


# INDUSTRIAL PROPERTY FOR SALE

## NEW VIEW BUSINESS PARK - LOT 2 C LEWISBERRY, PA 17339



**Daniel J. Alderman**  
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 1015 Mumma Road  
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# NEW VIEW BUSINESS PARK - LOT 2 C

## PROPERTY DETAILS

# FOR SALE

\$1,260,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,260,000
<b>Lot Size</b>	8.61 Acres
<b>Building Size</b>	18,000 SF

### PROPERTY SUMMARY

<b>Address</b>	Goodman Drive, Lot 2 C Lewisberry, PA 17339
<b>Municipality</b>	Fairview
<b>County</b>	York
<b>Tax Parcel #</b>	27000QG0120.WO

### PROPERTY DESCRIPTION

A very unique opportunity to purchase a pad-ready site with the ability to construct and own up to 18,000 SF. Flex building potential on an 8.61-acre site located in the New View Business Park.

### LOCATION DESCRIPTION

Property is located in Fairview Township along Industrial Drive. The property has direct access to I-83 via Exit 35. Amazon, Chewy, Fedex Hub, Georgia Pacific, Broder Brothers, and many other national firms with operations in the immediate area.

### PROPERTY HIGHLIGHTS

- Pad-ready site for up to 18,000 SF
- Great highway access; directly off exit ramp
- Light industrial, flex, commercial, and wholesale uses permitted
- New Sheetz directly adjacent to site, opening 2026


### PROPERTY INFORMATION

<b>Property Taxes</b>	To be determined; upon construction completion
<b>Drive-Ins</b>	To be determined by buyer
<b>Traffic Counts</b>	I-83 North and South - 72,134 ADT

### UTILITIES & ZONING

<b>Zoning</b>	CB - Commercial Business; permits light industrial, wholesaling, research and development, medical clinic, retail, etc.
<b>Zoning Description</b>	Check zoning ordinance for a complete list of permitted uses.  Ask listing agent for a copy of protective covenants for the park.

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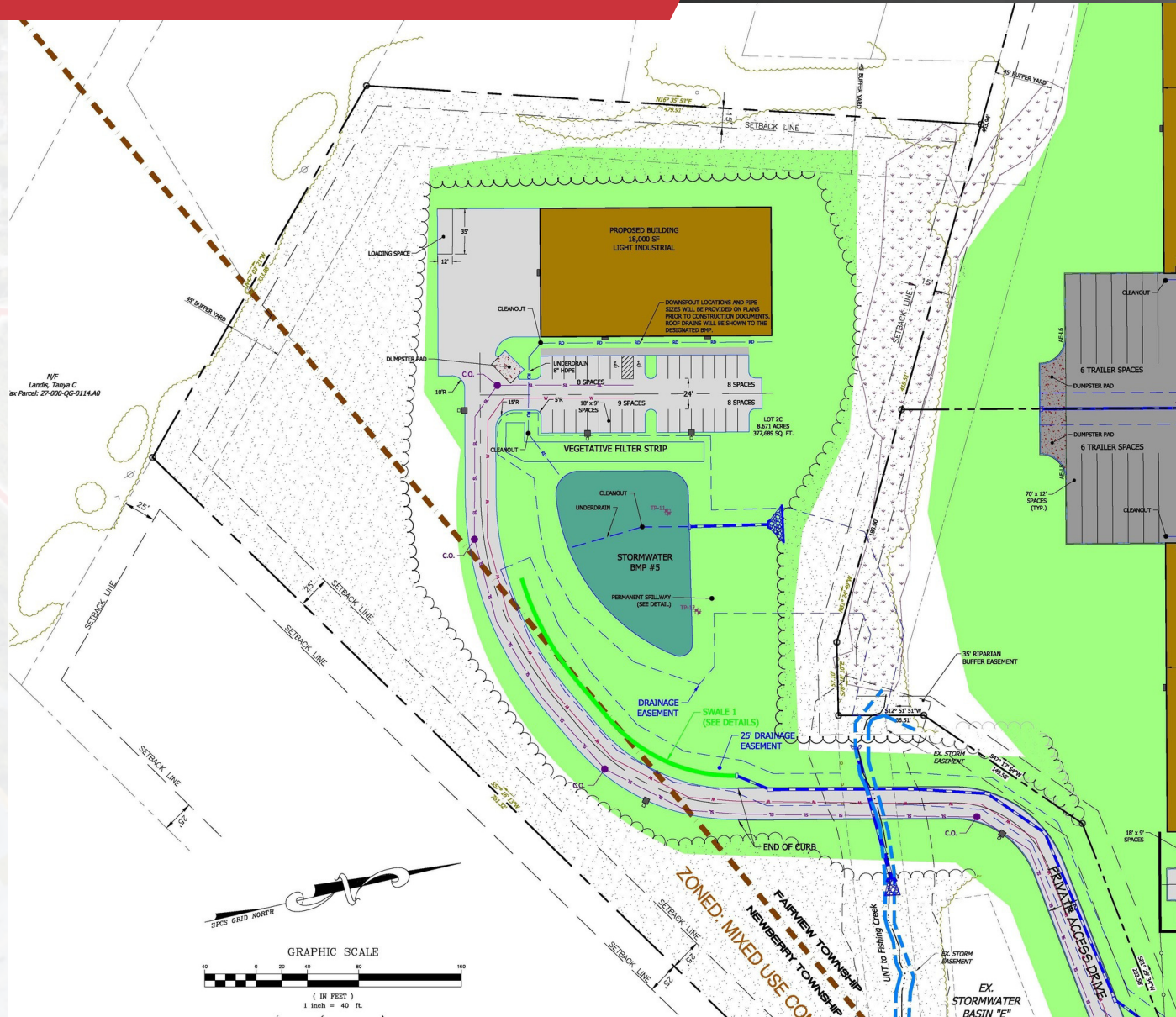
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# NEW VIEW BUSINESS PARK - LOT 2 C

