



# CONTRACTOR SERVICE FACILITY FOR SALE

## 4 BUILDINGS ON 11.06 ACRES

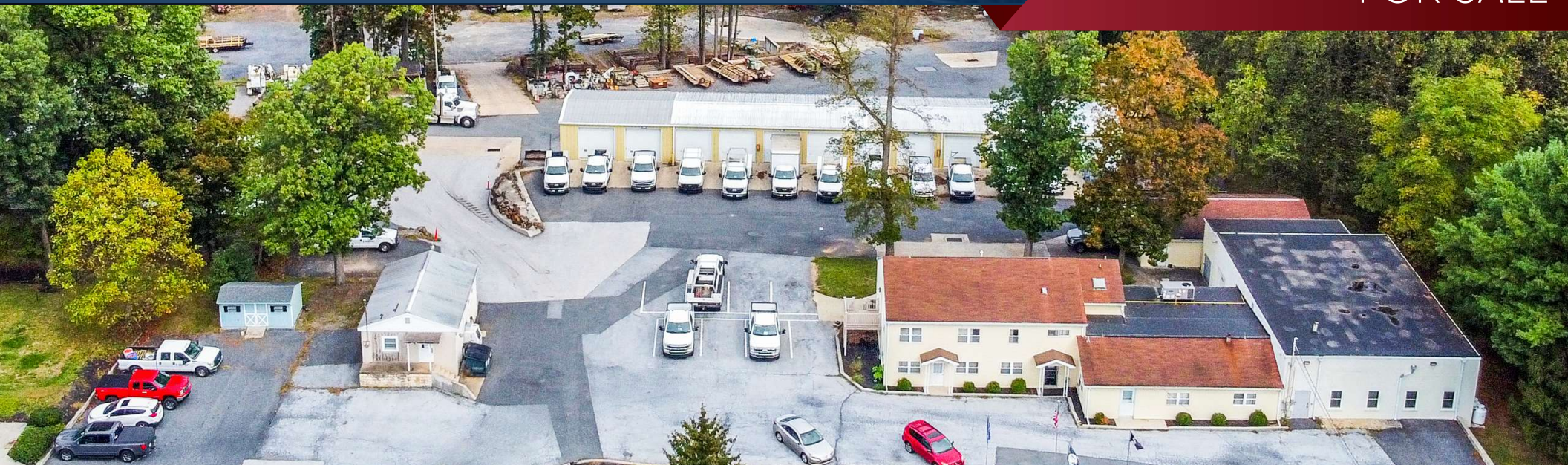
65 CARLISLE ROAD | DILLSBURG, PA 17019



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### OFFERING SUMMARY

Sale Price	\$1,595,000
Total SF	26,091 SF
Buildings	4
Lot Size	11.06 Acres
Submarket	Harrisburg West
County	York
Municipality	Carroll Twp
Zoning	Agricultural Conservation (AC)*
Taxes	\$13,817.74 (2025)
APN	20-000-NC-0113.00-00000

\* Non-conforming use - adjacent to Mixed-Use 1 Zone

### PROPERTY HIGHLIGHTS

- Opportunity to purchase a turn-key contractor service facility in Dillsburg, PA
- Excellent location along Carlisle Rd (74) just off Baltimore Rd (194)
- The 4 building campus offers:
  - 8,563 SF main administrative building with garage and a 613 SF stand-alone flex commercial building
  - 6,020 SF industrial service building with 3 drive in doors (16' x 14')
  - 10,895 SF two-story industrial service building with direct access to both levels:
    - Lower Level access includes 2 docks and 6 drive in doors (five 18' x 14' & one 12' x 10')
    - Second floor access includes 12 drive in bays (10' x 10')
- High visibility with dedicated customer and employee parking parking and public utilities
- Sprawling 11.06 acre site with ample parking for trailers or equipment and opportunity for expansion
- Quick access to 15 76 TURN PIKE 11 81 83





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## PROPERTY MAP

### BUILDING INFORMATION

	Building	Size	Type	Loading
1	Front Building	613 SF	Flex	N/A
2	Main Building	8,563 SF	Office	2 Drive In
3	Industrial Building	6,020 SF	ISF	3 Drive In
4	Industrial Building	10,895 SF	ISF	1 <sup>st</sup> Floor: 2 Docks / 6 Drive In 2 <sup>nd</sup> Floor: 12 Drive In



LANDMARK COMMERCIAL REALTY  
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CAMP HILL, PA 17011  
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PROPERTY PHOTOS





