



CONTRACTOR SERVICE FACILITY FOR SALE

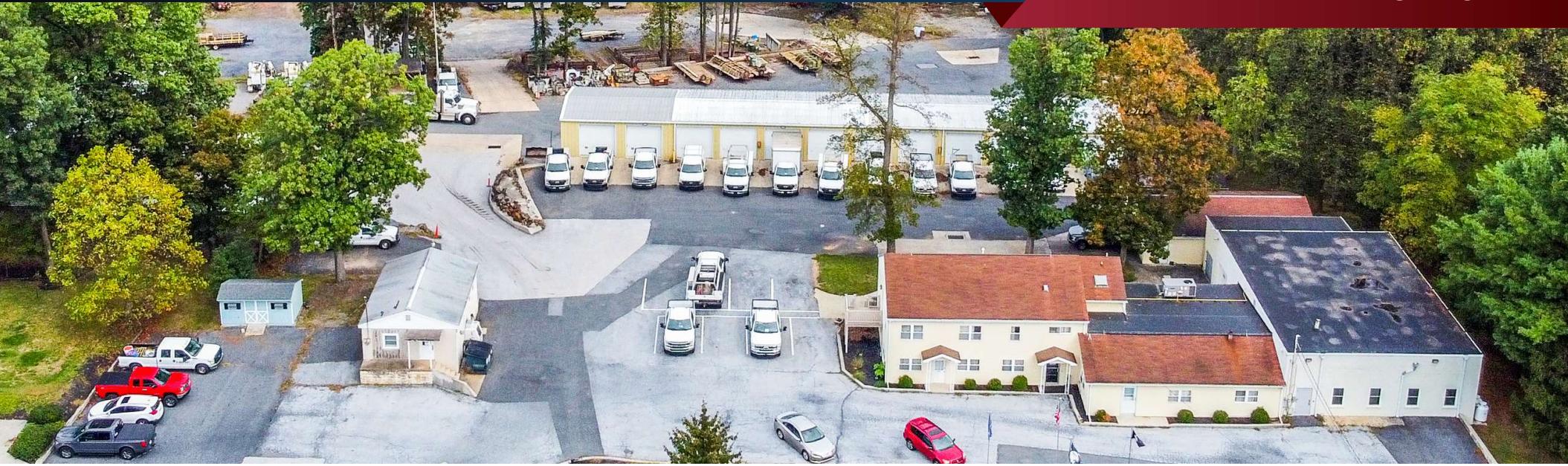
4 BUILDINGS ON 11.06 ACRES

65 CARLISLE ROAD | DILLSBURG, PA 17019



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(717) 731.1990

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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 TURNPIKE 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 st Floor: 2 Docks / 6 Drive In 2 nd Floor: 12 Drive In





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PROPERTY PHOTOS



LANDMARK COMMERCIAL REALTY
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BUILDING 3



