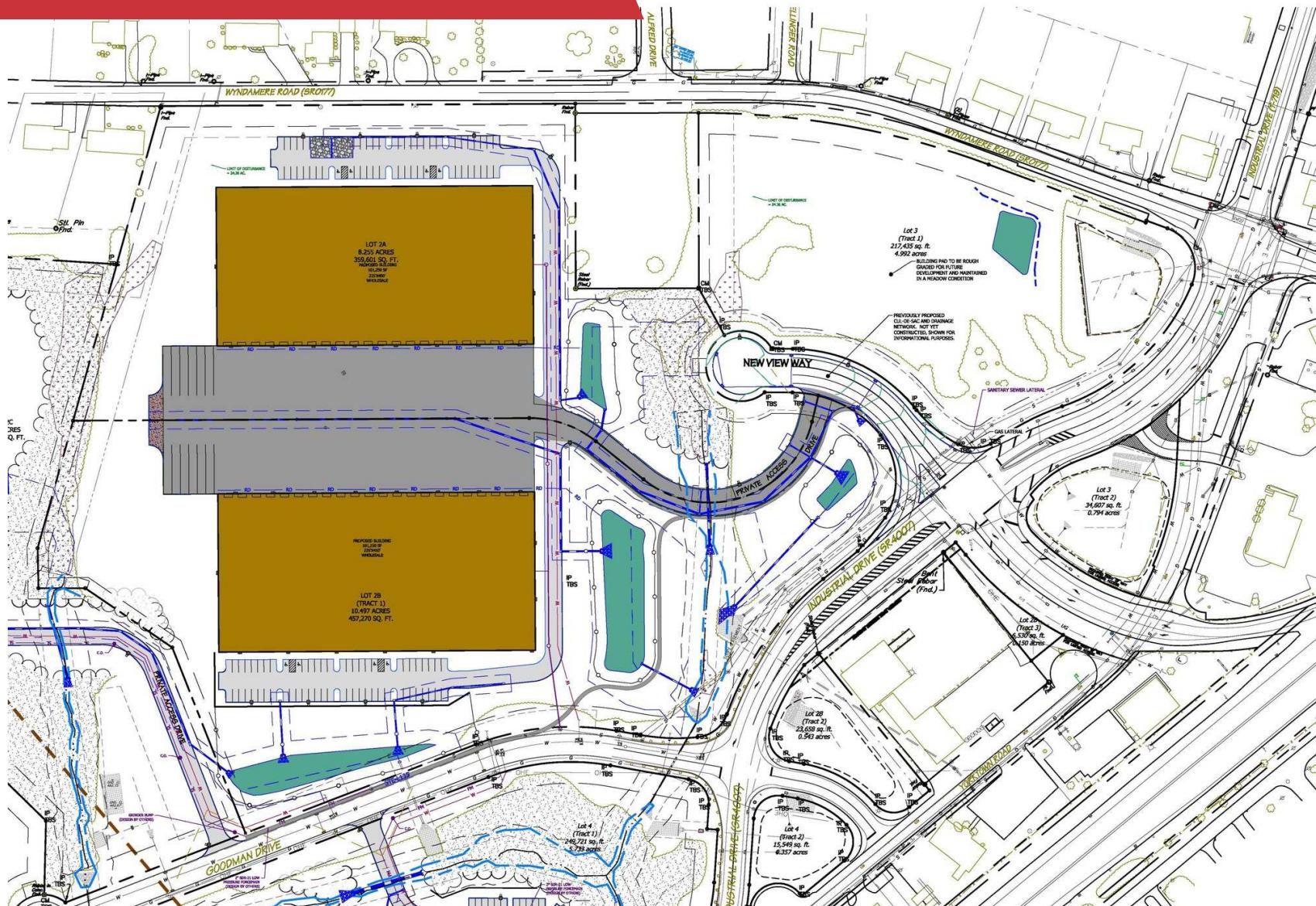


INDUSTRIAL PROPERTY **FOR LEASE**

NEW VIEW BUSINESS PARK

LEWISBERRY, PA 17339



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

MalciR

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

Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

NEW VIEW BUSINESS PARK

LEASE SPACES

FOR LEASE
\$10.50 SF/YR (NNN)

