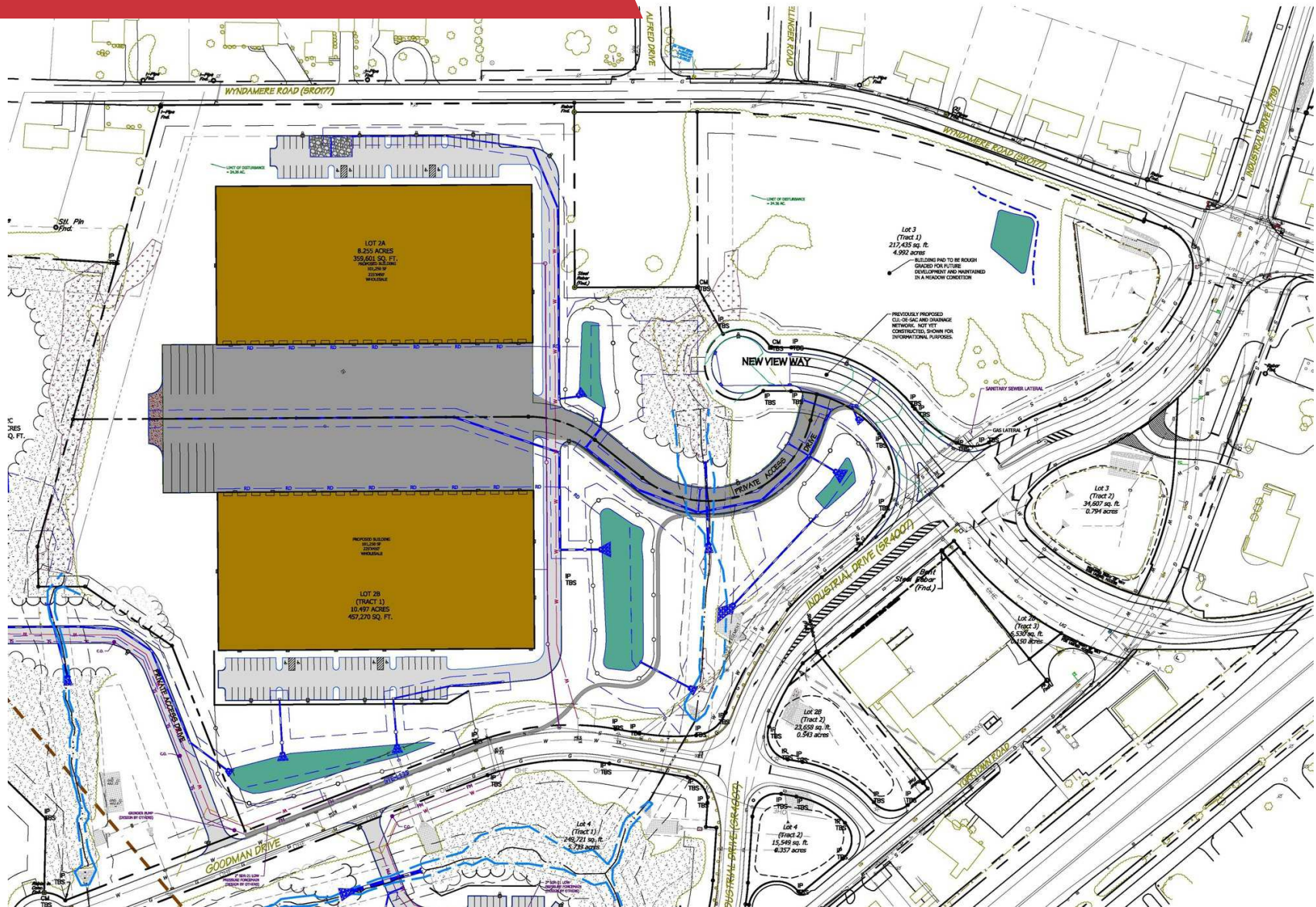



INDUSTRIAL PROPERTY FOR LEASE

NEW VIEW BUSINESS PARK LEWISBERRY, PA 17339



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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NEW VIEW BUSINESS PARK