BUILDING 4



BUILDING 4



REAR YARD

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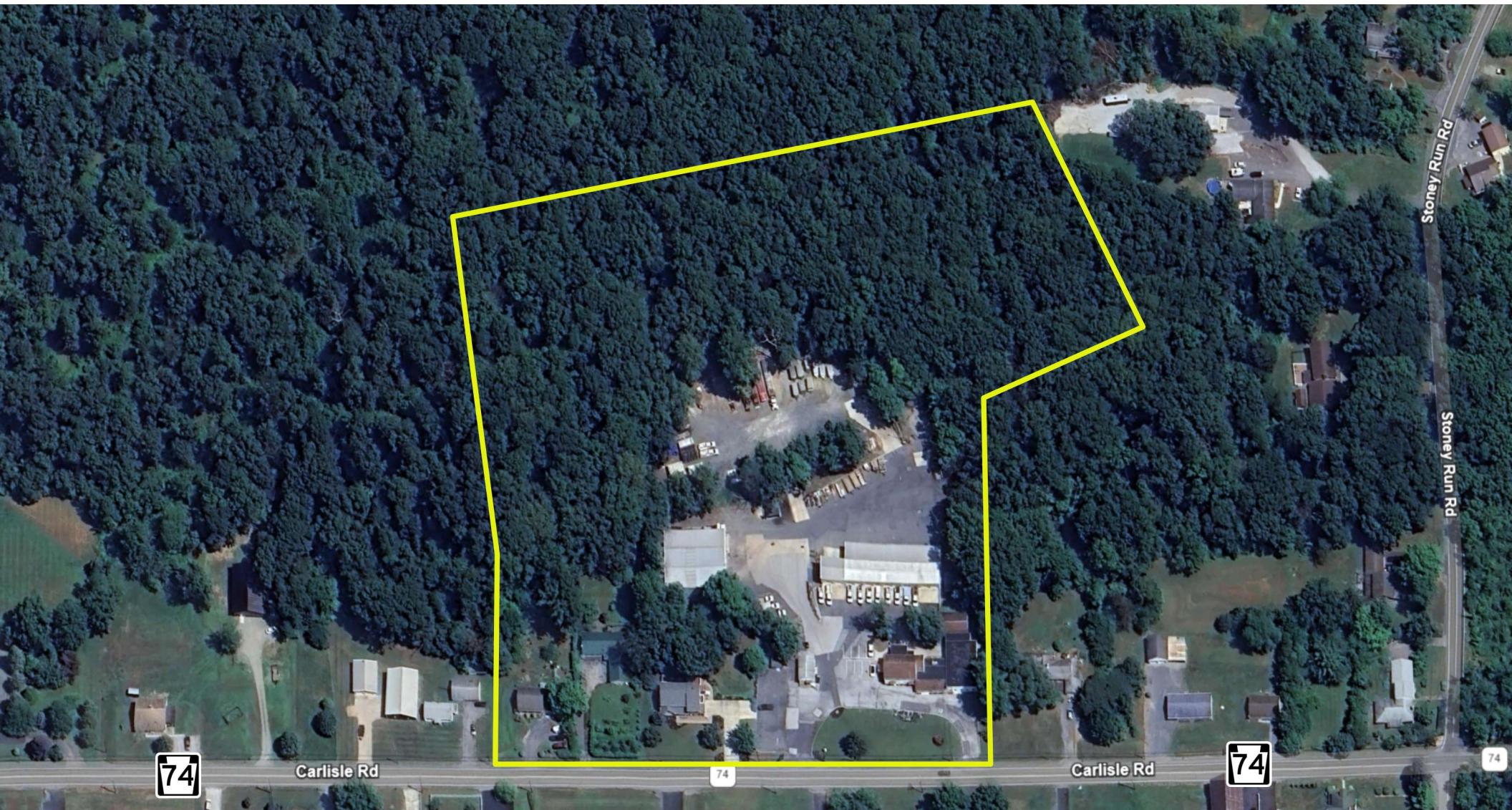
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PARCEL MAP