## LOT 2 C BUILDING PLAN

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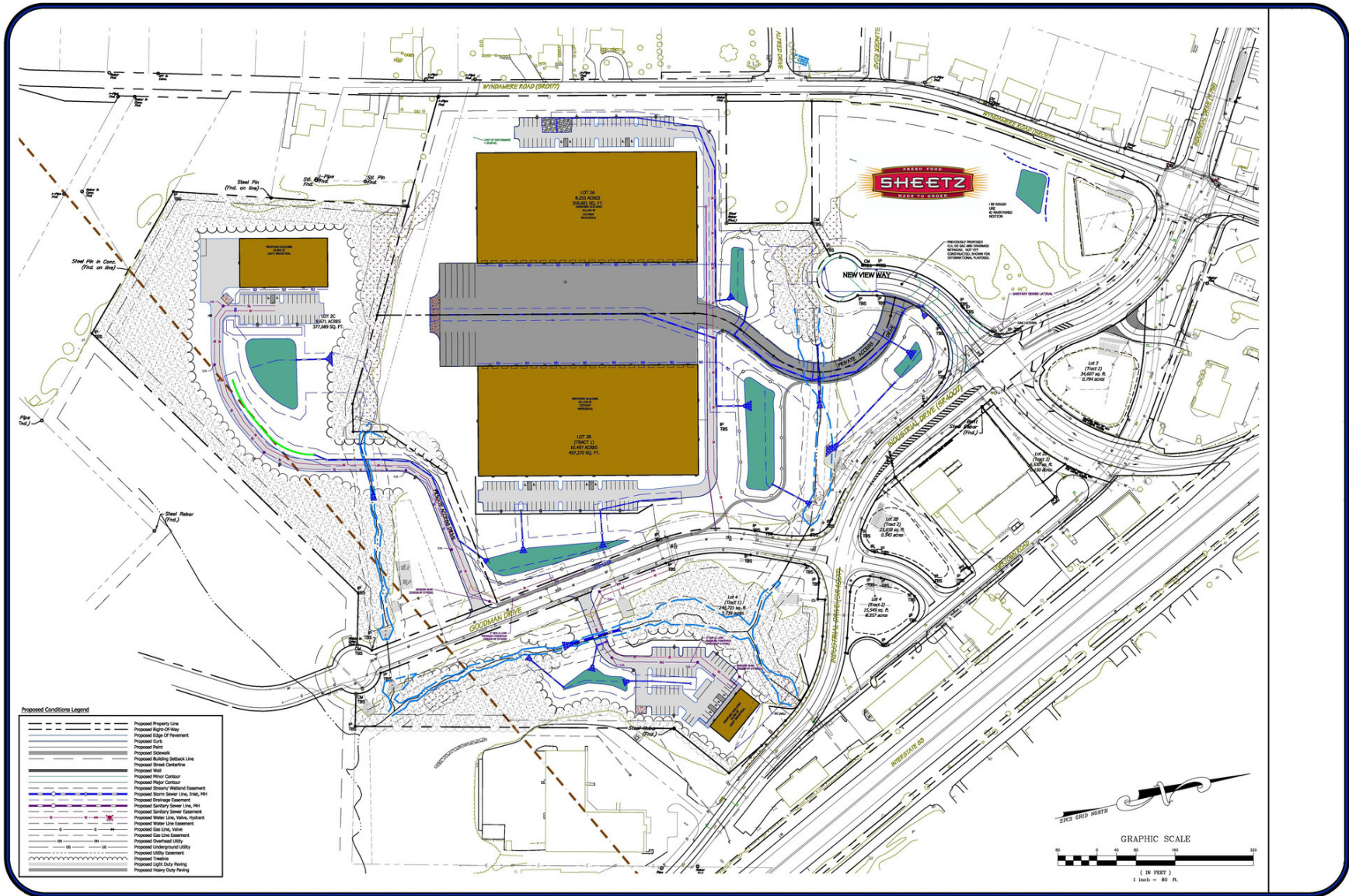
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# NEW VIEW BUSINESS PARK - LOT 2 C

