



COMMERCIAL REDEVELOPMENT OPPORTUNITY

3725 ELECTRONICS WAY | MOUNTVILLE, PA



NEW PRICE

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(717) 731.1990





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PROPERTY HIGHLIGHTS

- **New Improved Price!** Industrial flex building in Lancaster-Hempfield Industrial Park positioned for redevelopment
- The property features:
 - Large 2-story 123,082 SF brick building situated on large 15.057 acre parcel
 - 1st floor flex space is fully climate controlled and features 4 dock doors, 1 drive in door, 16' ceiling height
 - 2nd floor office space offers private offices, open workspace, cafeteria, and lounge area
 - Opportunity for +/- 40,000 SF high bay warehouse building expansion
 - Ample car and trailer parking with ability to add secure gated outdoor storage
- General Industrial (I-2) allows for a myriad of industrial, office, R&D, and storage uses
- Excellent location just off with quick access to

OFFERING DETAILS

BUILDING ADDRESS	3725 Electronics Way Mountville, PA 17554
BUILDING SIZE	123,082 SF (Expandable by +/- 40,000 SF)
BUILDING TYPE	Industrial Flex
LOT SIZE	15.057 Acres
PARKING	560 Spaces
YEAR BUILT	1985
SALE PRICE	\$9,995,000
PRICE PER SF	\$81.21
LEASE RATE	\$11.95 PSF/yr
LEASE TYPE	NNN
SUBMARKET	Harrisburg East
COUNTY	Lancaster
MUNICIPALITY	West Hempfield Township
ZONING	General Industrial (I-2)
APN	300-37715-0-0000
PROPERTY TAXES	\$117,412.65 (2025)
BUSINESS CORRIDOR	US Route 30

PROPERTY DETAILS

Property Type	Industrial Flex
Building Size	123,082 SF Expandable by +/- 40,000 SF
Stories	2
Typical Floor Size	61,541 SF
Clear Height	16'
Lot Size	15.057 Acres
Year Built	1985
Drive In Doors	1
Dock Doors	4
Car Parking	560 Spaces
Parking Ratio	4.55/1,000 SF
Construction	Brick & Block
Roof	EPDM roof system
Power	4,000a/480v, 3 Phase
Sprinkler	Yes (wet)
HVAC	Fully air conditioned
Submarket	Harrisburg East
County	Lancaster
Municipality	West Hempfield Township
Business Corridor	US Route 30
Zoning	General Industrial (M-L)
APN	300-37715-0-0000
Taxes	\$117,412.65 (2025)



PROPERTY OVERVIEW

New Improved Price! Situated in the sought-after Lancaster-Hempfield Industrial Park, 3725 Electronics Way is a well-maintained, two-story, ±123,082 SF industrial flex building on a generous 15.057-acre parcel. The rare fully climate-controlled first floor flex space features four dock doors, one drive-in door, and 16' ceiling heights. The second floor offers functional and modern office space with private offices, open work areas, a cafeteria, and an employee lounge. The property is Zoned General Industrial (I-2) which allows for a wide range of uses by right including manufacturing, distribution, truck freight terminal, warehouse, office, material storage, contractor yard, laboratory, R&D, and mini-warehouse. The property also offers excellent expansion potential with room to add a ±40,000 SF high bay warehouse. The site has ample car parking, dedicated trailer drop lot, and the option to add secure gated outdoor storage, enhances the site's functionality. Conveniently located along the US-30 corridor with quick access to major regional and national highways, this property offers an ideal combination of flexibility, location, and growth potential.

NEW PRICE



What's nearby?



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
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3725 ELECTRONICS WAY MOUNTVILLE, PA