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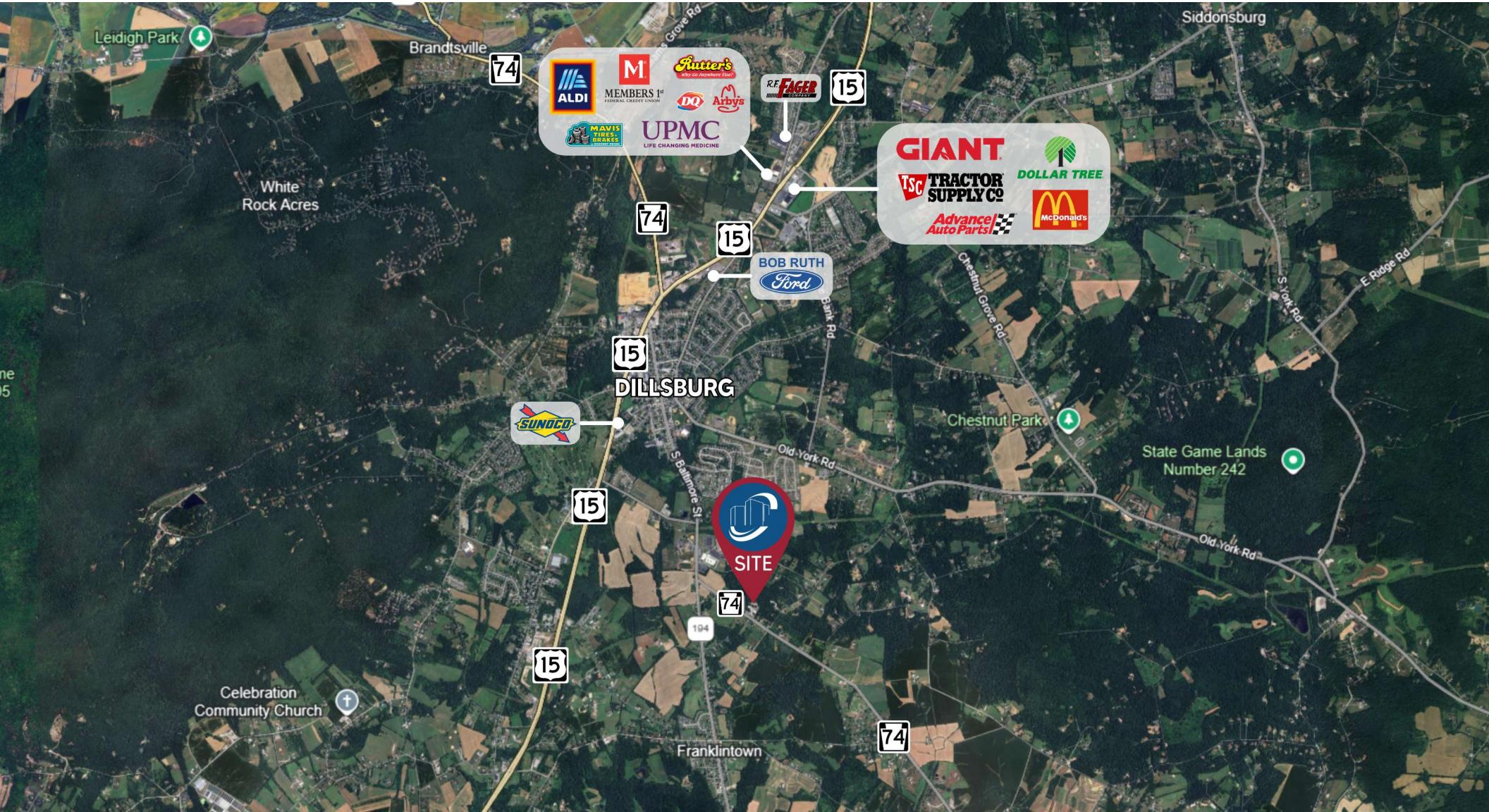
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