


INDUSTRIAL PROPERTY
FOR LEASE

631-641 LOWTHER ROAD
LEWISBERRY, PA 17339



Daniel J. Alderman
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 1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

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631-641 LOWTHER ROAD

PROPERTY DETAILS

FOR LEASE
\$8.95 - 9.85 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$8.95 - 9.85 SF/yr (NNN)
Number of Units	2
Available SF	5,464 - 9,823 SF
Lot Size	6.13 Acres

PROPERTY SUMMARY

Address	631-641 Lowther Road Lewisberry, PA 17339
Municipality	Fairview
County	York
Tax Parcel #	27-000-QG-0127-B0-00000
Building Size	61,714 SF
Year Built	1972

PROPERTY DESCRIPTION

Two flex space suites for lease with docks, good parking, great visibility, and access to I-83.

UTILITIES & ZONING

Zoning	IB - Industrial Business
Zoning Description	Check zoning ordinance for a complete list of permitted uses.
Water & Sewer	Public

PROPERTY HIGHLIGHTS

- Suite 635A - 9,823 SF flex space; 9,323 SF warehouse and 500 SF office
- Suite 637 - 5,464 SF flex space; 4,079 SF warehouse and 1,385 SF office
- Ample parking in front of building
- Great visibility with access to I-83
- Good mix of warehouse and office


BUILDING INFORMATION

Construction	Masonry and metal
# of Floors	1
Restrooms	Two in each suite
HVAC	Gas and electric
Electrical Capacity	Suite 635A - 400 amps; 3 phase Suite 637 - 200 amps
Lighting	Suite 635A - LED Suite 637 - LED and fluorescent with motion sensors
Roof	Composition
Ceilings	Suite 635A - 12' - 14'11" Suite 637 - 9'10" and up to 18' in warehouse
Ceiling Description	2x4 suspended acoustical tiles
Sprinklers	No
Walls	Block/drywall
Floor Type	Suite 635A - Vinyl tile in office and paint over concrete in warehouse Suite 637 - Epoxy over concrete in office and concrete in warehouse
Business ID Sign	Yes; visible to I-83

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LEASE SPACES

FOR LEASE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 months
Total Space:	5,464 - 9,823 SF	Lease Rate:	\$8.95 - \$9.85 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 637	Available	5,464 SF	NNN	\$9.85 SF/yr	Monthly payments - \$4,485.03 Annual rent - \$53,820.40 CAM - \$1.98/SF Taxes - \$0.82/SF Two offices, conference room, kitchen, and storage room. See attached floor plan. Mezzanine above part of office. Warehouse space could be air-conditioned at additional cost to tenant One 10' x 12' loading dock with mechanical leveler located in rear of building
Suite 635A	Available	9,823 SF	NNN	\$8.95 SF/yr	Monthly payments - \$7,326.32 Annual rent - \$87,915.85 CAM - \$1.98/SF Taxes - \$0.82/SF 1 dock and 1 drive-in door

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LEASE INFORMATION

FOR LEASE

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LEASE INFORMATION

Monthly Payments	Depends on suite leased
Annual Rent	Depends on suite leased
Finish Allowance	As is
Lease Term	36 months
Options	Negotiable
Escalation	3% annually
Possession	Upon execution of lease contract
Building Hours	Negotiable
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