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	7+ years
Total Space:	10,000 - 100,000 SF	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

Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

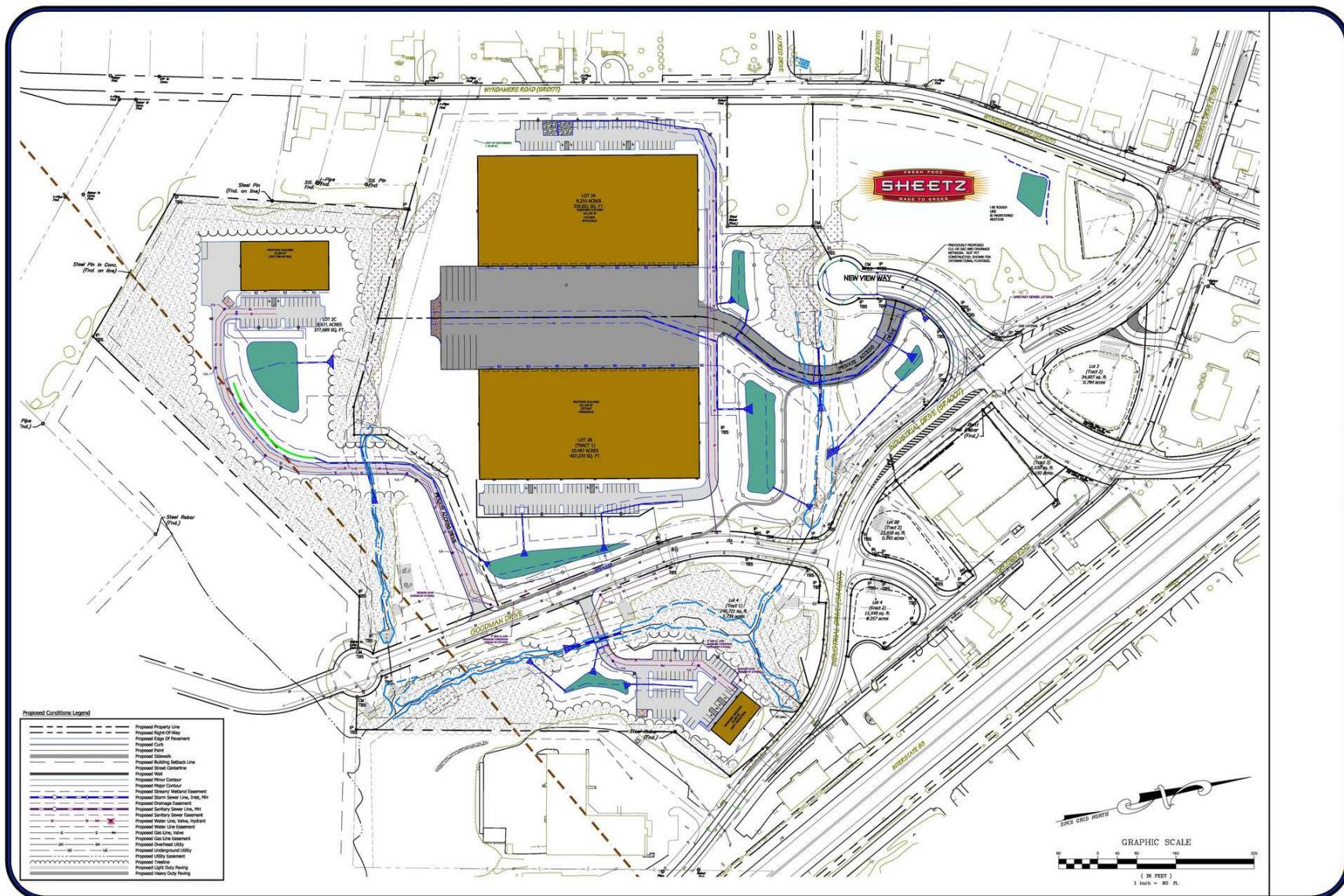
1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