PROPERTY DETAILS

FOR LEASE
\$10.50 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$10.50 SF/yr (NNN)
Available SF	10,000 - 100,000 SF Option to combine the two larger buildings into a single 200,000 SF building.
Lot Size	33.16 Acres

PROPERTY SUMMARY

Address	New View Way Lewisberry, PA 17339
Municipality	Fairview
County	York
Tax Parcel #	27000QG0120.WO, 27000QG0120.YO, 27000QG0115.BO
Year Built	2026

PROPERTY HIGHLIGHTS

- Up to a \$15.00/SF TI allowance
- 28' ceiling
- New construction
- Great highway access; directly off exit ramp
- Modine gas in warehouse area; HVAC in office
- Industrial, commercial, and wholesale
- Sheetz directly adjacent to site opening 2026
- Build-to-suit opportunities exist for all buildings; 10,000 SF, 18,000 SF, 100,000 SF, 200,000 SF

PROPERTY DESCRIPTION

New project encompassing four industrial/commercial buildings; 10,000 SF, 18,000 SF, and two 100,000 SF buildings. There is an option to combine the two larger buildings into a single 200,000 SF building. The 100,000 SF buildings are planned to be concrete panel construction, featuring rear loading with office/commercial storefronts.

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.

UTILITIES & ZONING


Zoning	CB - Commercial Business; permits light industrial, wholesaling, research and development, medical clinic, retail, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.
Water & Sewer	Public

PROPERTY AND BUILDING INFORMATION

Building Class	A
Construction	Concrete panels
HVAC	Gas
Electrical Capacity	2000 amps
Lighting	LED
Roof	Rubber
Ceilings	28'
Sprinklers	Yes; 8" riser
Walls	Concrete
Floor Type	6" concrete with Fibermesh
Basement	No
Column Spacing	50' x 75'
Business ID Sign	Yes
Drive-Ins	Yes; to be determined
Docks	Yes; to be determined
Flood Zone	No
Traffic Counts	I-83 North and South - 72,134 ADT

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NEW VIEW BUSINESS PARK

LEASE SPACES

FOR LEASE
\$10.50 SF/YR (NNN)

LEASE INFORMATION

Lease Type:	NNN
Total Space:	10,000 - 100,000 SF


Lease Term:	7+ years
Lease Rate:	\$10.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10,000 SF Building	Available	10,000 SF	NNN	\$10.50 SF/yr	See attached plan
18,000 SF Building	Available	18,000 SF	NNN	\$10.50 SF/yr	See attached plan
Lot 2A - 100,000 SF Building	Available	100,000 SF	NNN	\$10.50 SF/yr	See attached plan
Lot 2B - 100,000 SF Building	Available	100,000 SF	NNN	\$10.50 SF/yr	See attached plan

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NEW VIEW BUSINESS PARK

LEASE INFORMATION

FOR LEASE

\$10.50 SF/YR (NNN)

LEASE INFORMATION


Monthly Payments	Depends on amount of space leased
Annual Rent	Depends on amount of space leased
Real Estate Taxes	Included in CAM
Finish Allowance	Up to \$15.00/SF
Lease Term	7+ years
Options	Negotiable
Possession	Upon execution of lease contract
CAM	\$2.00/SF estimate for common area utilities (water, sewer/stormwater, electric): \$0.26/SF, grounds R&M (lawn and snow): \$0.49/SF, building R&M: \$0.38/SF, and salaries and expenses: \$0.87/SF
Security Deposit	Yes

LANDLORD/TENANT RESPONSIBILITIES

Heat	T	Taxes	T
Trash Removal	T	Electric	T
Insurance	T	Janitorial	T
Air Conditioning	T	Structure Repairs	L
HVAC Repairs	T	Parking Lot Maintenance	T
Interior Repairs	T	Light Bulbs	T
Water & Sewer	T	Plumbing Repairs	T
Supplies	T	Roof Repairs	L