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## PROPERTY PHOTOS



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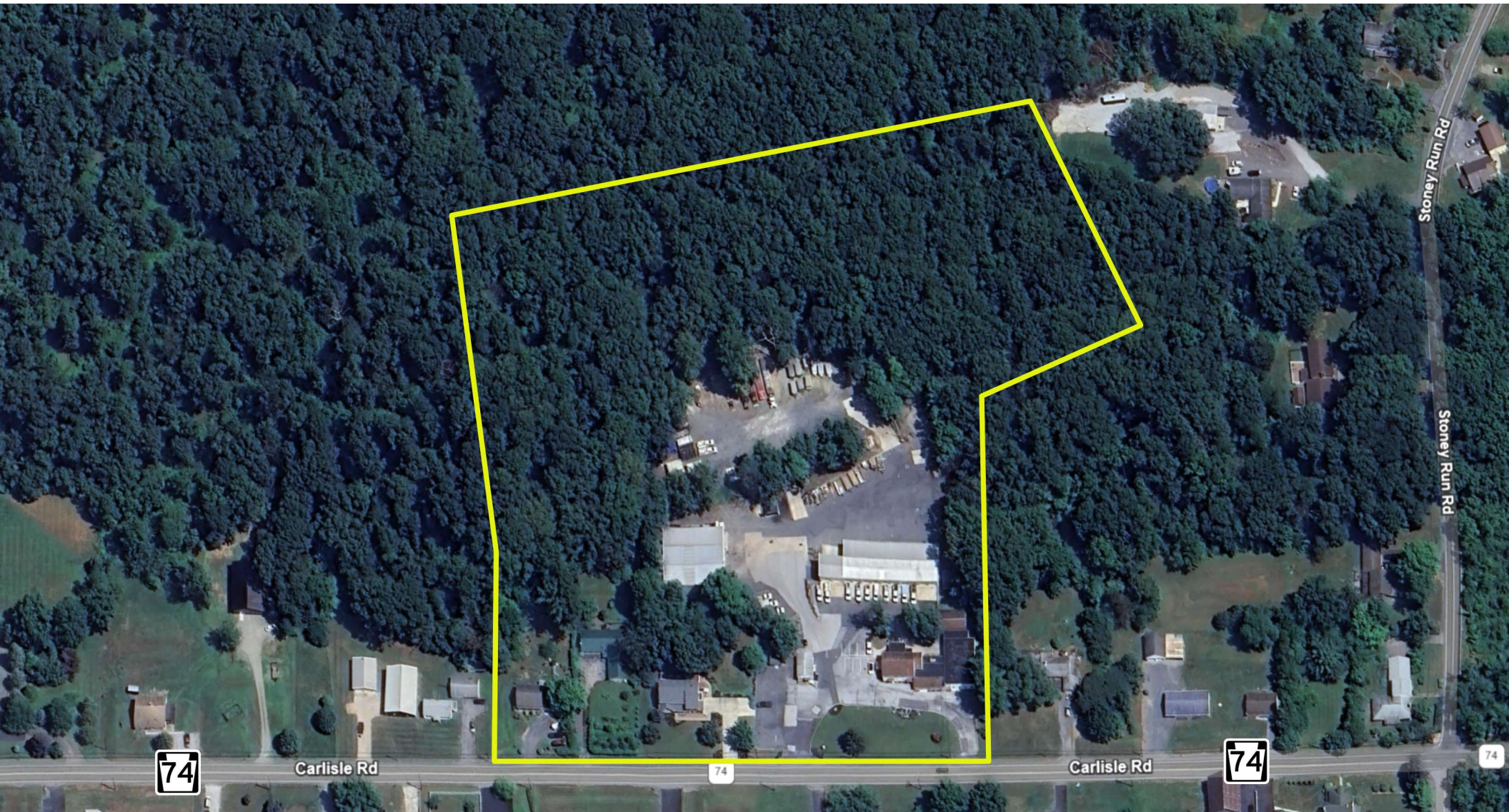
