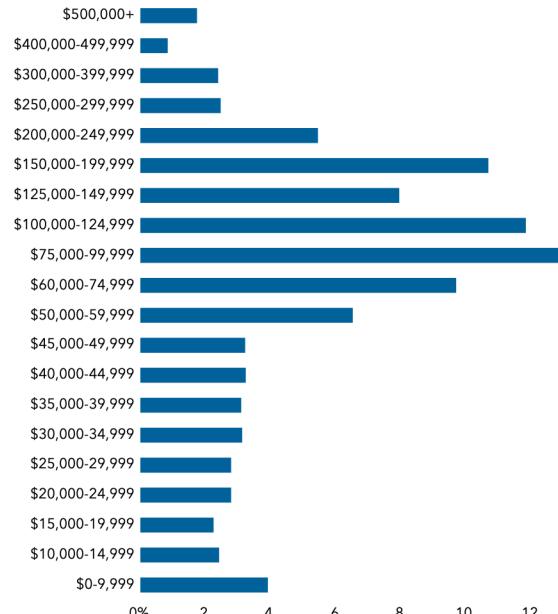
High School Graduate

**21.6%**

Some College/Associate's Degree

**34.6%**

Bachelor's/Grad/Prof Degree

INCOME**\$86,029**
Median Household Income**\$43,274**
Per Capita Income**\$288,641**
Median Net Worth**HOUSEHOLD INCOME****EMPLOYMENT****62.7%**
White Collar

25.6%



15.1%

**3.3%**
Unemployment Rate**Source:** This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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TO POTENTIAL BUYERS AND BUYER AGENTS:

This Property is sold AS-IS and not based upon any representation or information provided by Seller or Agent.

The information in this brochure has been provided to the best of Seller's and Agent's knowledge; however, this information cannot be guaranteed. Some information is from 3rd party or external sources. Property data and conditions can change during the course of a listing; although the Listing Agent will attempt to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective buyer verify information and details that are important to them in any intended purchase of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Seller nor Seller's Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Buyer should never rely on marketing materials alone to verify property facts or conditions. Seller cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be fully up to date. Neither Seller nor Agent shall be liable for any errors or omissions in the aforesaid information. Buyer should rely on its own advisors, inspections and investigations to determine if the property is suitable for their purpose.

Listing Agent is solely the representative of the Seller in any contemplated transaction. Listing Agent may still submit offers on a Buyer's behalf, but doing so does not imply representation of Buyer. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

We welcome cooperation with Buyer's Agents. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly if you are requesting compensation as an agent.

Please note our Co-Broker policy requires Buyer Agents to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Buyer follow-up, in order to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective buyer, an after-the-fact request by a Buyer Agent for compensation may be forfeited or reduced to one-half the above fee if we have already taken your prospect through the property.

BUYERS: If you intend to be represented by a Buyer Agent, you must have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Buyer's Agent should always verify any co-broke fee prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may be applicable.