NEW VIEW BUSINESS PARK

OVERALL DEVELOPMENT PLAN

FOR LEASE
\$10.50 SF/YR (NNN)



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

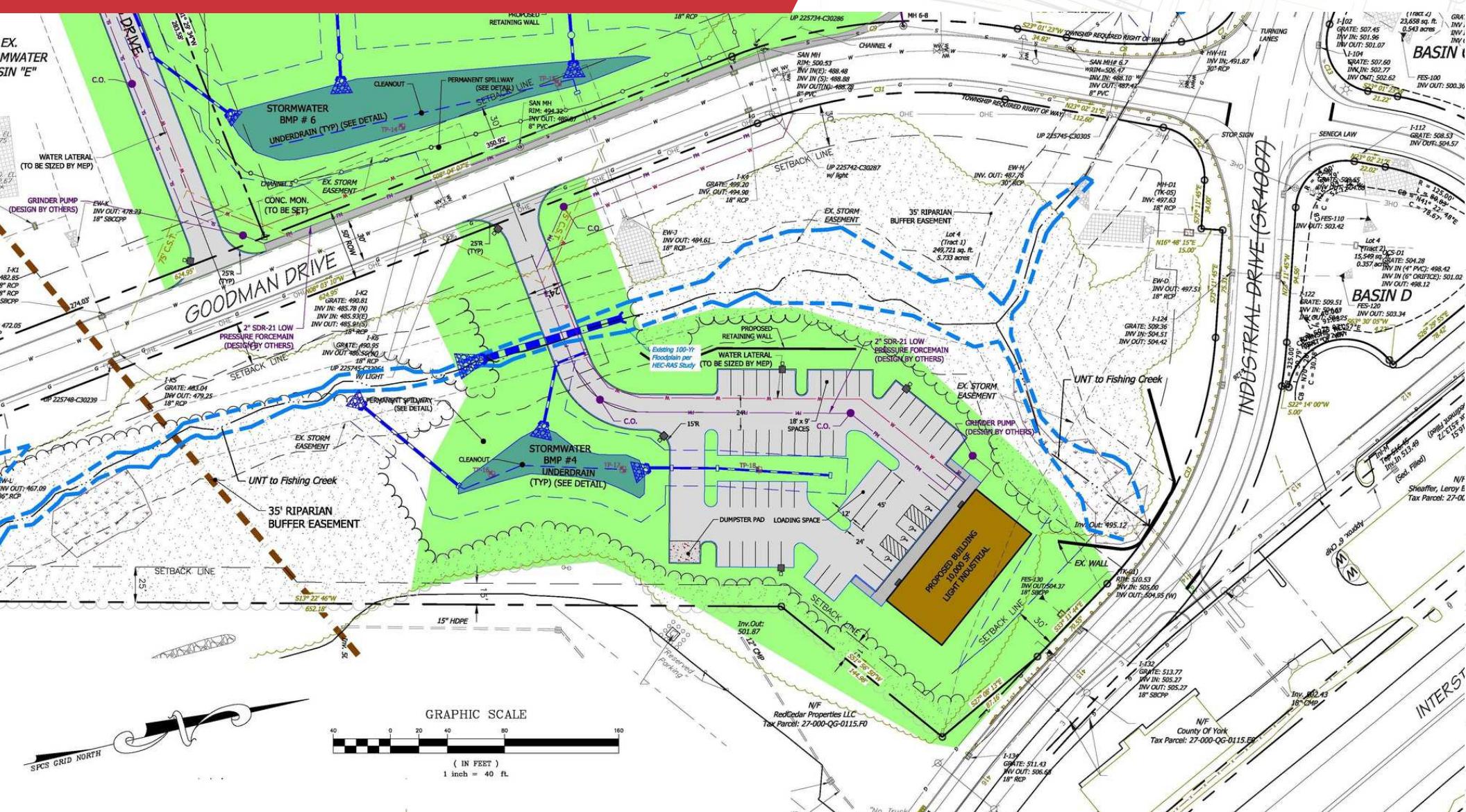
NAICIR

NEW VIEW BUSINESS PARK

10,000 SF BUILDING PLAN

FOR LEASE

\$10.50 SF/YR (NNN)