## OVERALL DEVELOPMENT PLAN

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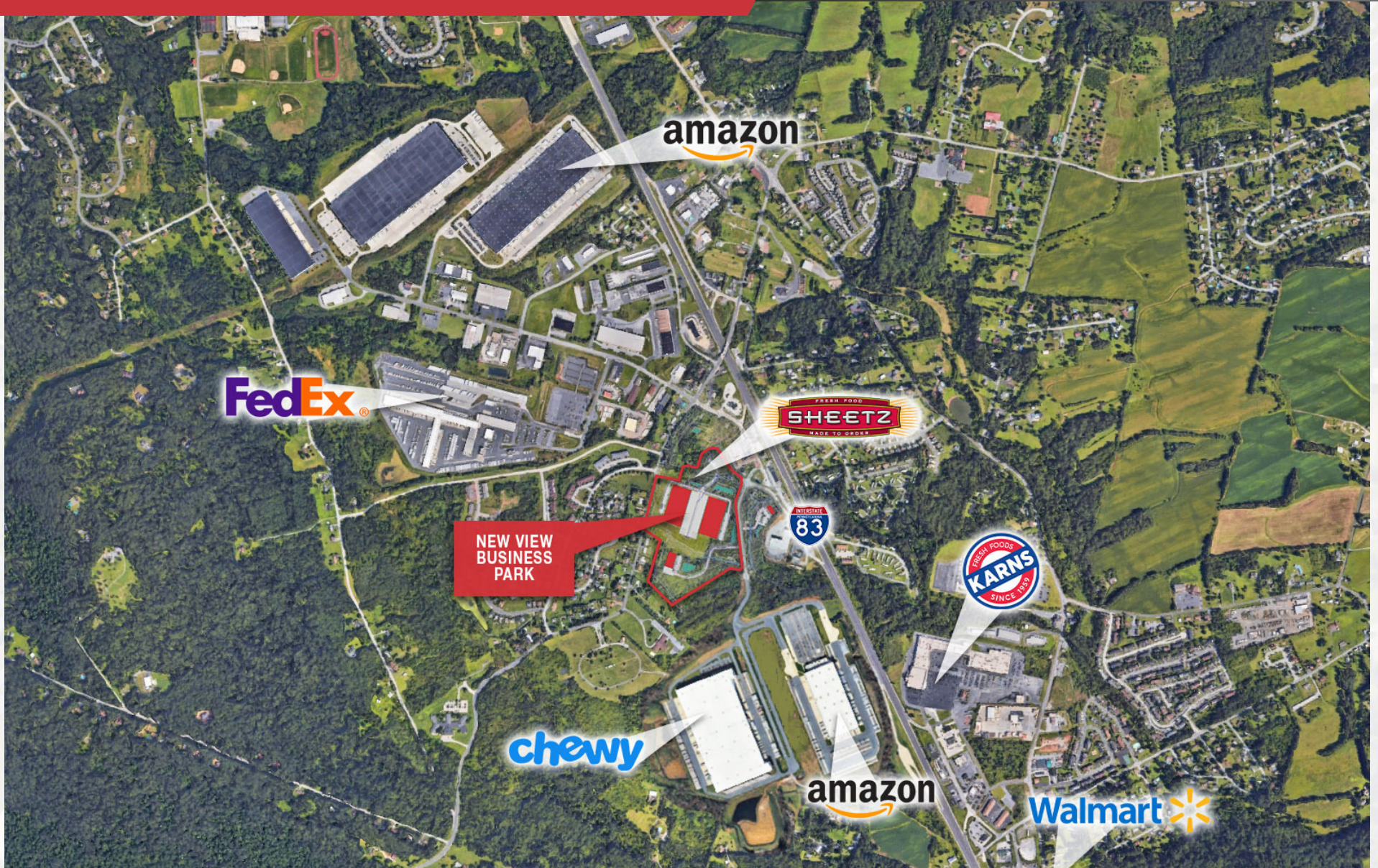
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# NEW VIEW BUSINESS PARK - LOT 2 C