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SUITE 637 PHOTOS

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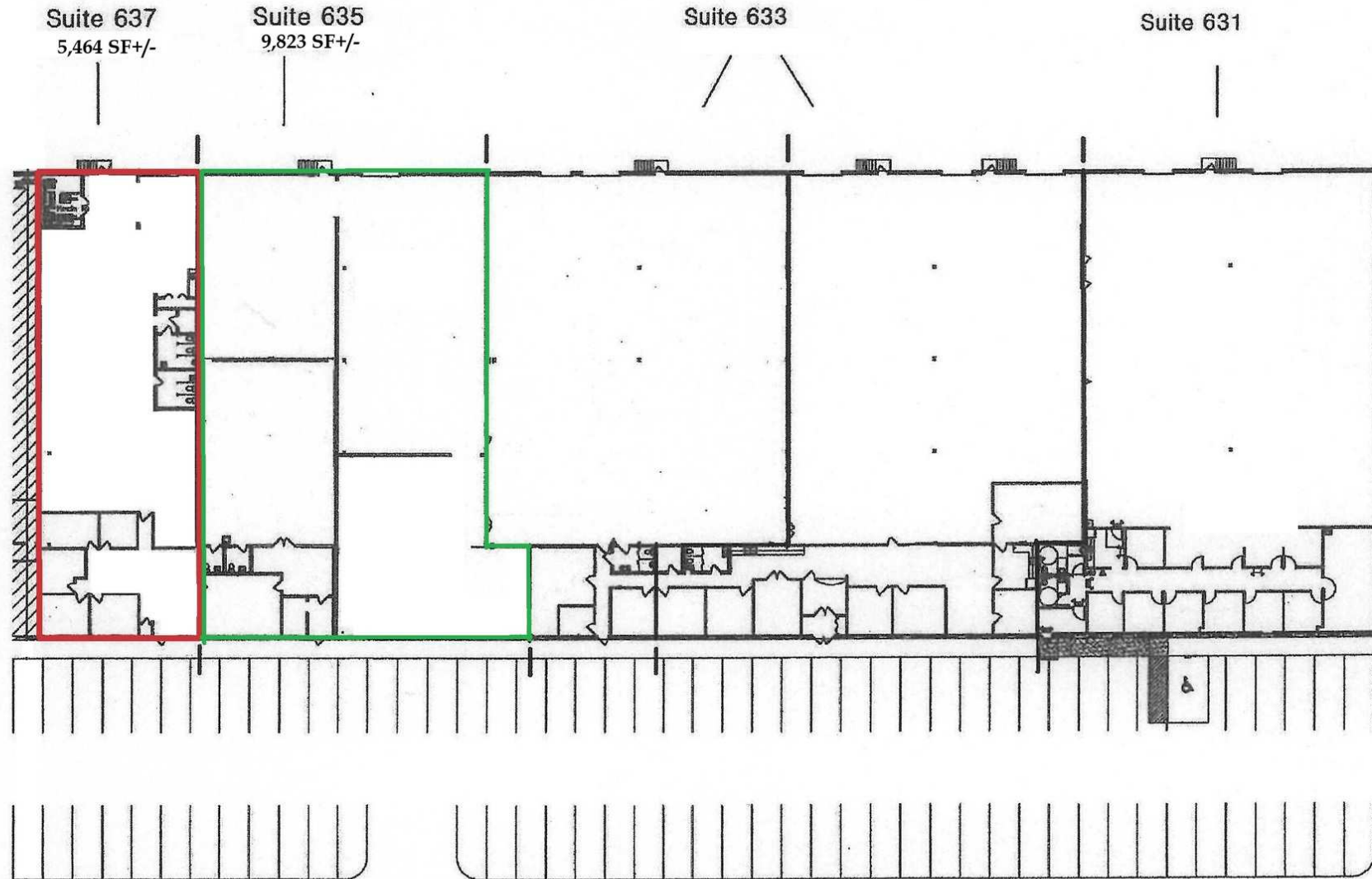
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FLOOR PLAN

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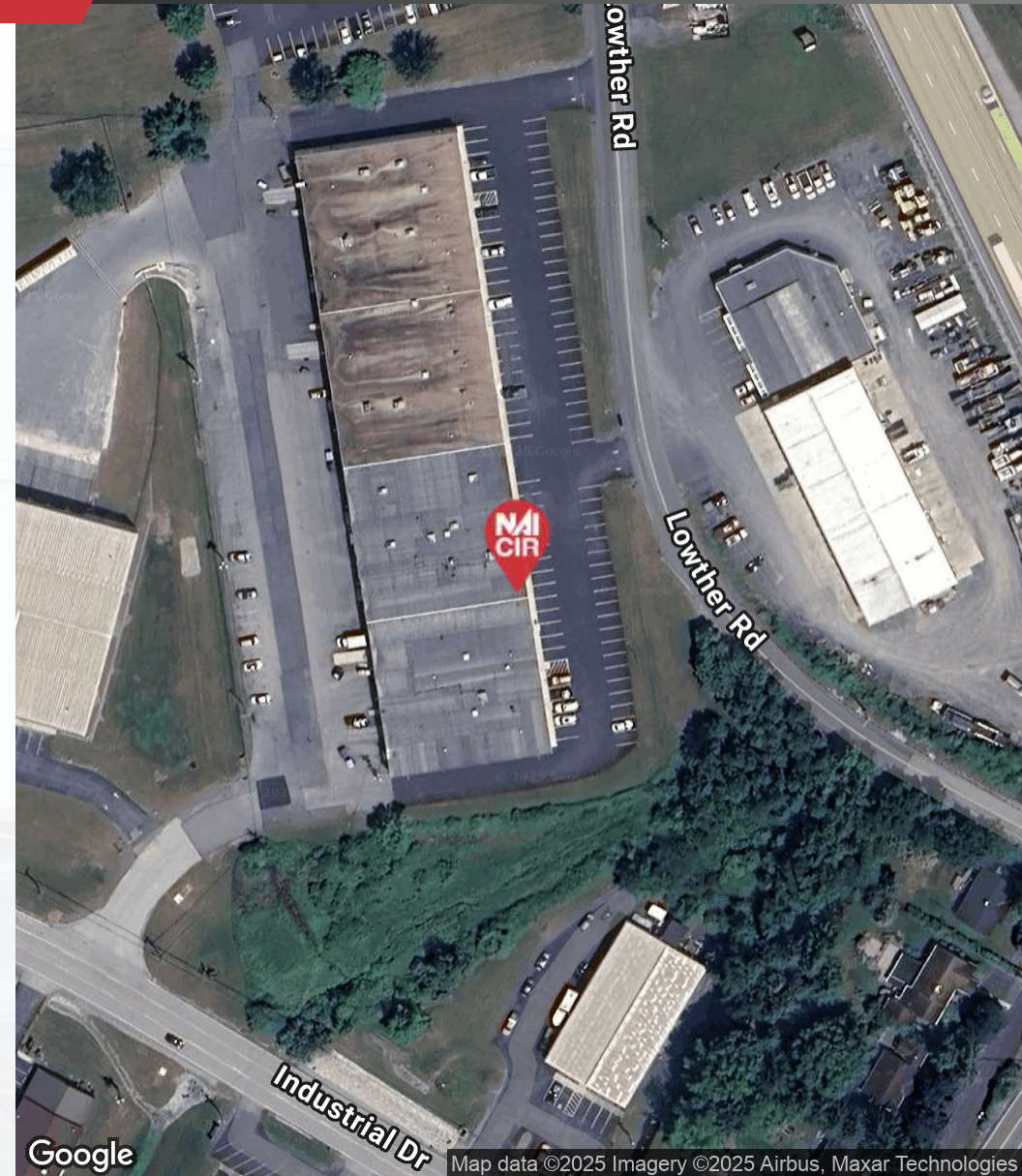
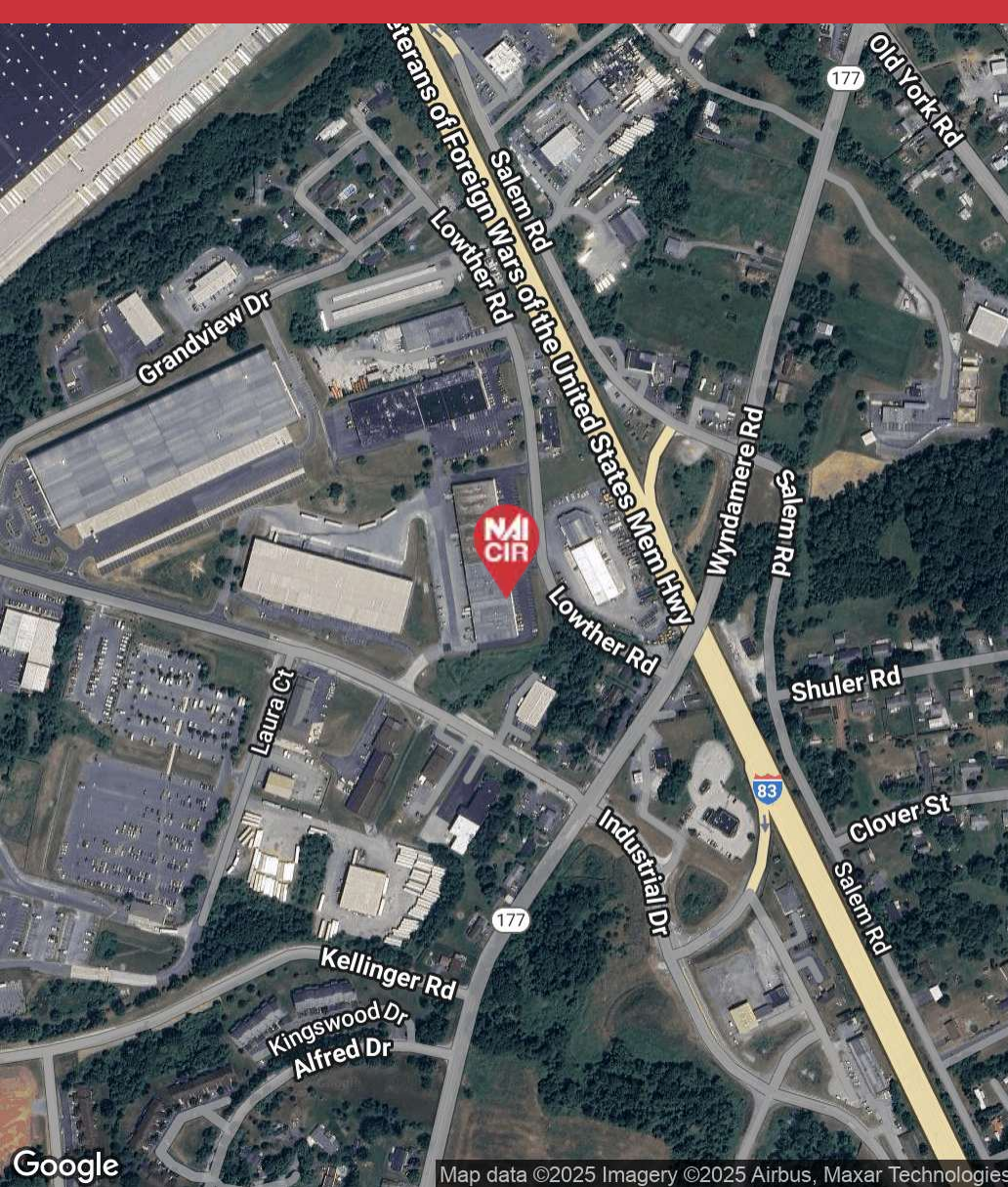
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LOCATION MAP

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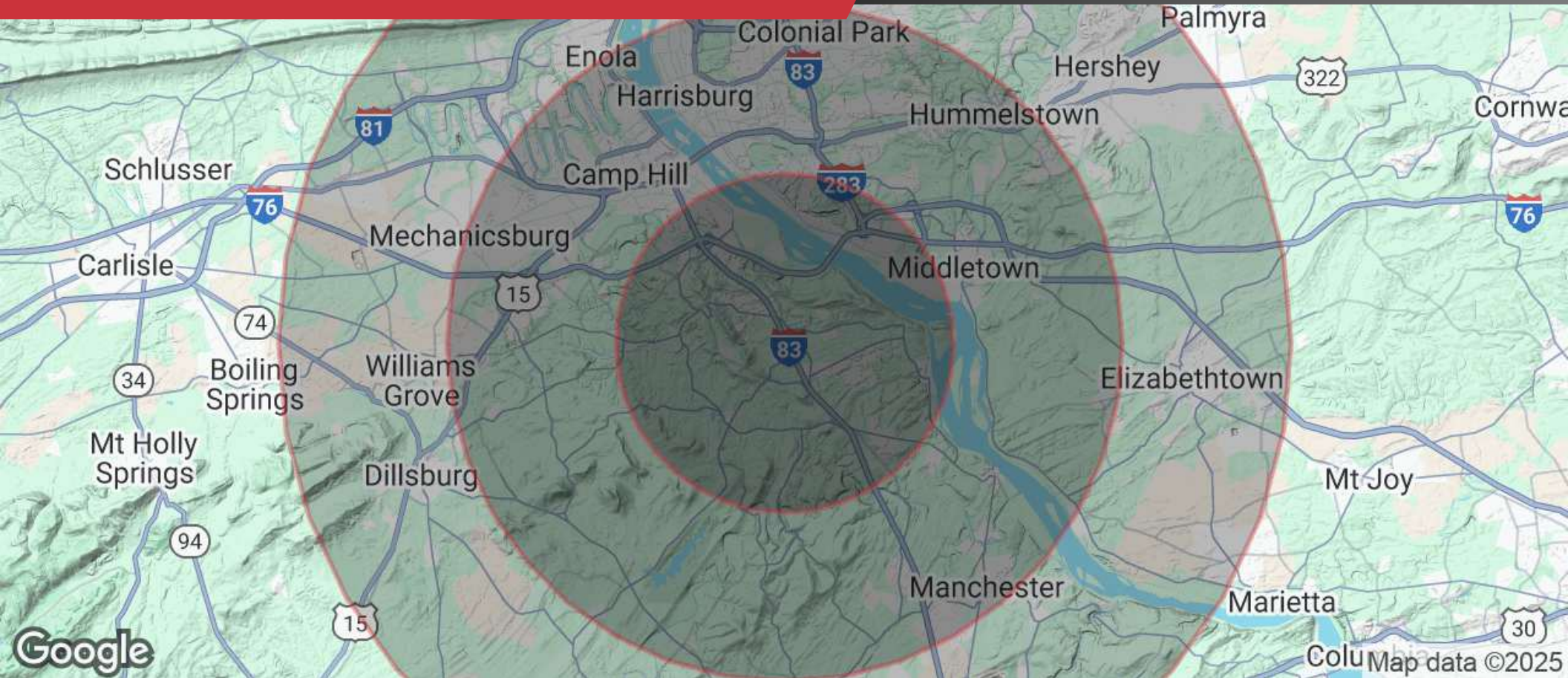
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DEMOGRAPHICS

FOR LEASE

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POPULATION

5 MILES	10 MILES	15 MILES
48,002	345,488	632,176



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
19,490	138,232	252,337



INCOME

5 MILES	10 MILES	15 MILES
\$107,316	\$103,036	\$106,784

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