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

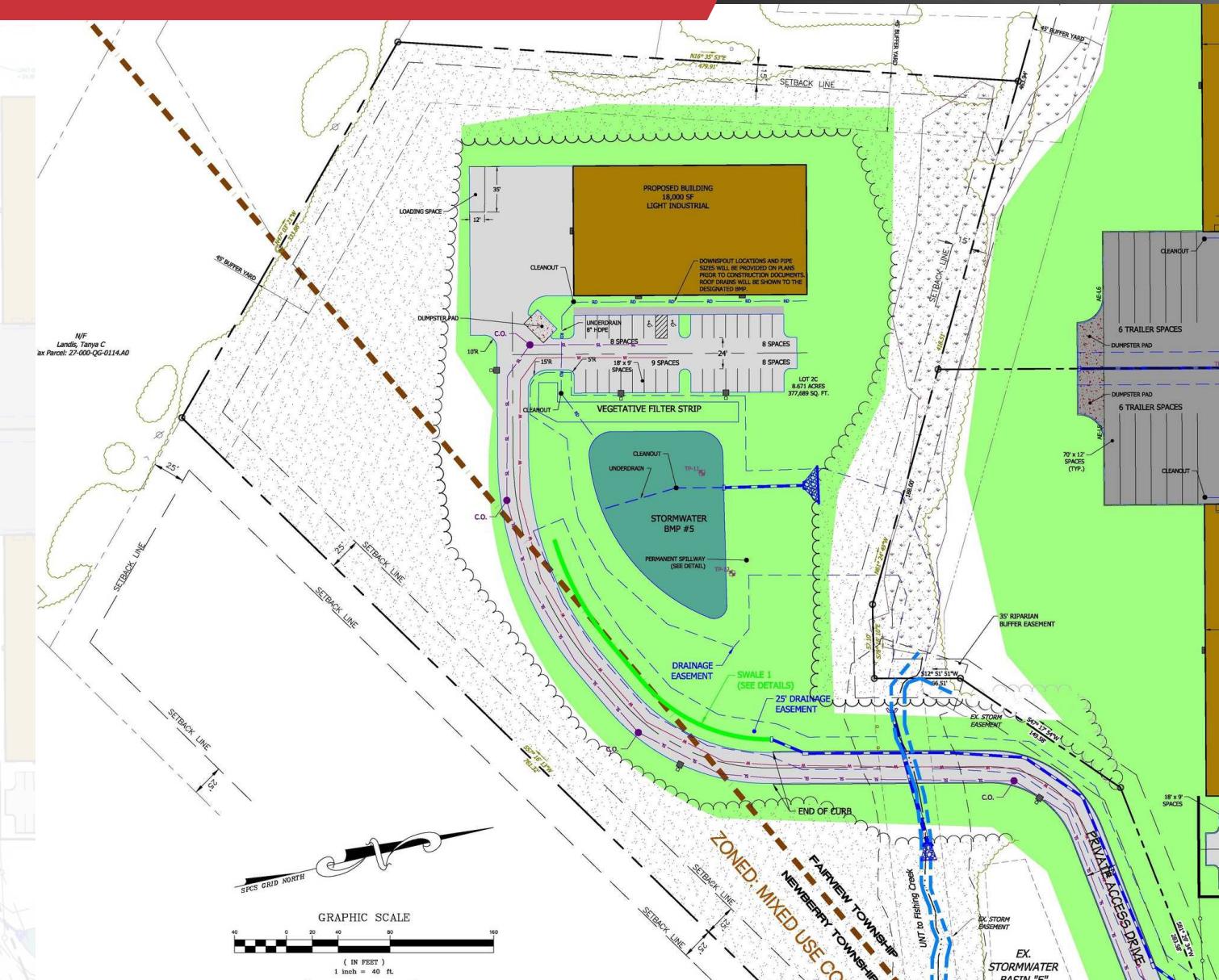
NAICIR

NEW VIEW BUSINESS PARK

18,000 SF BUILDING PLAN

FOR LEASE

\$10.50 SF/YR (NNN)