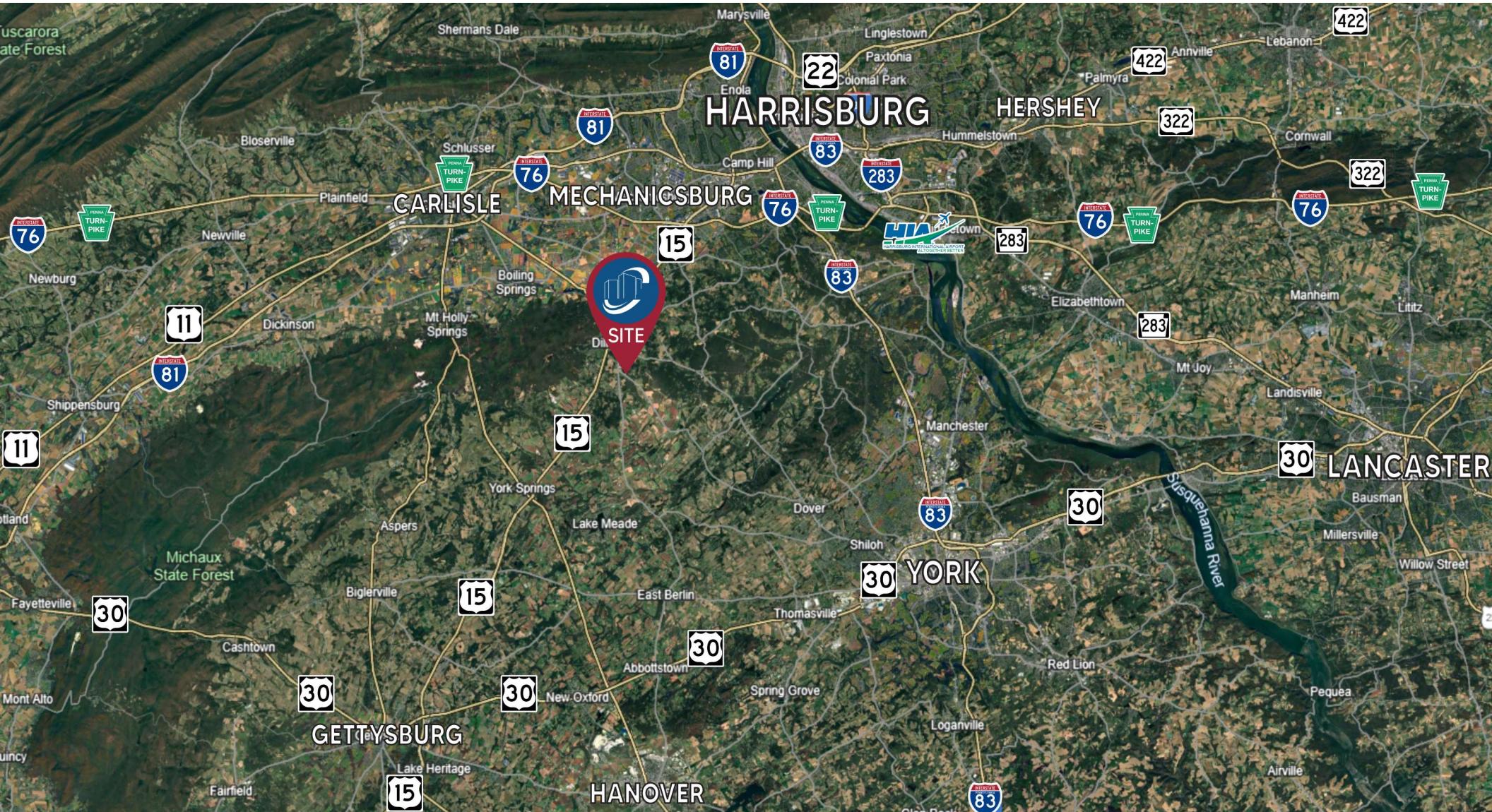
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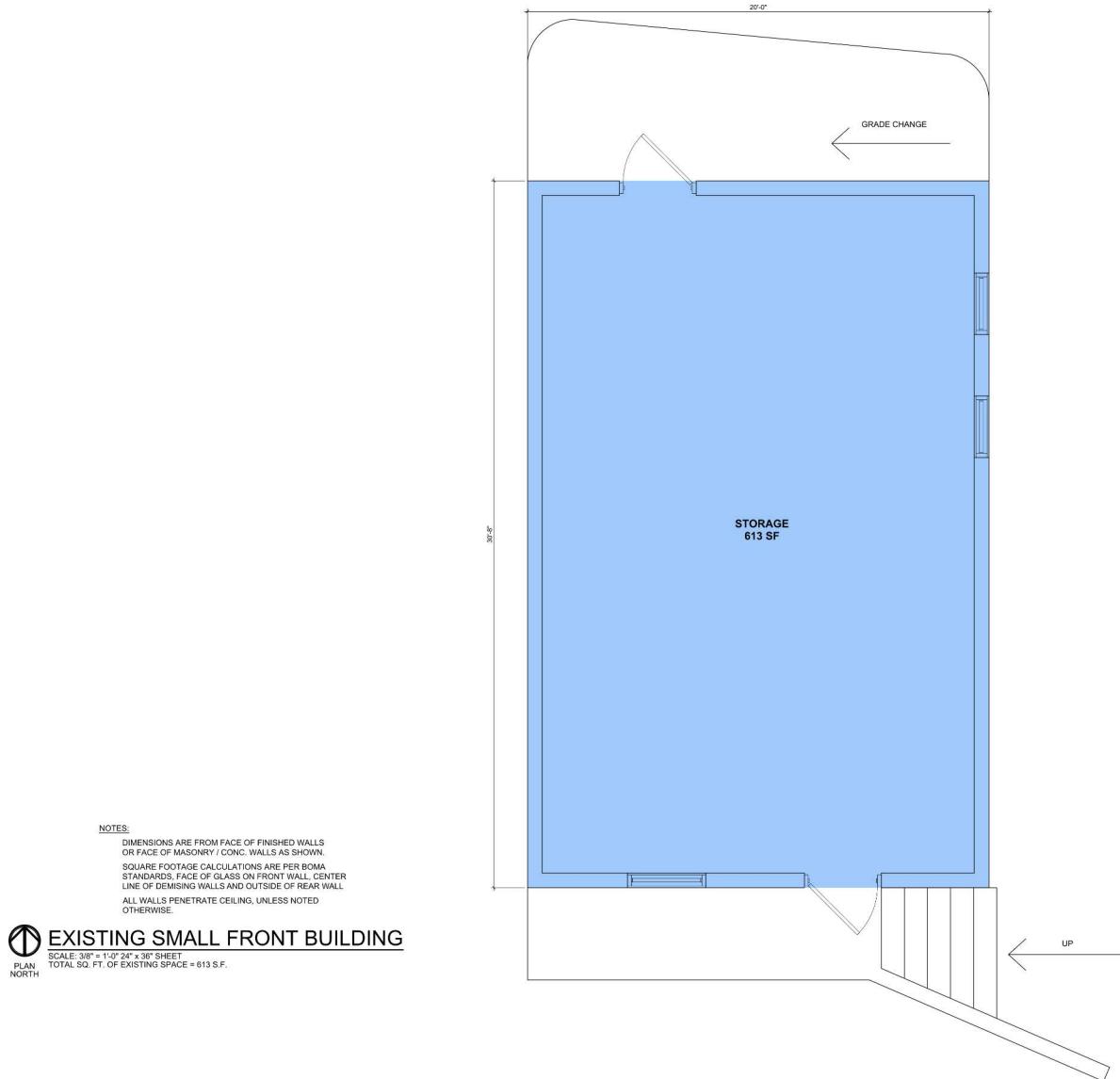
LOCAL MAP