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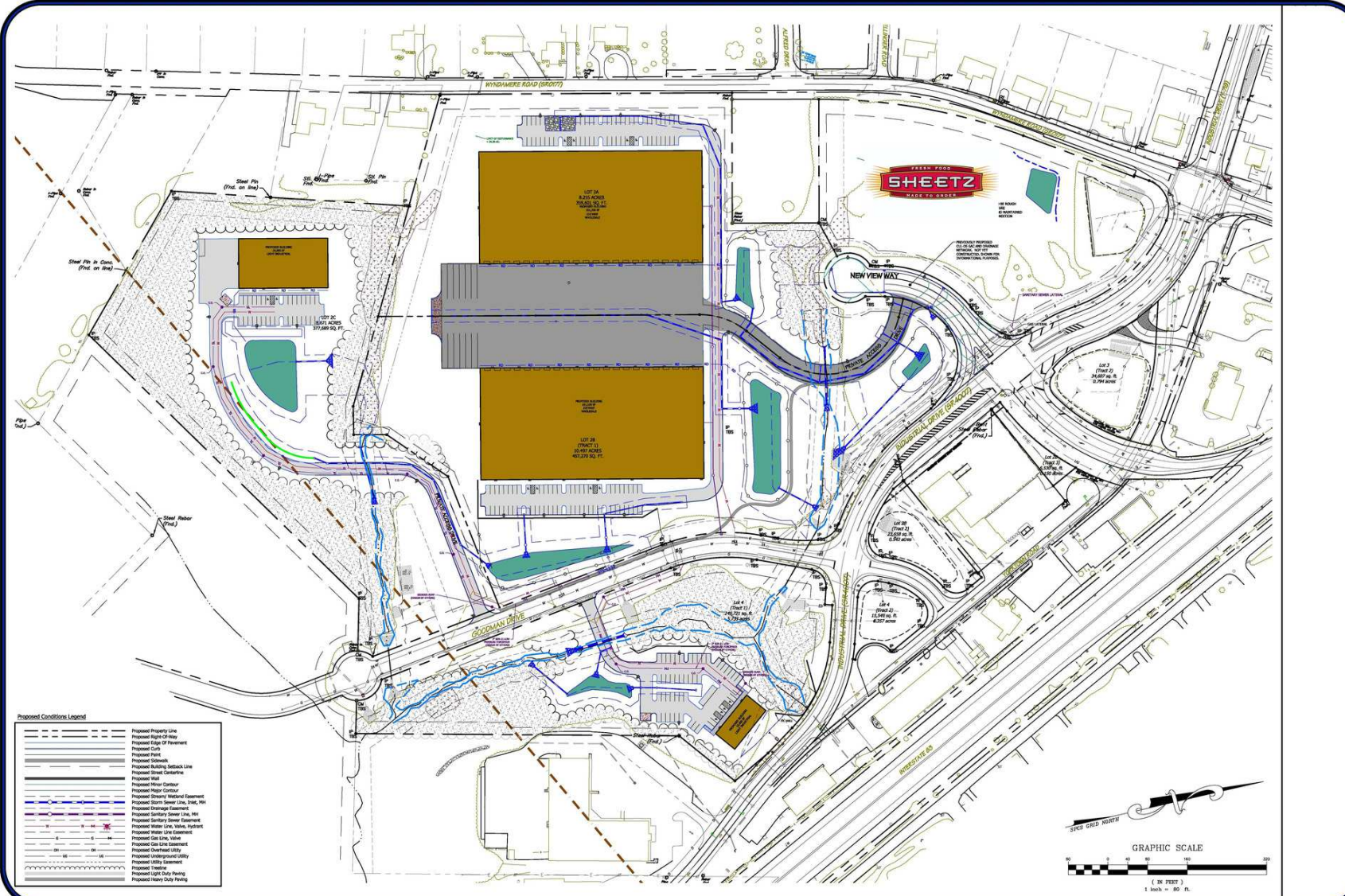
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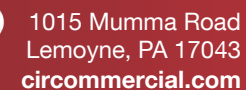
OVERALL DEVELOPMENT PLAN