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

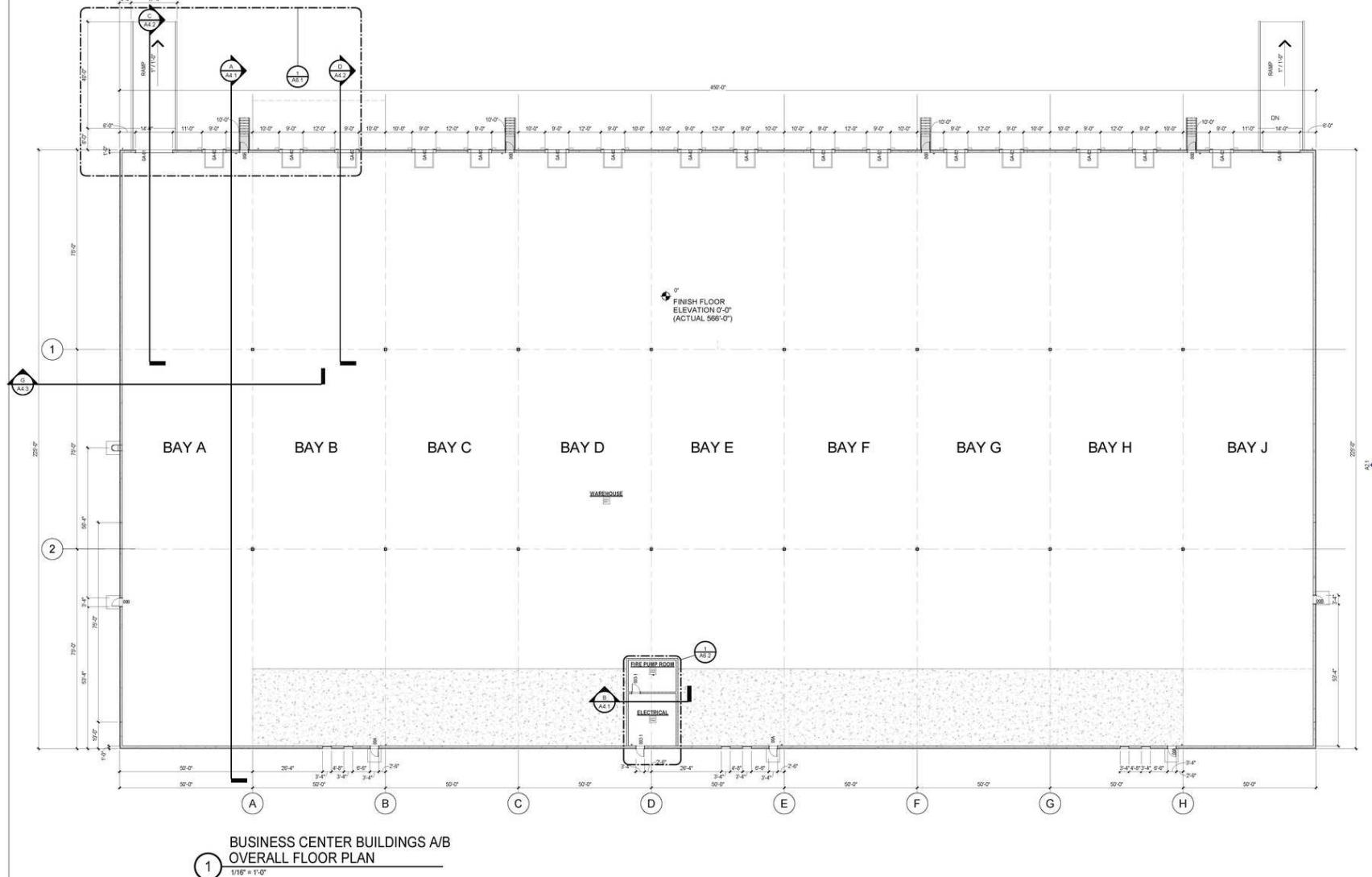
 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