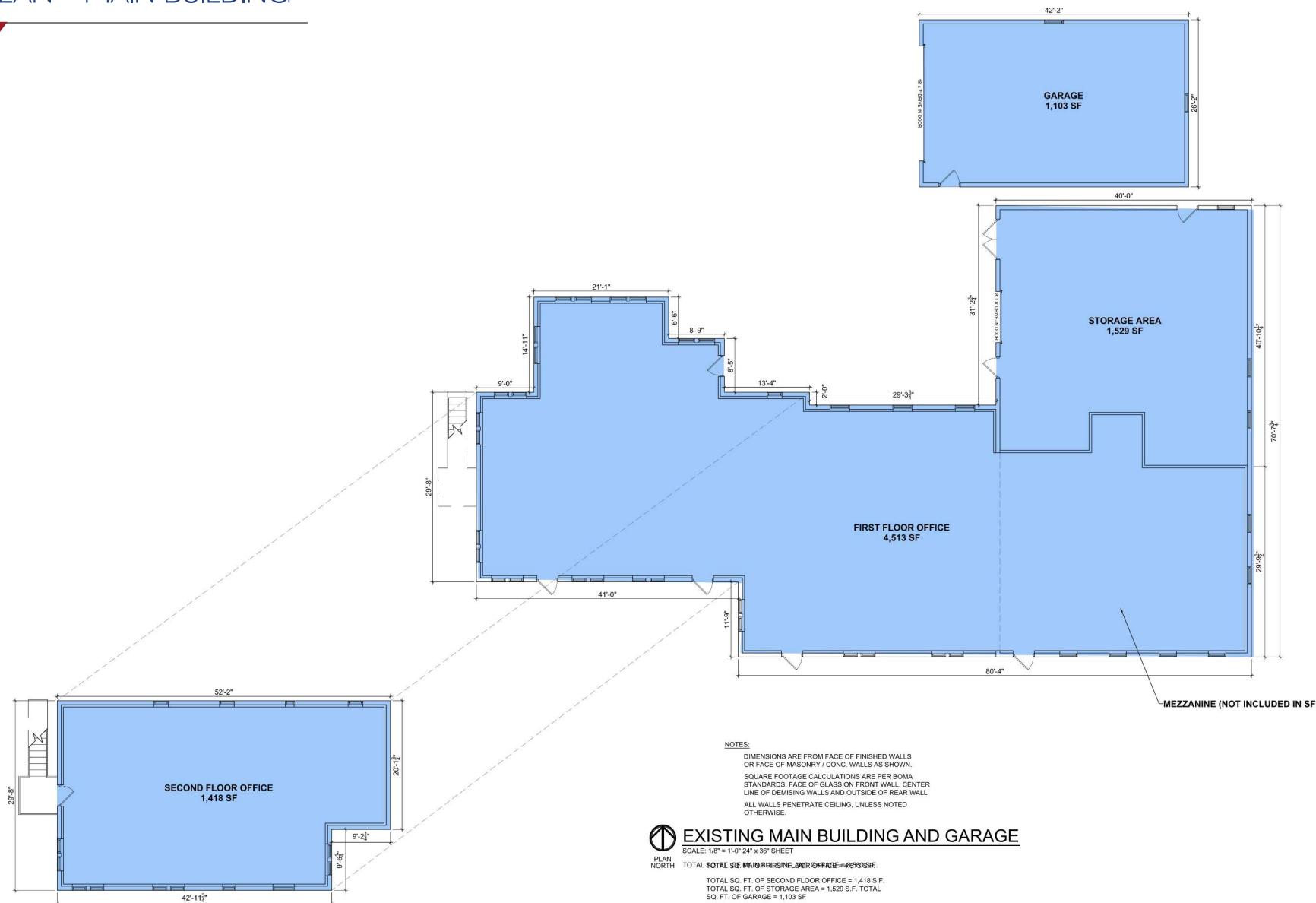


REGIONAL MAP



FLOORPLAN - FRONT BUILDING



FLOORPLAN - MAIN BUILDING




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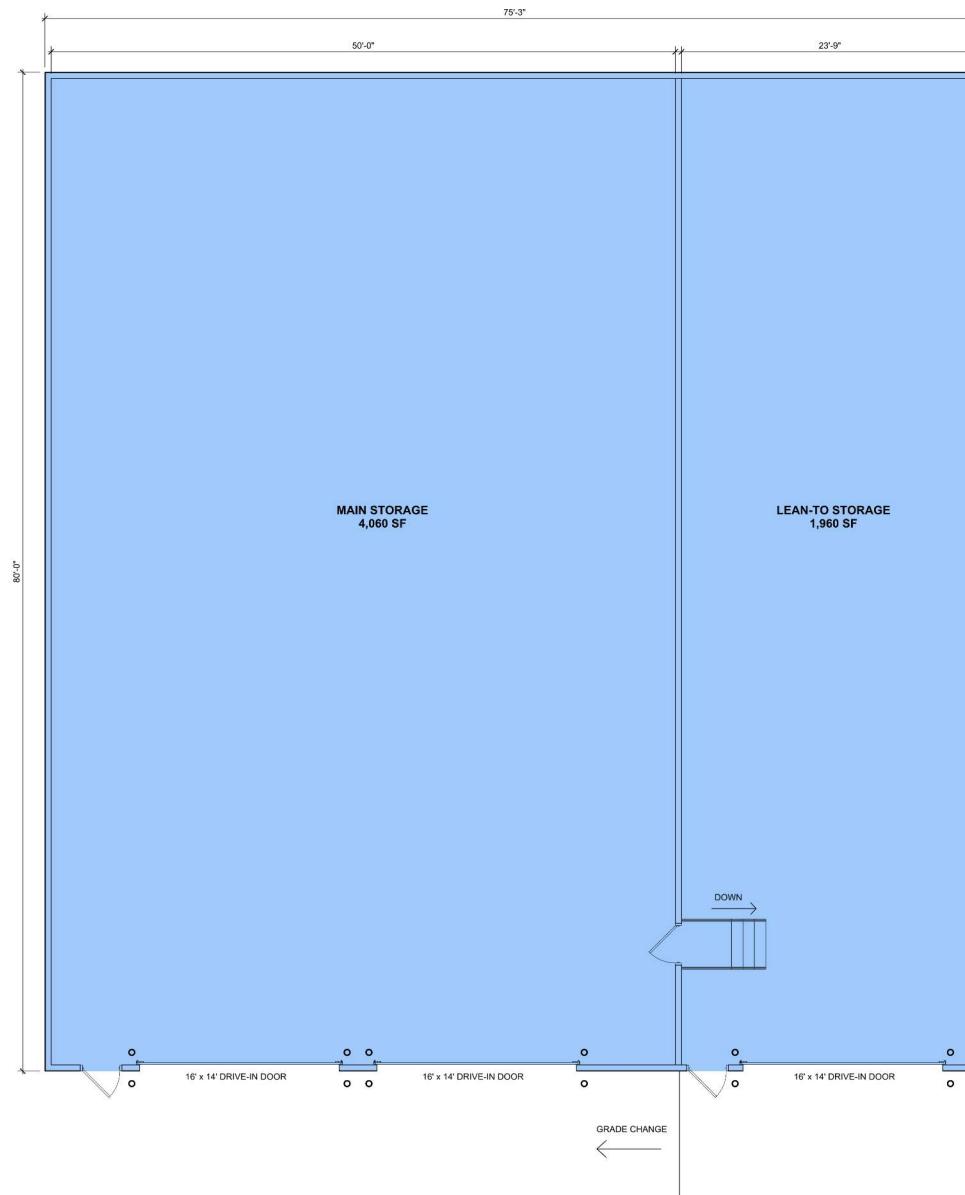
FLOORPLAN - INDUSTRIAL BUILDING



EXISTING INDUSTRIAL SERVICE BUILDING

PLAN
NORTH
SCALE: 3/16" = 1'-0" 24" x 36" SHEET
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.

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.