\$10.50 SF/YR (NNN)



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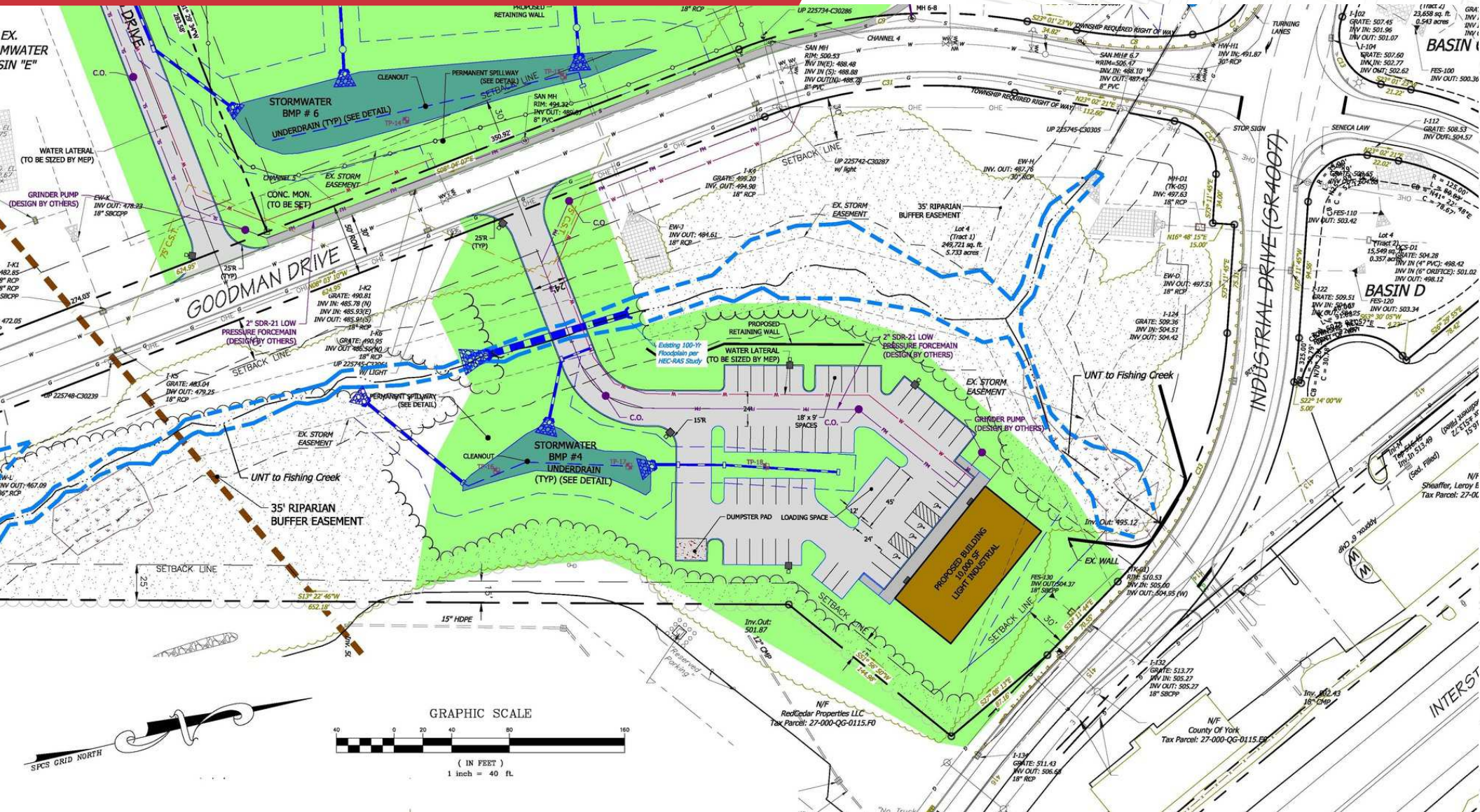


NEW VIEW BUSINESS PARK

10,000 SF BUILDING PLAN

FOR LEASE

\$10.50 SF/YR (NNN)



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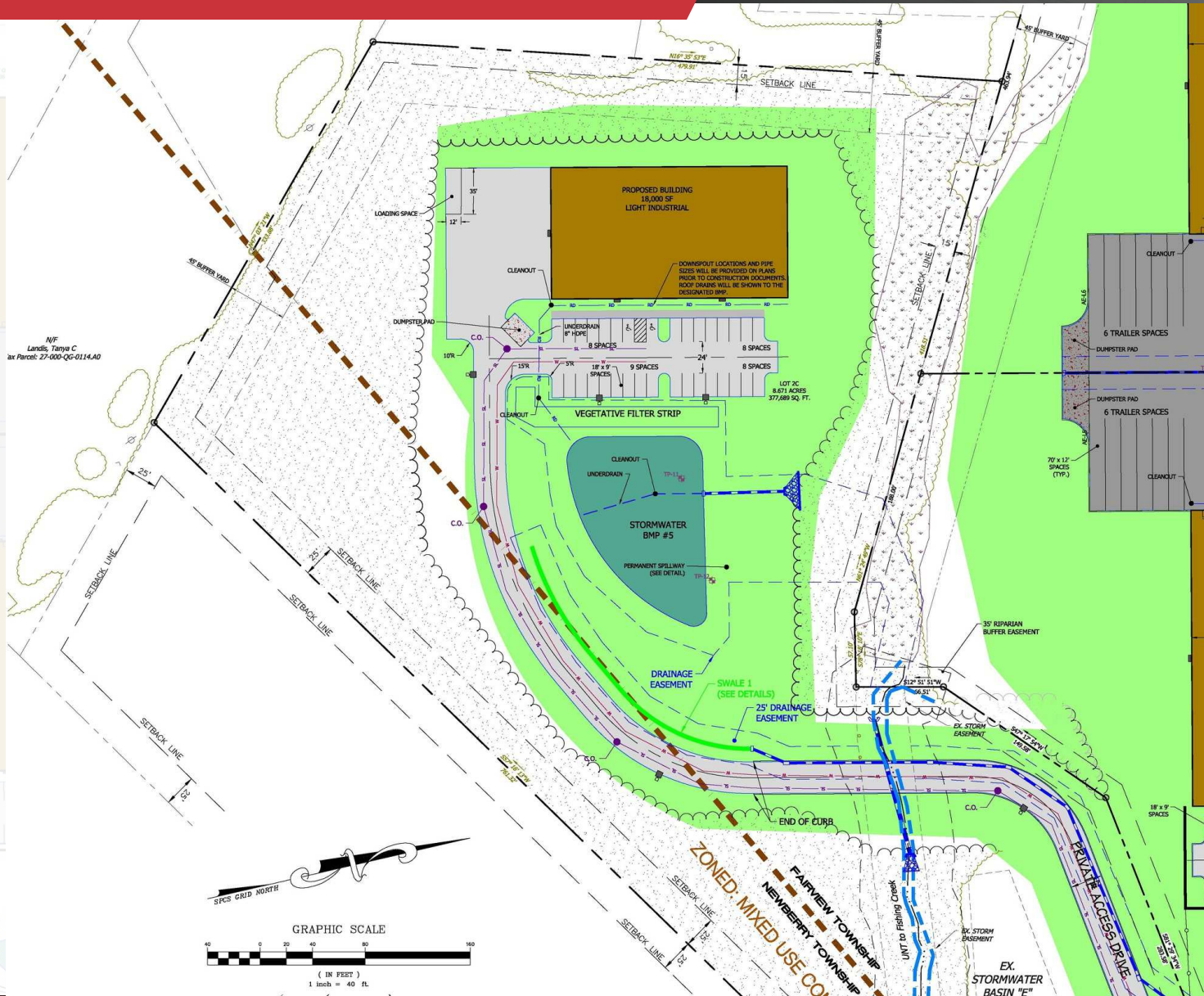
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NEW VIEW BUSINESS PARK

18,000 SF BUILDING PLAN

FOR LEASE

\$10.50 SF/YR (NNN)



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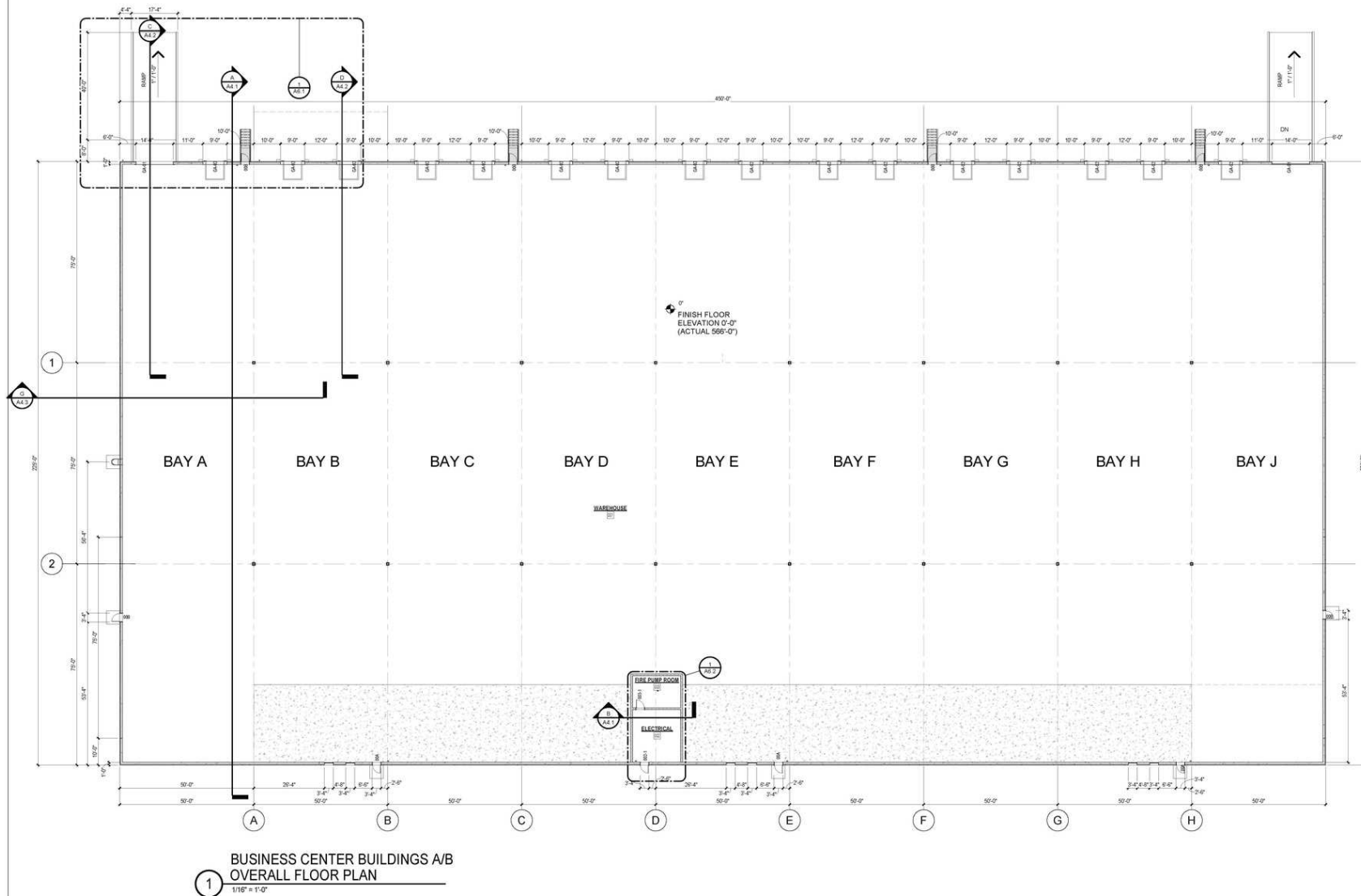
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NEW VIEW BUSINESS PARK

BUILDING 2A AND 2B FLOOR PLAN

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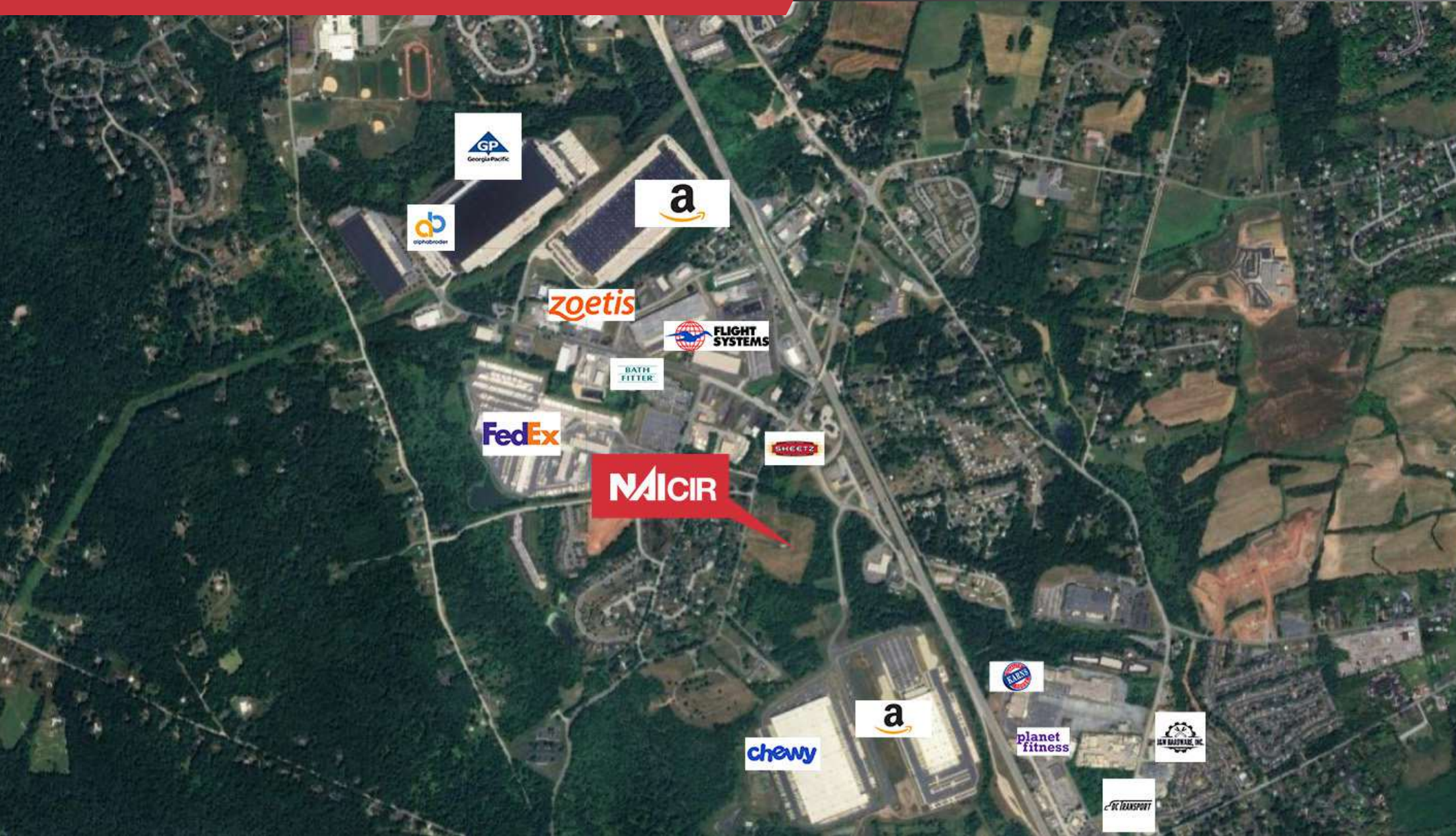
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NEW VIEW BUSINESS PARK