REDEVELOPMENT OPPORTUNITY
AVAILABLE

PARCEL MAP



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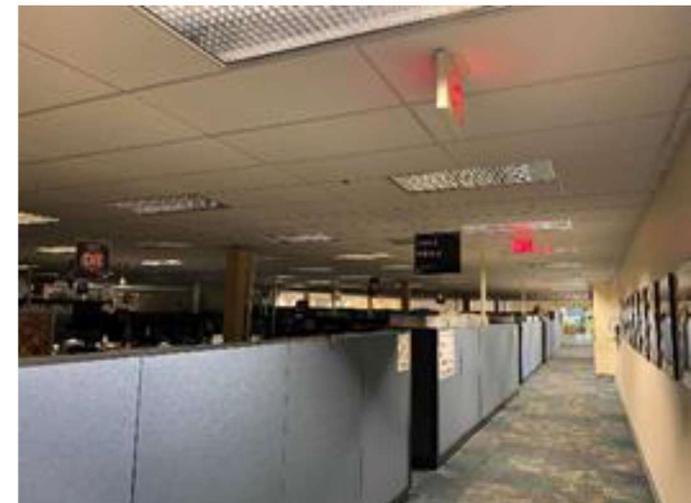
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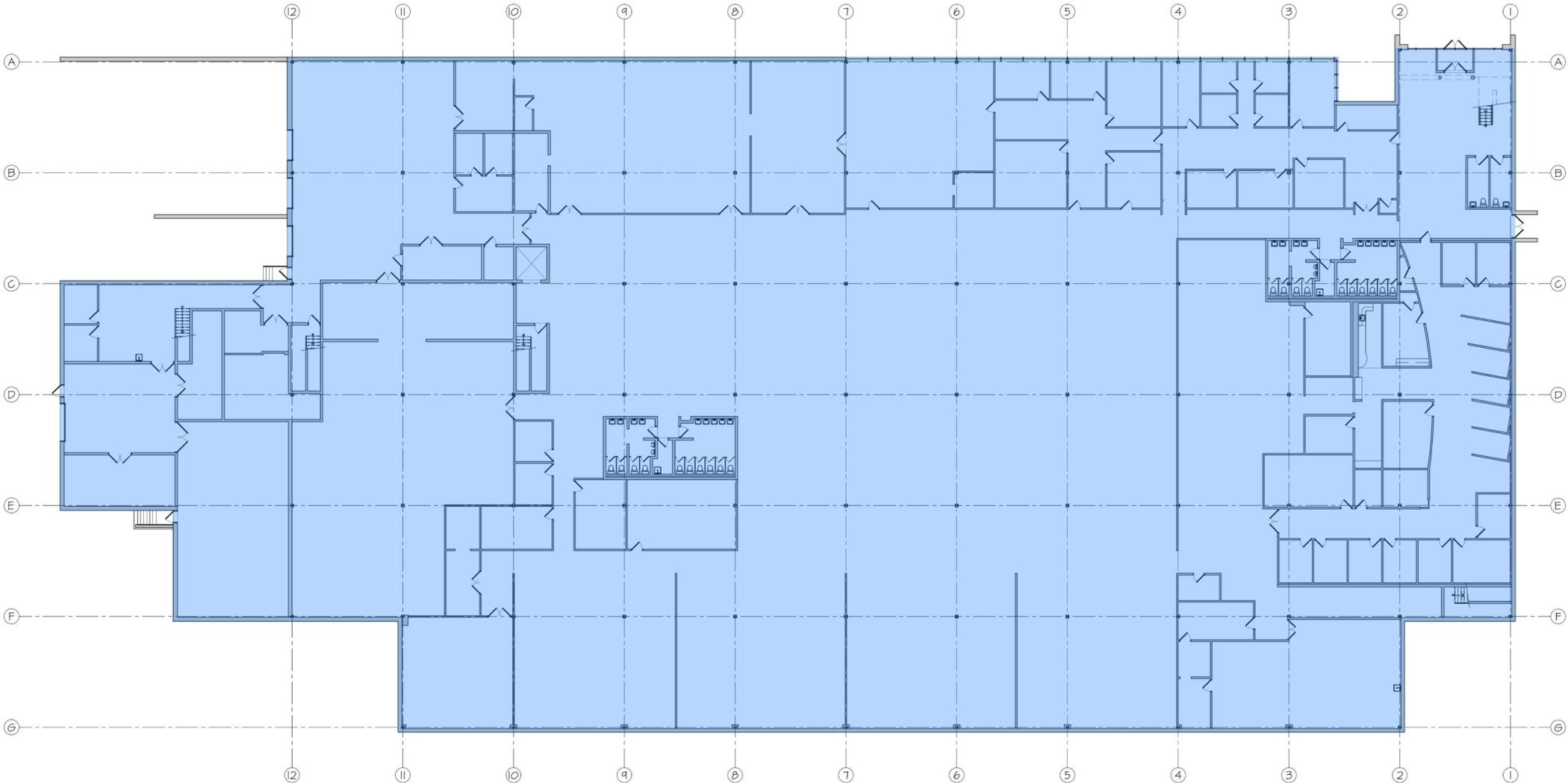


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PROPERTY PHOTOS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE AERIAL



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POTENTIAL EXPANSION



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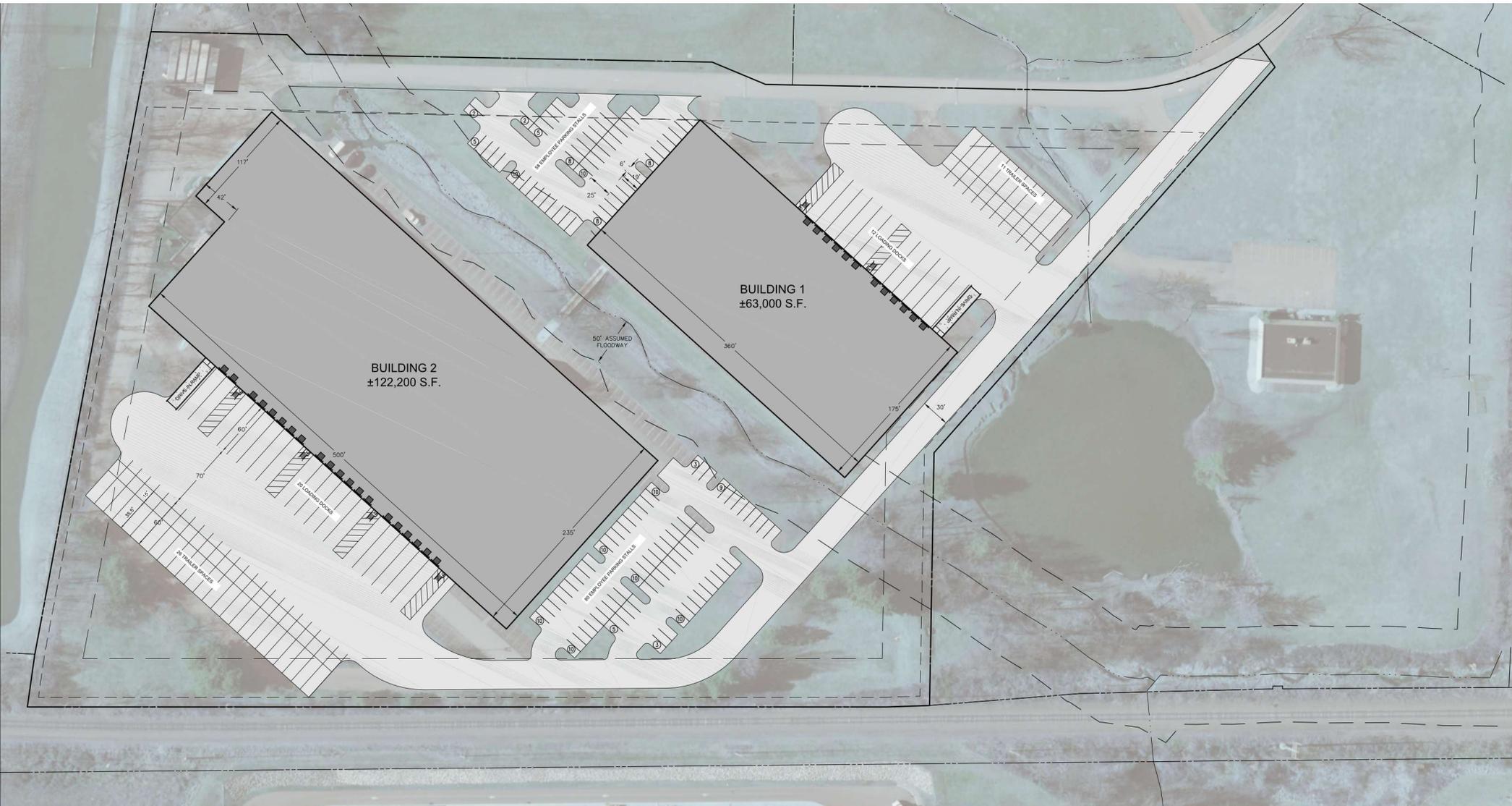
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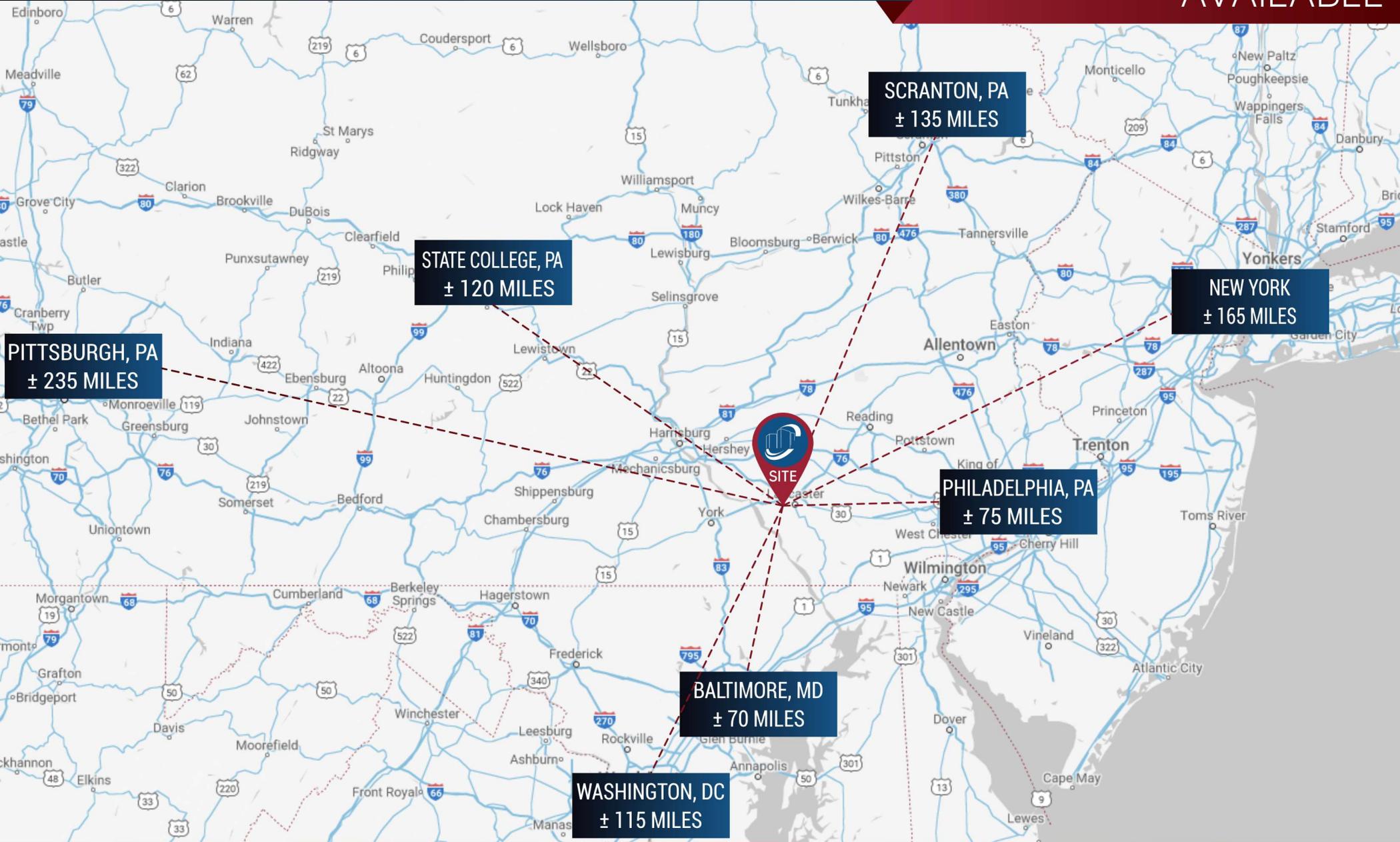
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ALTERNATE CONCEPT PLAN