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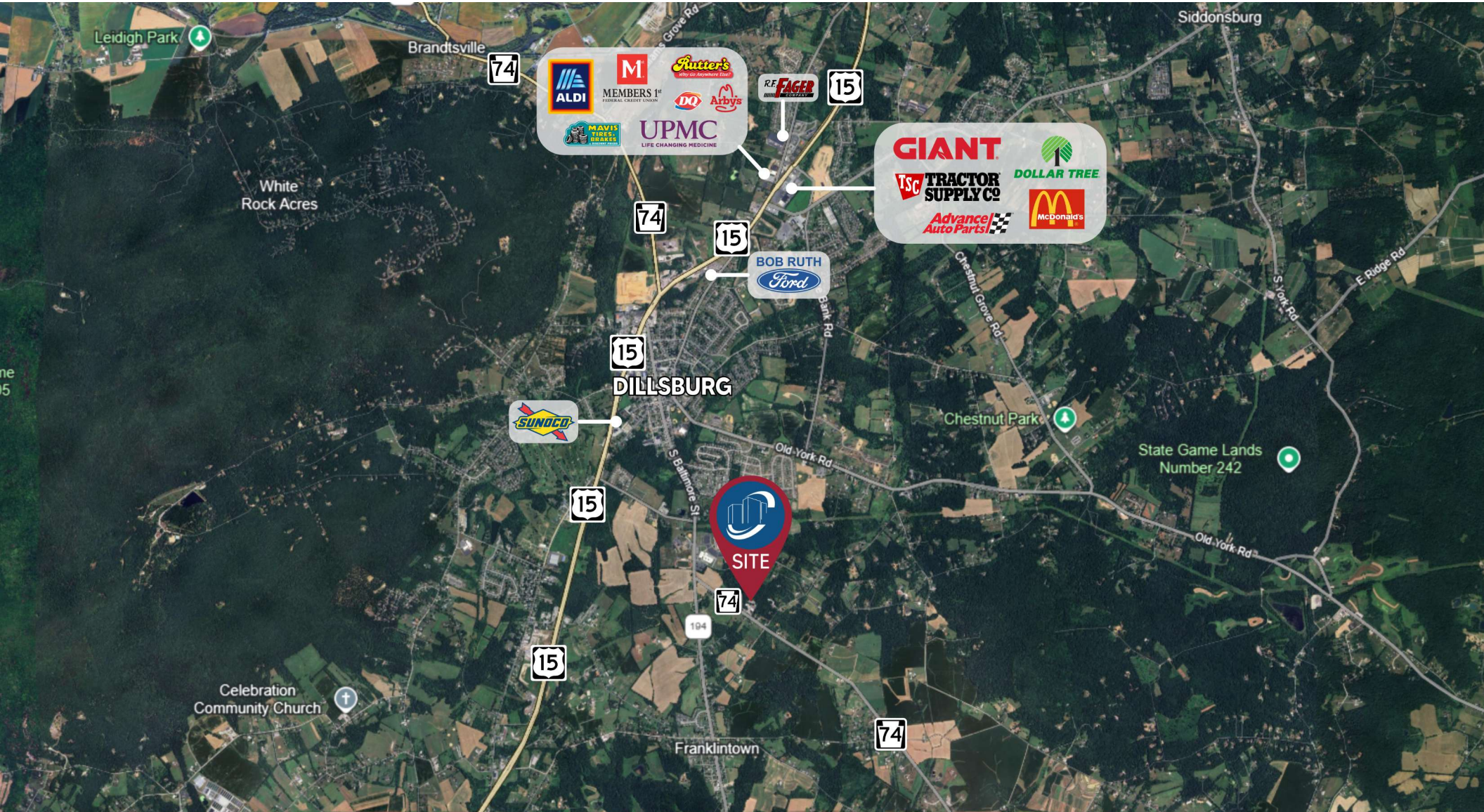
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LOCAL MAP