FOR LEASE

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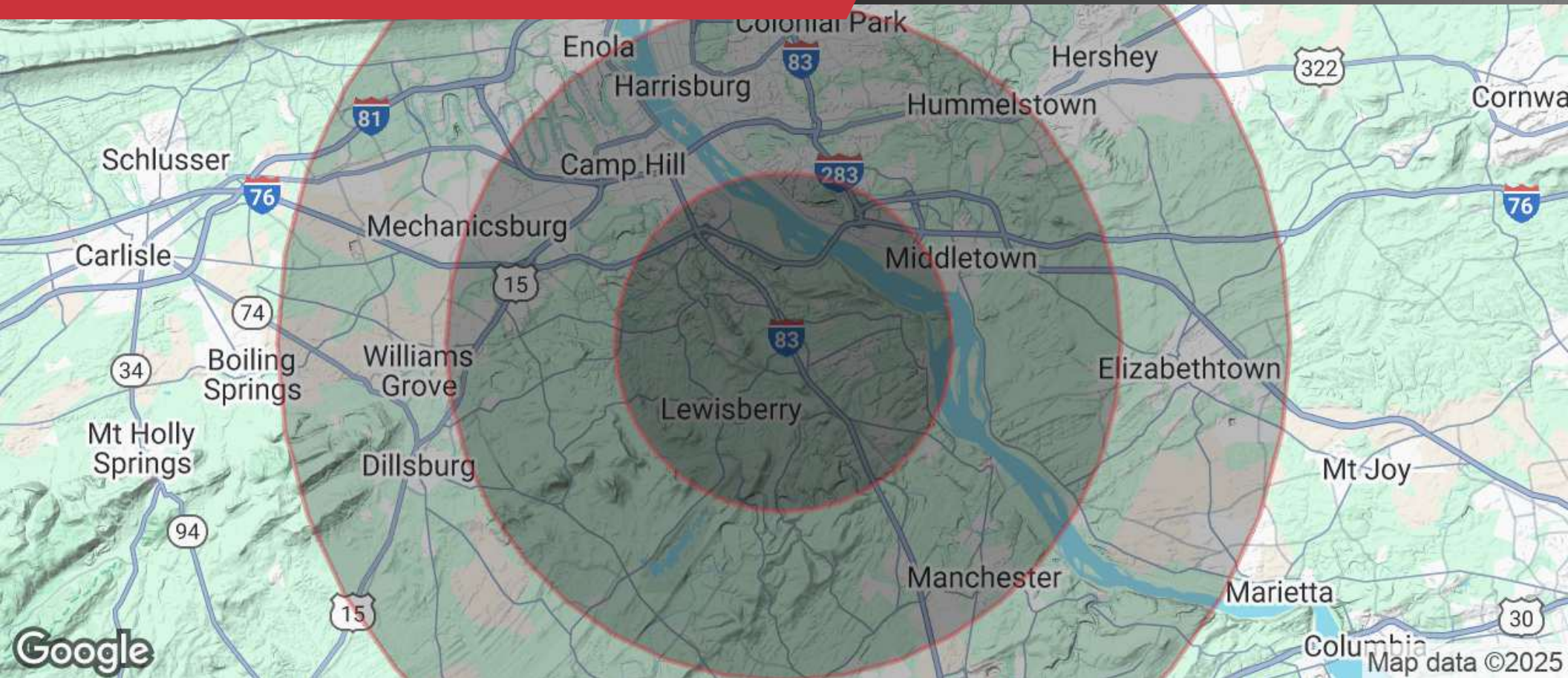
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NEW VIEW BUSINESS PARK

DEMOGRAPHICS

FOR LEASE

\$10.50 SF/YR (NNN)



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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