TRADE MAP





AREA OVERVIEW

MOUNTVILLE, located in western Lancaster county, offers a charming suburban atmosphere with proximity to both nature and modern conveniences. The borough has a rich history dating back to its founding in 1814 by Isaac Rohrer. It was originally named Mount Pleasant due to its elevated position and scenic views of the surrounding countryside. It is known for its family-friendly environment, boasting top-rated schools and a wide variety of amenities. With easy access to major highways, commuting to Lancaster and York are equally convenient. Mountville spans just under one square mile and features a mix of residential, commercial, and public spaces, including 5 parks, giving it a high ratio of public park space per capita.



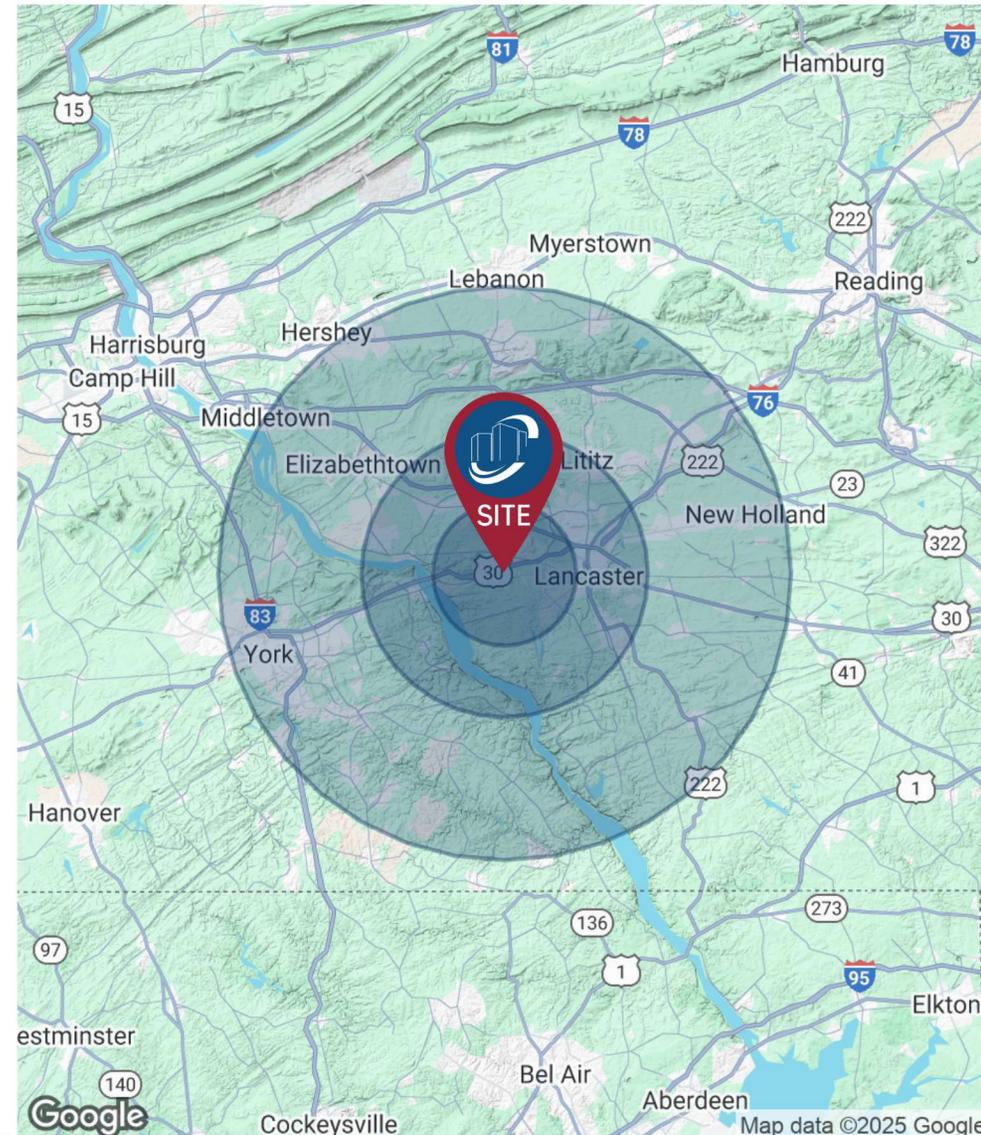
ROUTE 30 CORRIDOR

The Route 30 corridor in Lancaster, Pennsylvania, is a vital hub for businesses, offering strategic advantages such as access to tourism, retail, manufacturing, and agriculture. Serving as a gateway to Lancaster County's attractions like Amish Country and the Strasburg Rail Road, it fuels a thriving tourism and hospitality industry. Additionally, the corridor supports a diverse range of retail establishments and facilitates the movement of goods for manufacturing and agriculture sectors through its industrial parks and warehouses. Ongoing commercial development, coupled with its transportation infrastructure connecting to major population centers, makes it an attractive location for businesses seeking growth and accessibility.



DEMOGRAPHICS

	5 Miles	10 Miles	20 Miles
Total Population	117,087	310,071	771,681
Population Density	1,491	987	614
Median Age	41	42	41
Median Age (Male)	40	41	40
Median Age (Female)	42	42	42
Total Households	45,090	120,364	295,146
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$103,428	\$106,070	\$104,678
Average House Value	\$301,866	\$317,688	\$316,999





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MOUNTVILLE, PA**

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