NEW VIEW BUSINESS PARK

BUILDING 2A AND 2B FLOOR PLAN

FOR LEASE
\$10.50 SF/YR (NNN)



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

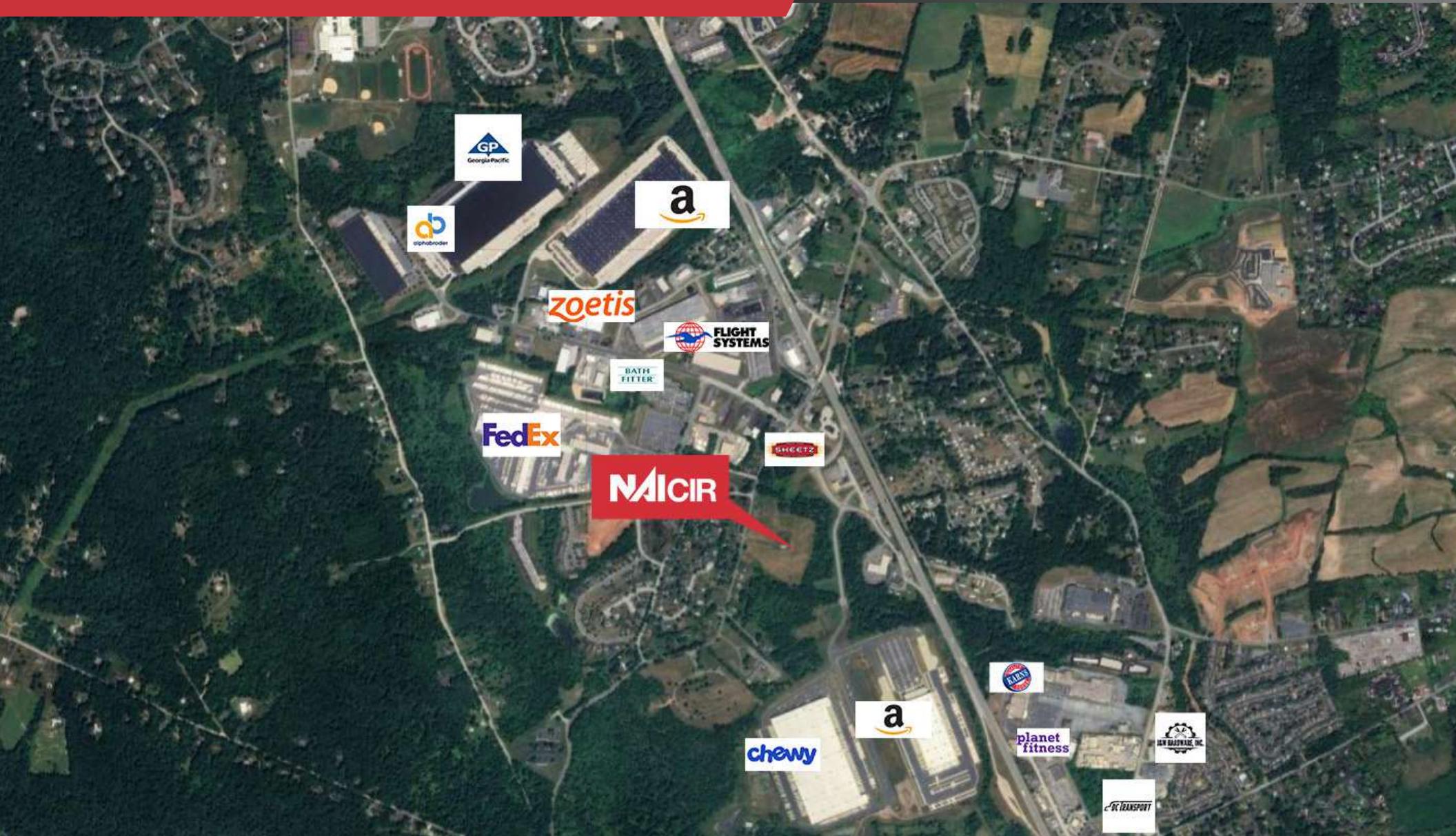
1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