## RETAIL MAP


# FOR SALE

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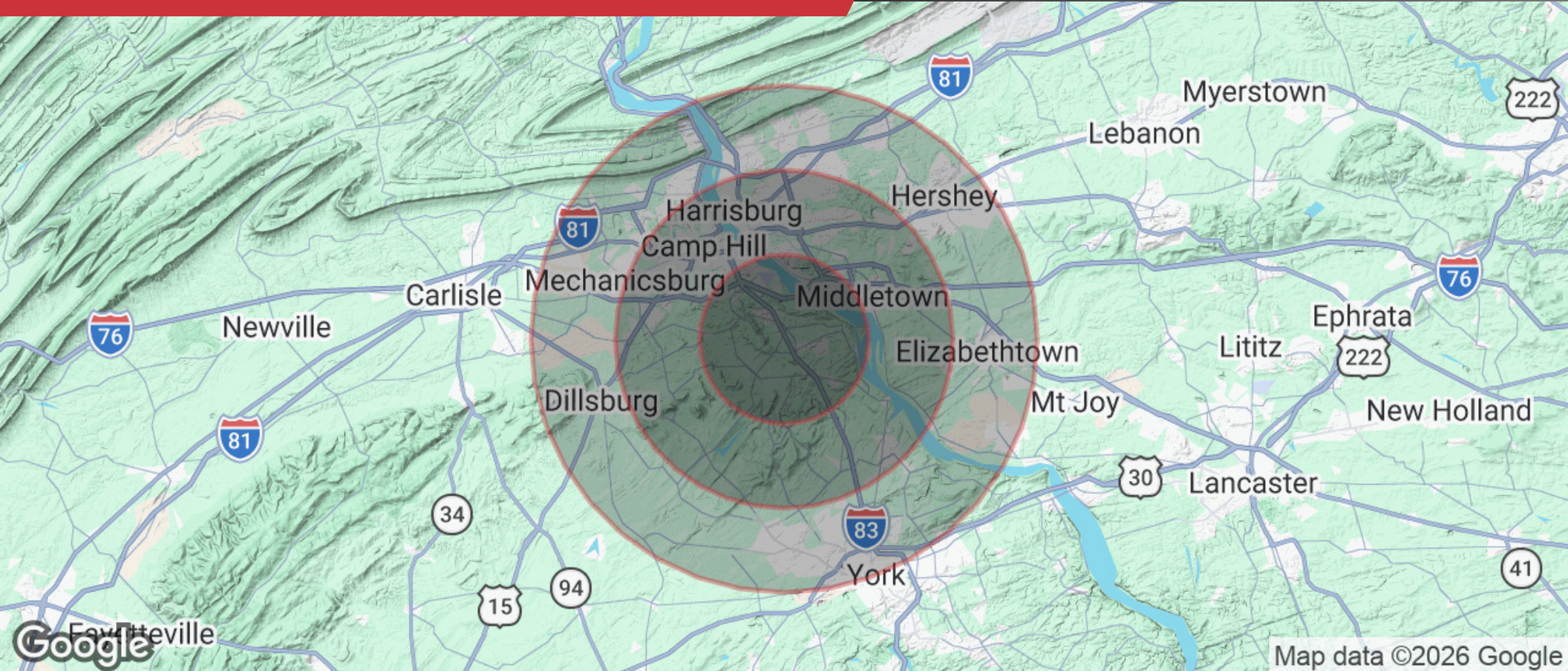
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# NEW VIEW BUSINESS PARK - LOT 2 C

## DEMOGRAPHICS

# FOR SALE

## \$1,260,000



POPULATION			
5 MILES	10 MILES	15 MILES	
49,015	321,460	628,145	



HOUSEHOLDS			
5 MILES	10 MILES	15 MILES	
19,920	128,747	250,756	



INCOME			
5 MILES	10 MILES	15 MILES	
\$107,402	\$101,909	\$106,645	

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