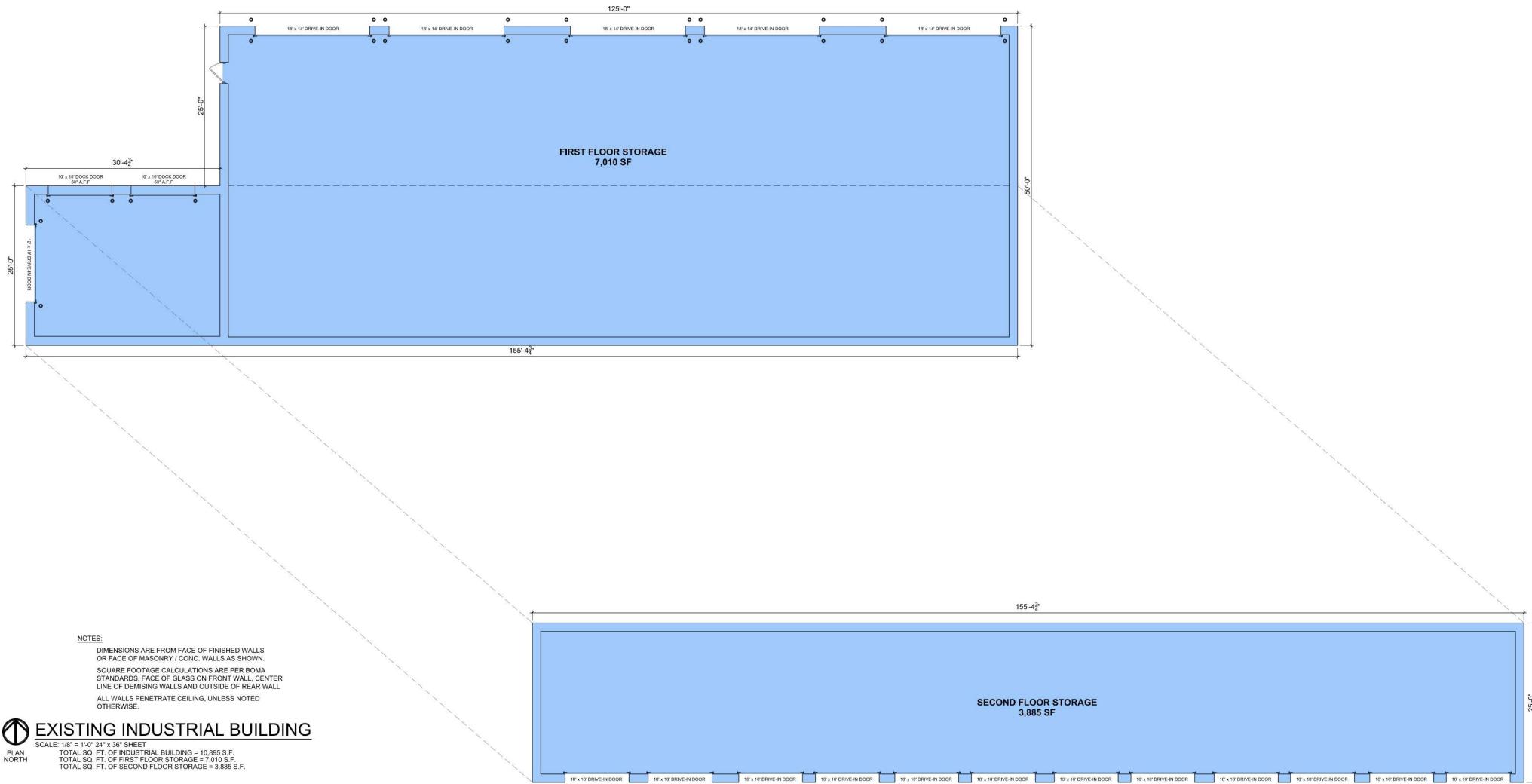




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FLOORPLAN - TWO STORY INDUSTRIAL BUILDING



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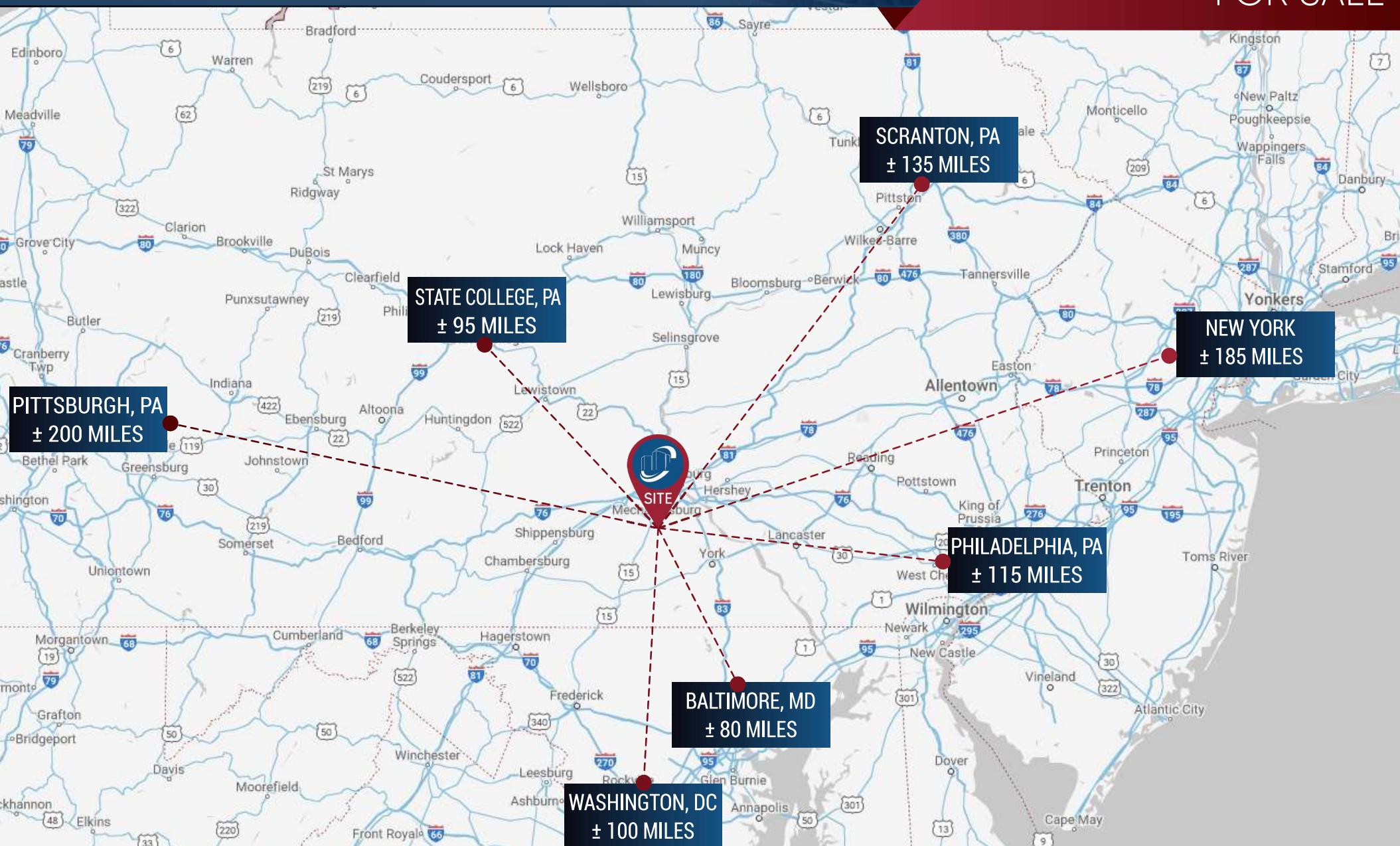
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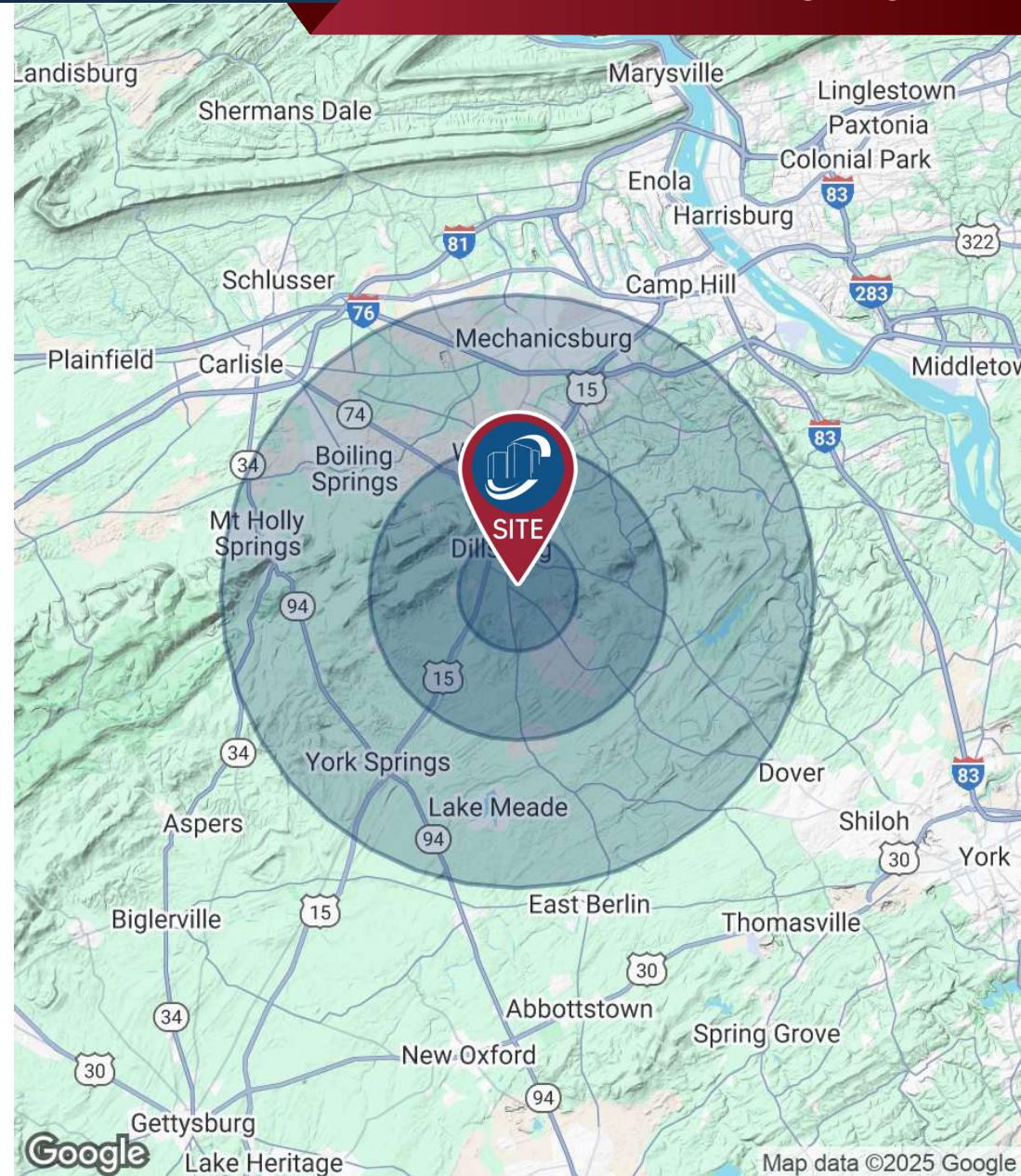


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DEMOGRAPHICS

	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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