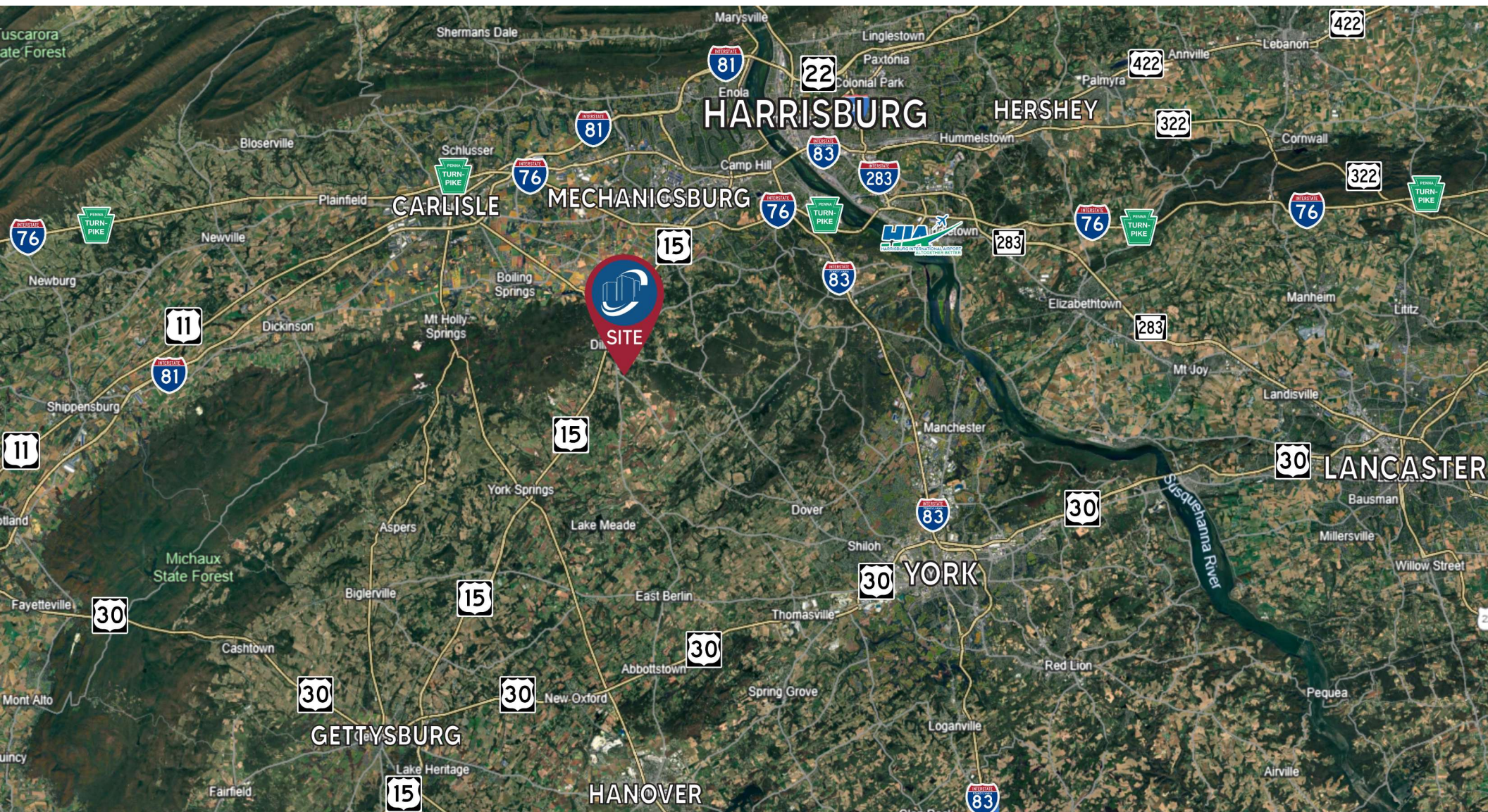




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REGIONAL MAP



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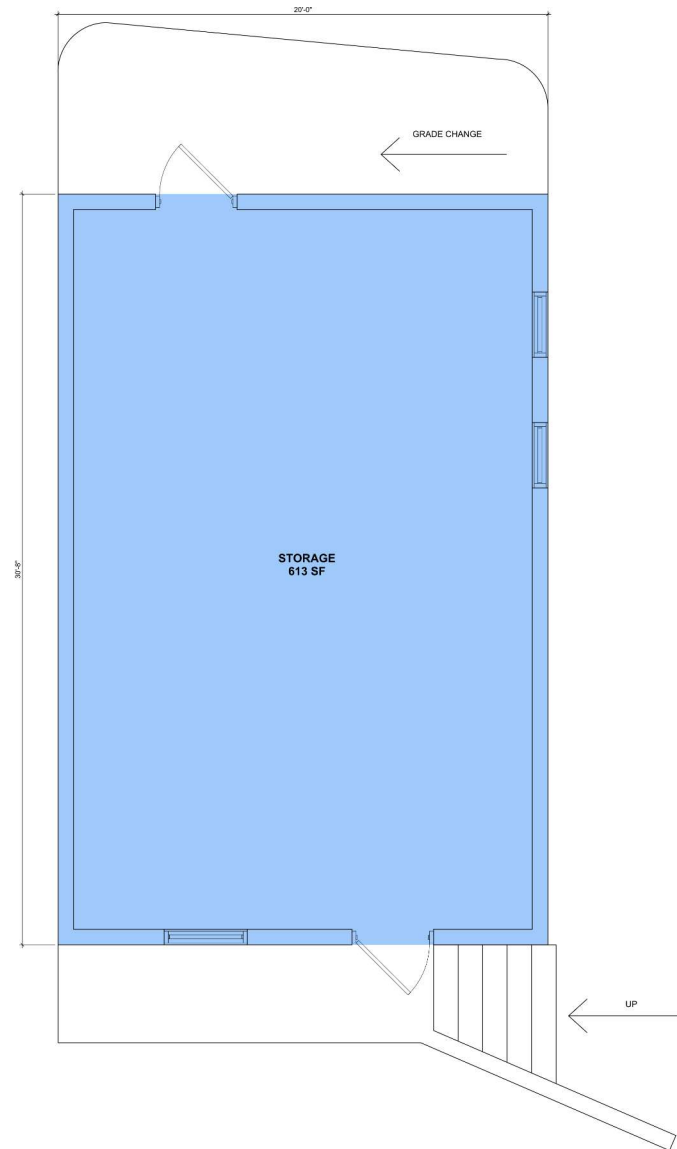


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**FLOORPLAN - FRONT BUILDING**



**NOTES:**

DIMENSIONS ARE FROM FACE OF FINISHED WALLS  
OR FACE OF MASONRY / CONC. WALLS AS SHOWN.  
SQUARE FOOTAGE CALCULATIONS ARE PER BOMA  
STANDARDS, FACE OF GLASS ON FRONT WALL, CENTER  
LINE OF DEMISING WALLS AND OUTSIDE OF REAR WALL  
ALL WALLS PENETRATE CEILING, UNLESS NOTED  
OTHERWISE.

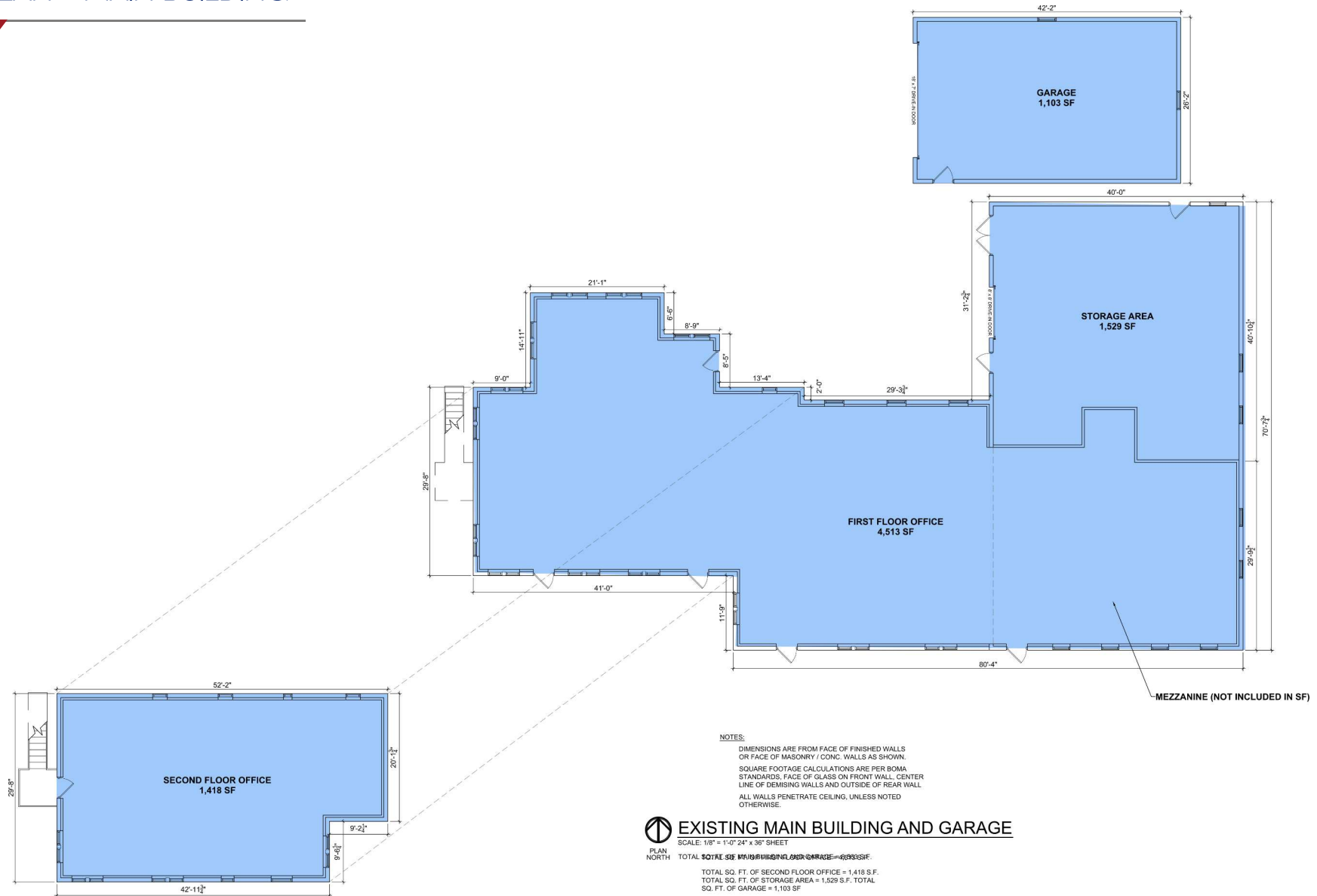


**EXISTING SMALL FRONT BUILDING**

SCALE: 3/8" = 1'-0" 24" x 36" SHEET  
TOTAL SQ. FT. OF EXISTING SPACE = 613 S.F.

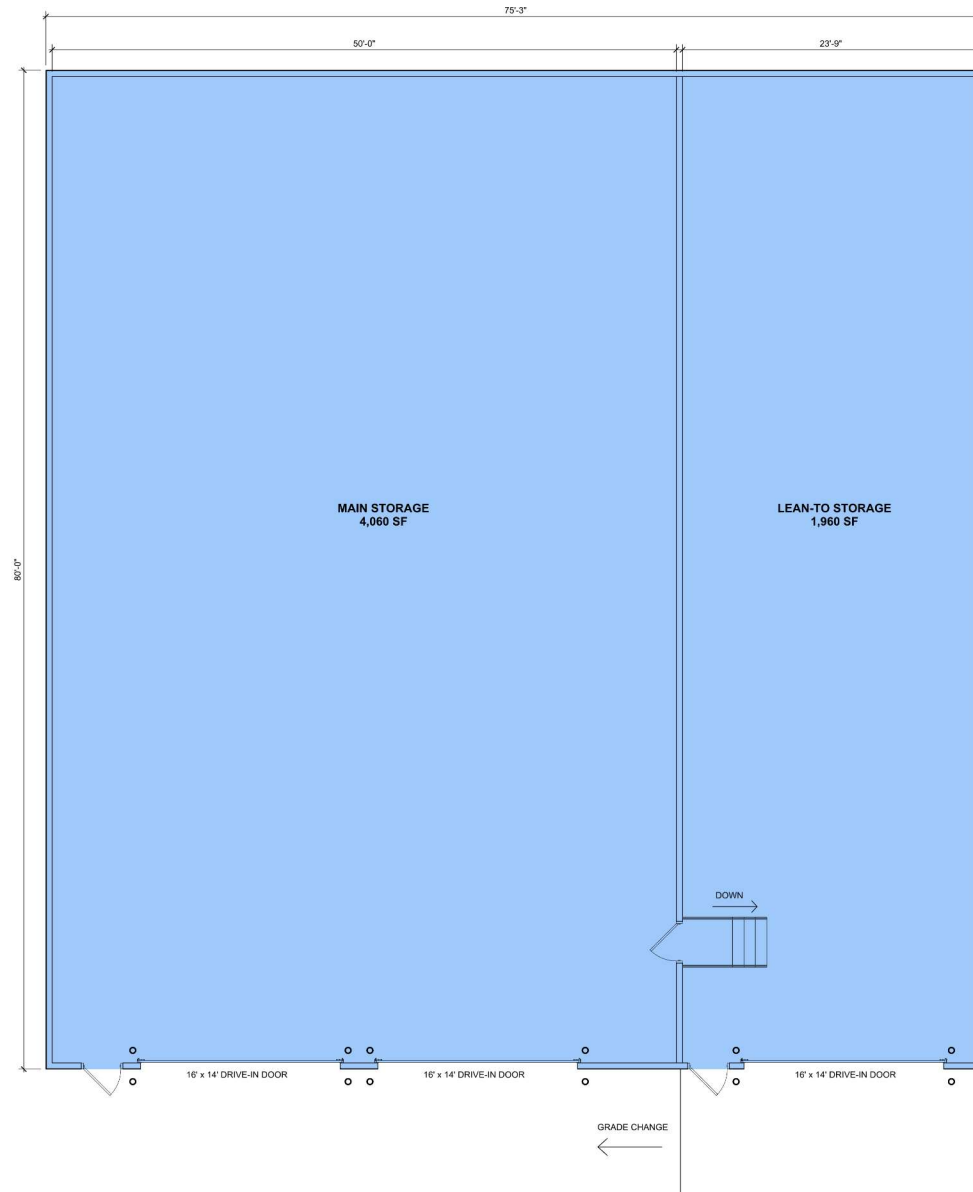


**FLOORPLAN - MAIN BUILDING**





**FLOORPLAN - INDUSTRIAL BUILDING**



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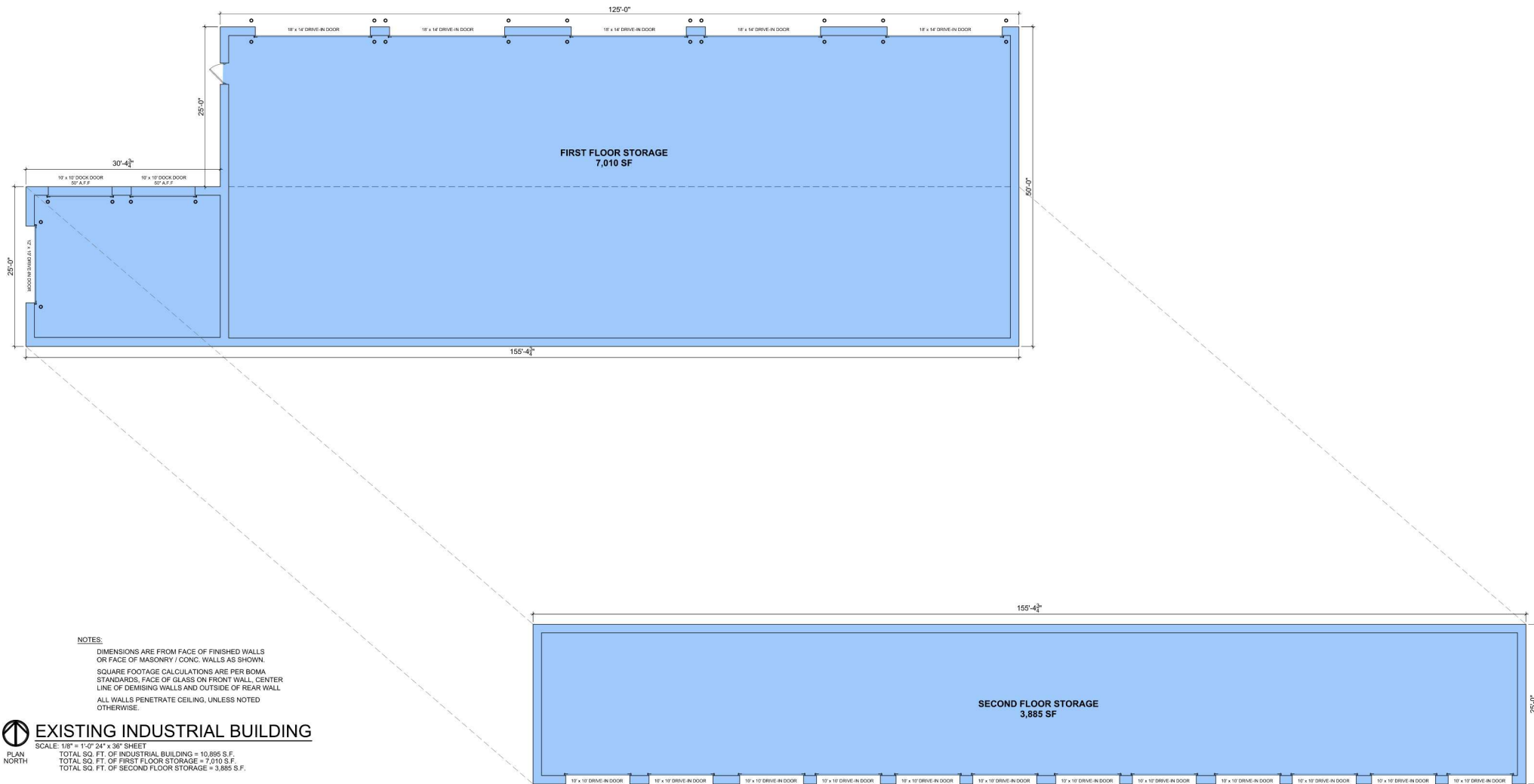


**EXISTING INDUSTRIAL SERVICE BUILDING**

SCALE: 3/16" = 1'-0" 24" x 36" SHEET  
PLAN NORTH  
TOTAL SQ. FT. OF INDUSTRIAL SERVICE BUILDING = 6,020 S.F.  
TOTAL SQ. FT. OF MAIN STORAGE = 4,060 S.F.  
TOTAL SQ. FT. OF LEAN-TO STORAGE = 1,960 S.F.



**FLOORPLAN - TWO STORY INDUSTRIAL BUILDING**

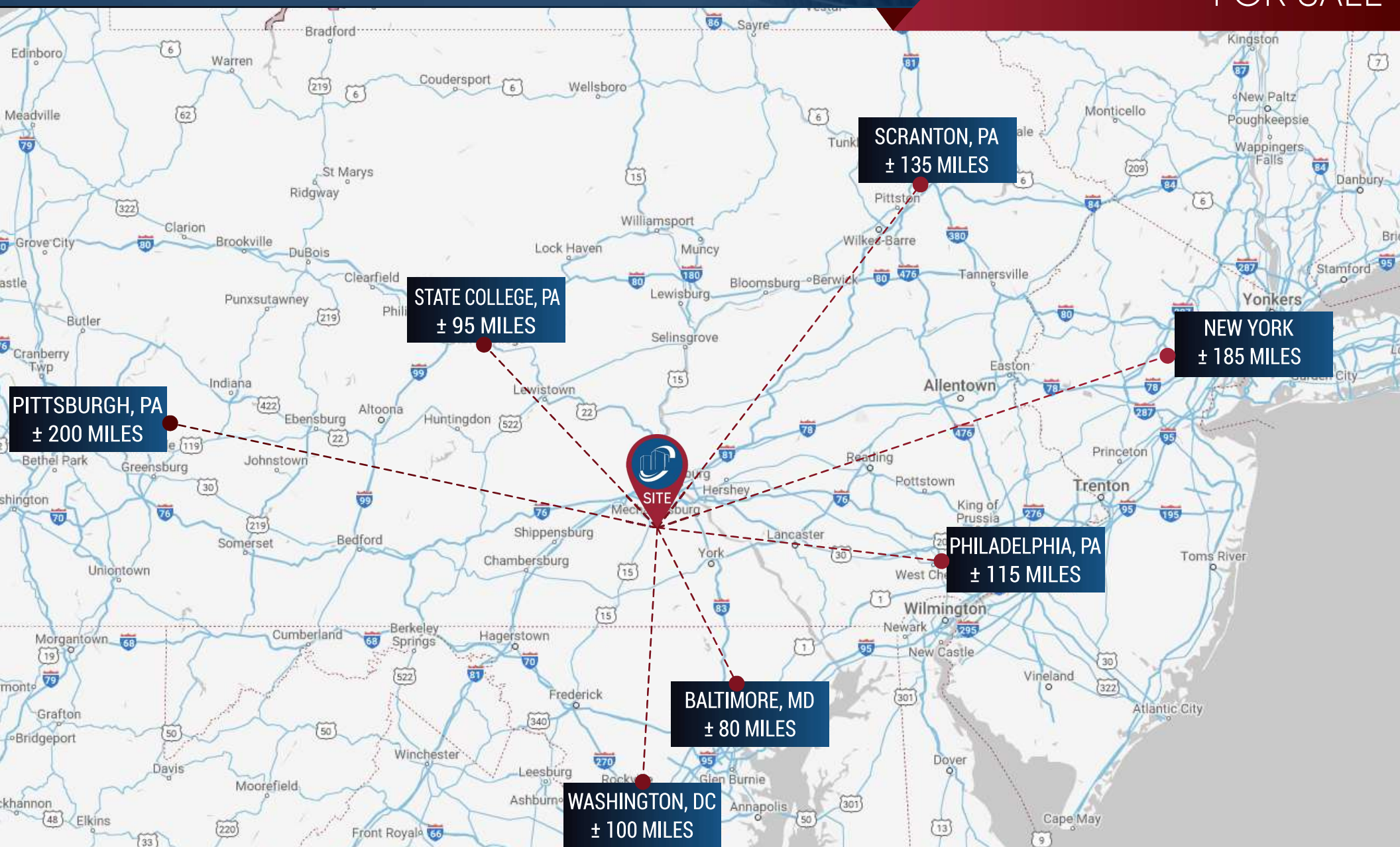






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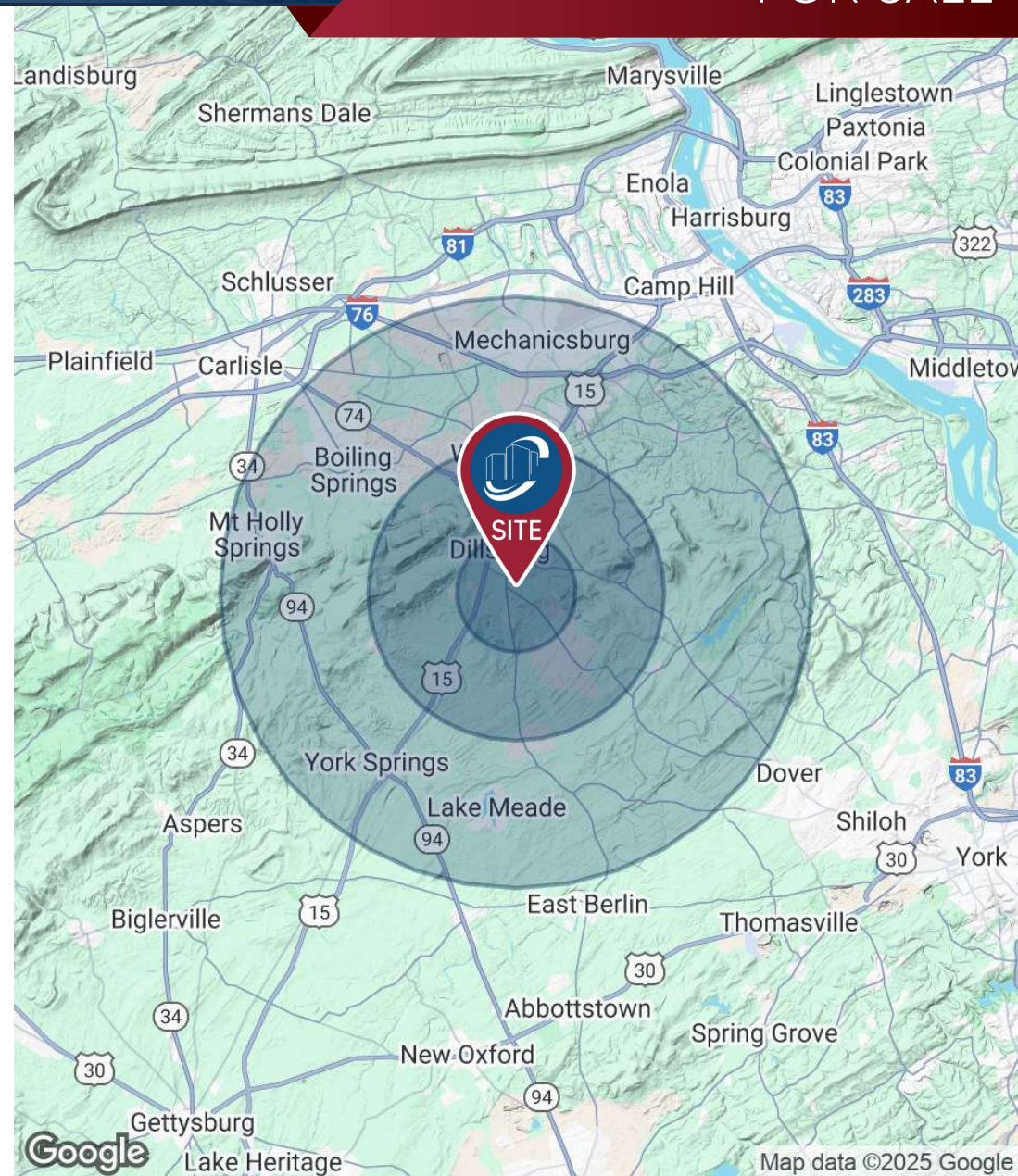
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### DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Total Population	7,465	26,983	113,414
Population Density	594	343	361
Median Age	41	41	43
Median Age (Male)	40	40	42
Median Age (Female)	41	42	43
Total Households	2,963	9,808	44,009
# of Persons Per HH	2.5	2.8	2.6
Average HH Income	\$99,601	\$115,291	\$117,468
Average House Value	\$276,881	\$377,162	\$363,748







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