NEW VIEW BUSINESS PARK

FOR LEASE

\$10.50 SF/YR (NNN)



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

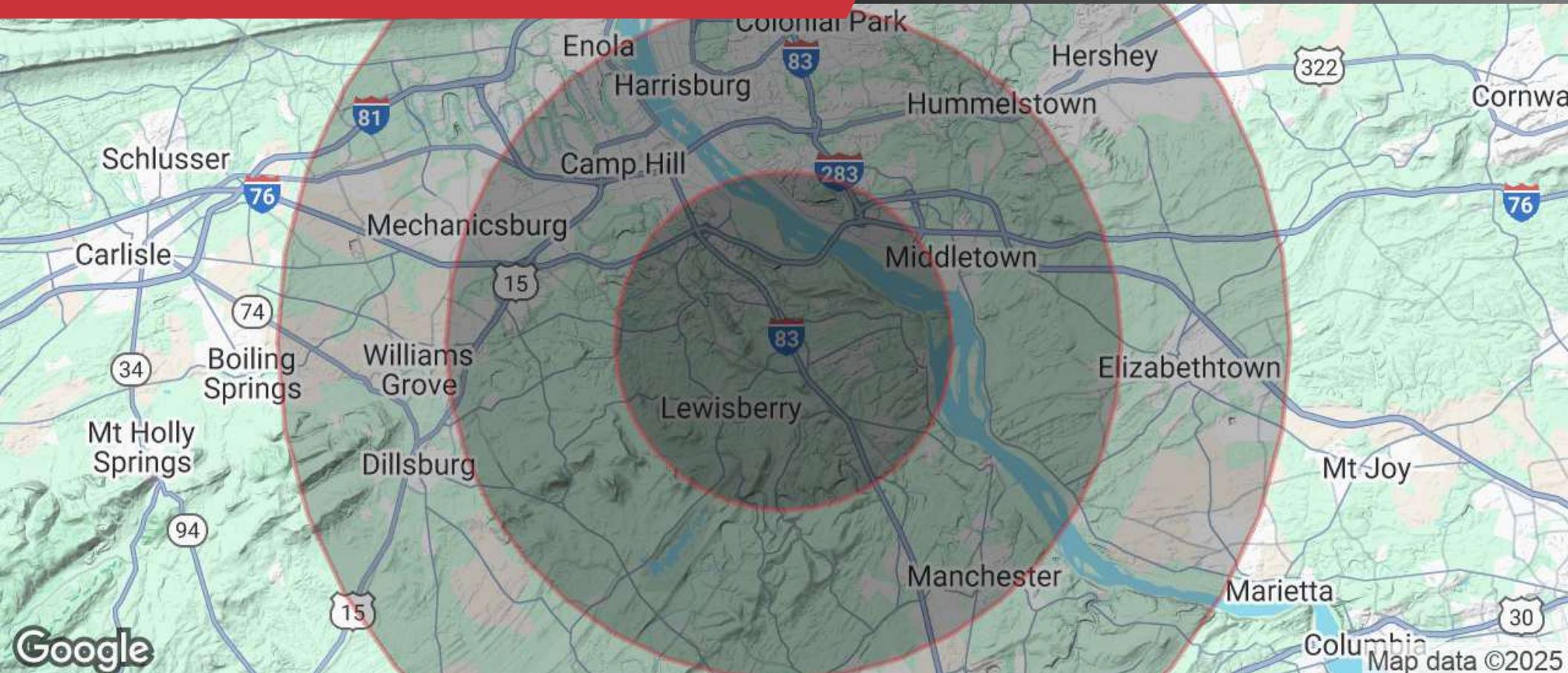
NAICIR

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

Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR