

# INDUSTRIAL PROPERTY FOR LEASE

# NEW VIEW BUSINESS PARK LEWISBERRY, PA 17339



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1015 Mumma Road  
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# NEW VIEW BUSINESS PARK

## PROPERTY DETAILS

# FOR LEASE

## \$10.50 SF/YR (NNN)

### OFFERING SUMMARY

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

### PROPERTY SUMMARY

|                     |  |
|---------------------|--|
| <b>Address</b>      | New View Way<br>Lewisberry, PA 17339                 |
| <b>Municipality</b> | Fairview   |
| <b>County</b>       | York   |
| <b>Tax Parcel #</b> | 27000QG0120.WO,<br>27000QG0120.YO,<br>27000QG0115.BO |
| <b>Year Built</b>   | 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
- Light industrial, flex, commercial, and wholesale uses permitted
- New 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 light industrial/flex/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

|                           |   |
|---------------------------|---|
| <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.   |
| <b>Water &amp; Sewer</b>  | Public  |

### PROPERTY AND BUILDING INFORMATION

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

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## LEASE SPACES

# FOR LEASE

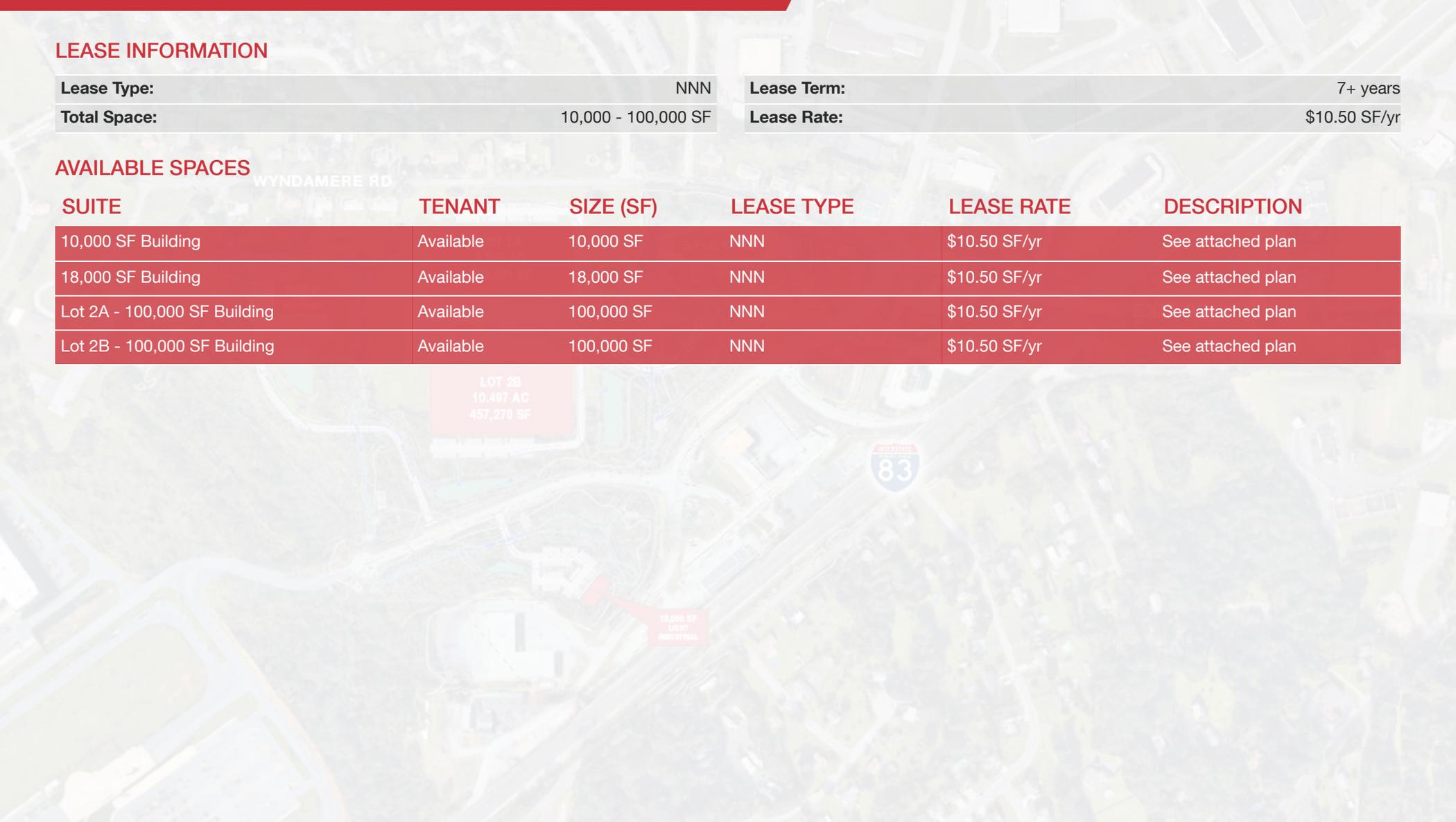
## \$10.50 SF/YR (NNN)

### LEASE INFORMATION

|                     |                     |                    |               |
|---------------------|---------------------|--------------------|---------------|
| <b>Lease Type:</b>  | NNN                 | <b>Lease Term:</b> | 7+ years      |
| <b>Total Space:</b> | 10,000 - 100,000 SF | <b>Lease Rate:</b> | \$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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## LEASE INFORMATION

# FOR LEASE

## \$10.50 SF/YR (NNN)

### LEASE INFORMATION

|                          |  |
|--------------------------|--|
| <b>Monthly Payments</b>  | Depends on amount of space leased  |
| <b>Annual Rent</b>       | Depends on amount of space leased  |
| <b>Real Estate Taxes</b> | Included in CAM  |
| <b>Finish Allowance</b>  | Up to \$15.00/SF   |
| <b>Lease Term</b>        | 7+ years   |
| <b>Options</b>           | Negotiable   |
| <b>Possession</b>        | Upon execution of lease contract   |
| <b>CAM</b>               | \$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 |
| <b>Security Deposit</b>  | Yes  |

### LANDLORD/TENANT RESPONSIBILITIES

|                          |   |                                |   |
|--------------------------|---|--------------------------------|---|
| <b>Heat</b>              | T | <b>Taxes</b>                   | T |
| <b>Trash Removal</b>     | T | <b>Electric</b>                | T |
| <b>Insurance</b>         | T | <b>Janitorial</b>              | T |
| <b>Air Conditioning</b>  | T | <b>Structure Repairs</b>       | L |
| <b>HVAC Repairs</b>      | T | <b>Parking Lot Maintenance</b> | T |
| <b>Interior Repairs</b>  | T | <b>Light Bulbs</b>             | T |
| <b>Water &amp; Sewer</b> | T | <b>Plumbing Repairs</b>        | T |
| <b>Supplies</b>          | T | <b>Roof Repairs</b>            | L |

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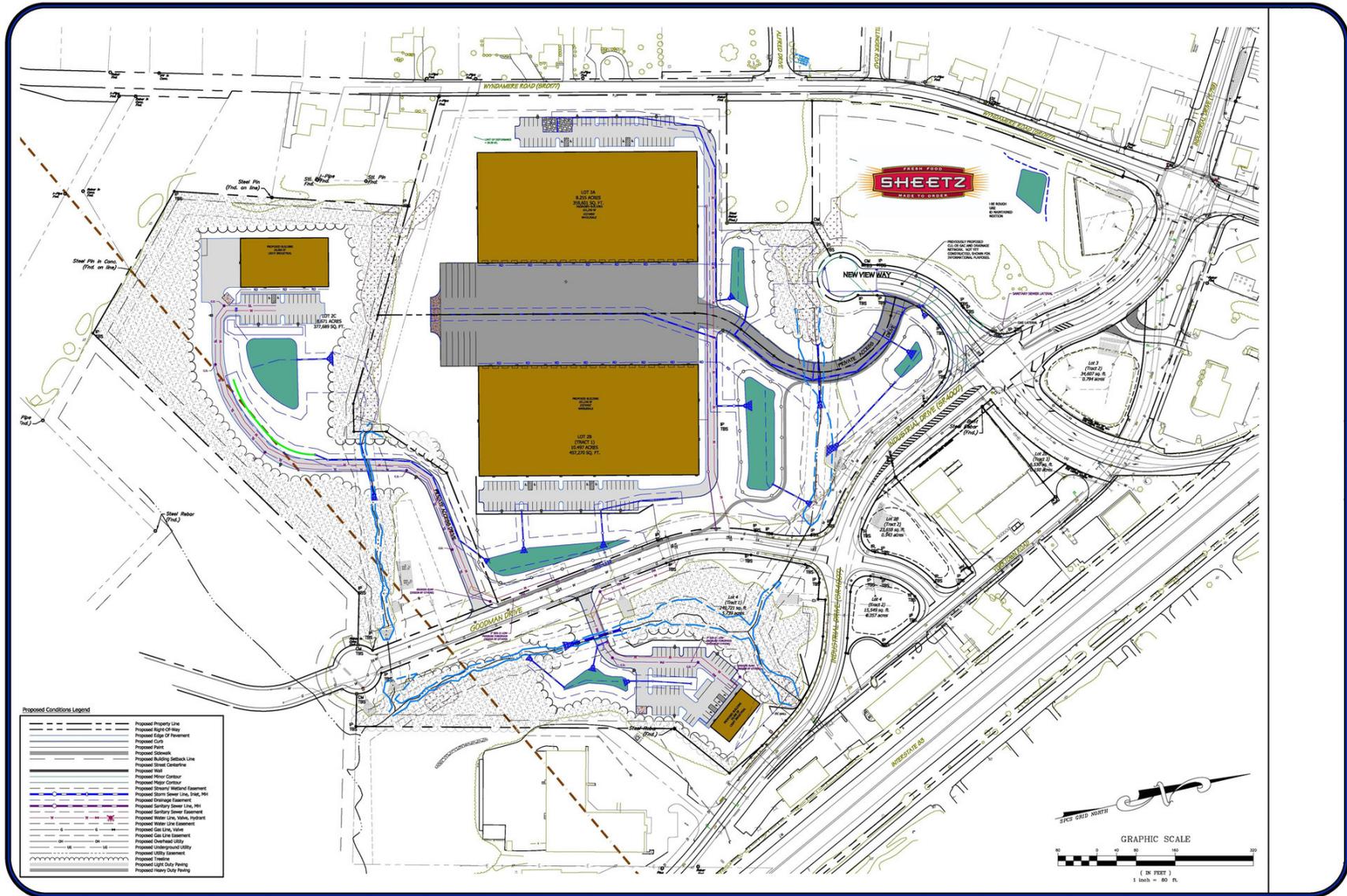
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## OVERALL DEVELOPMENT PLAN

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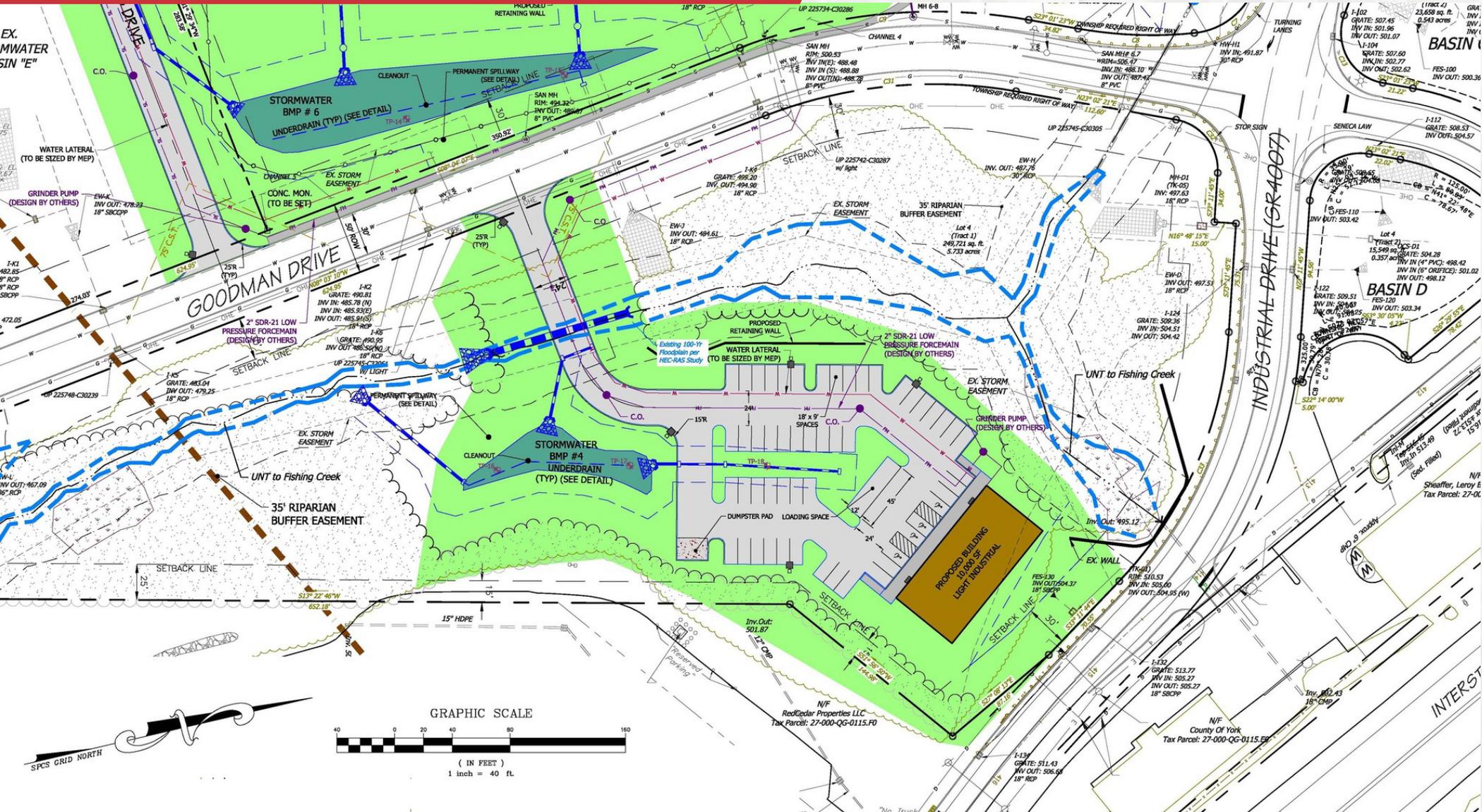
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# NEW VIEW BUSINESS PARK

10,000 SF BUILDING PLAN

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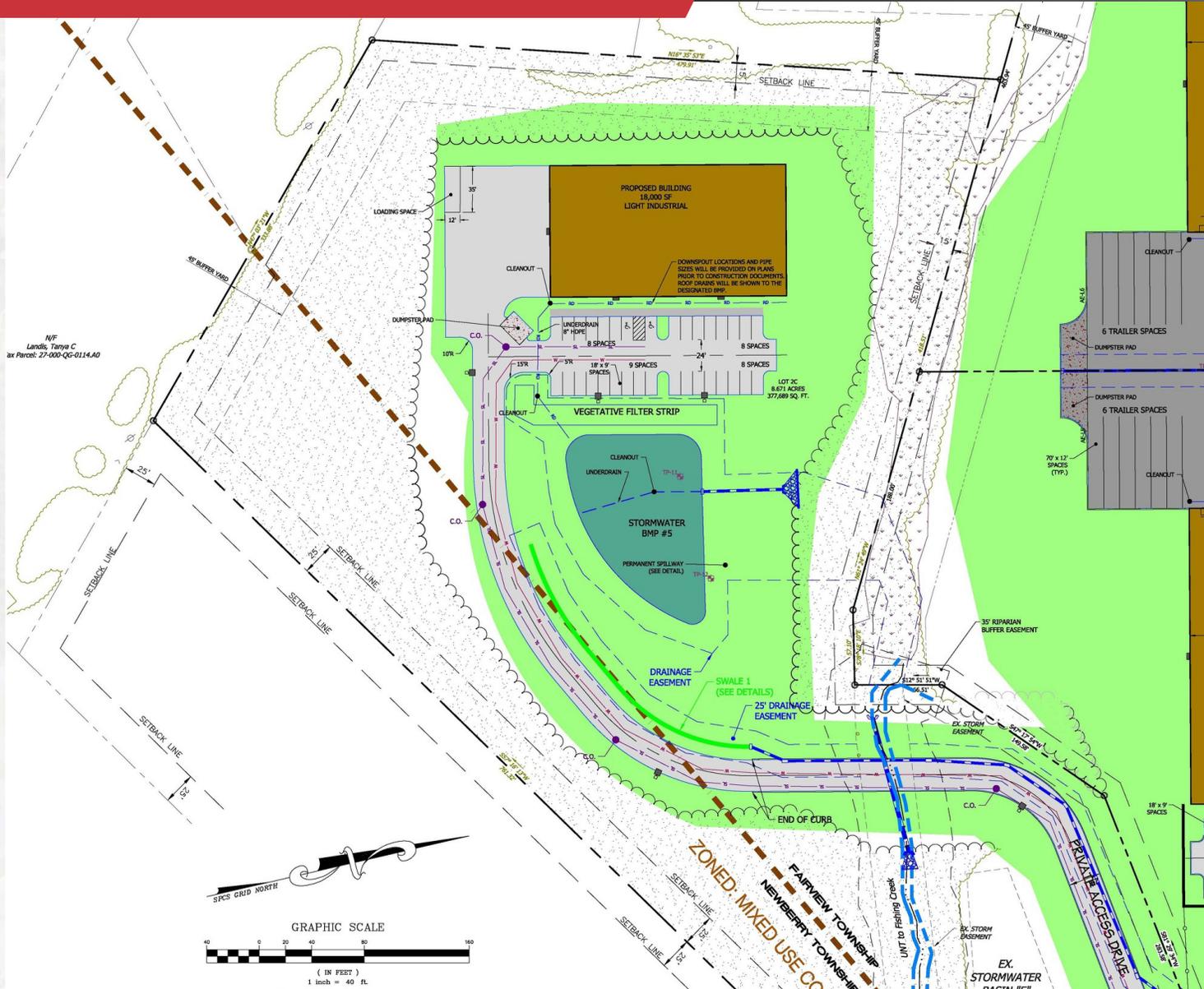


# NEW VIEW BUSINESS PARK

18,000 SF BUILDING PLAN

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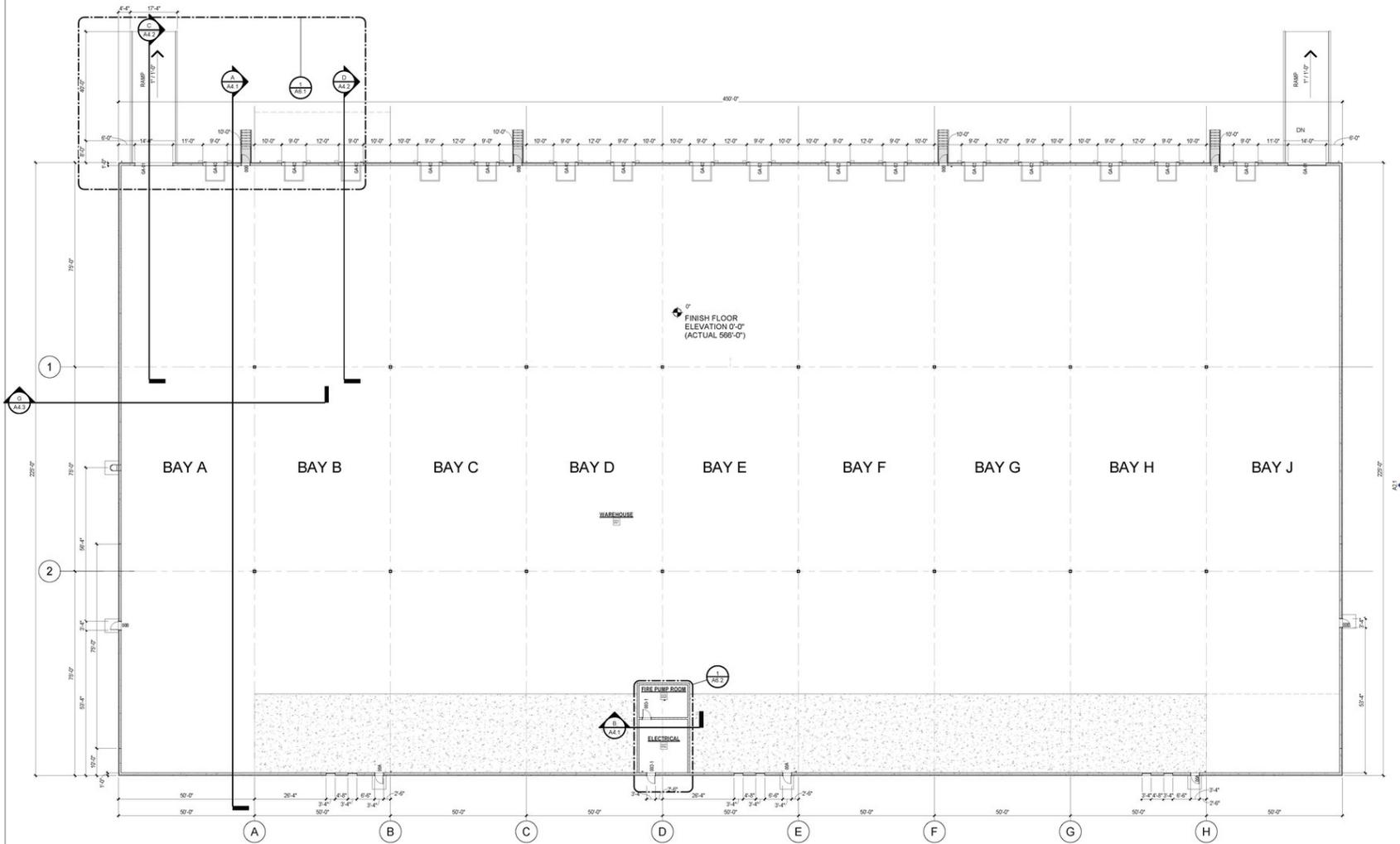
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# NEW VIEW BUSINESS PARK

## BUILDING 2A AND 2B FLOOR PLAN

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1 BUSINESS CENTER BUILDINGS A/B  
OVERALL FLOOR PLAN  
1/16" = 1'-0"

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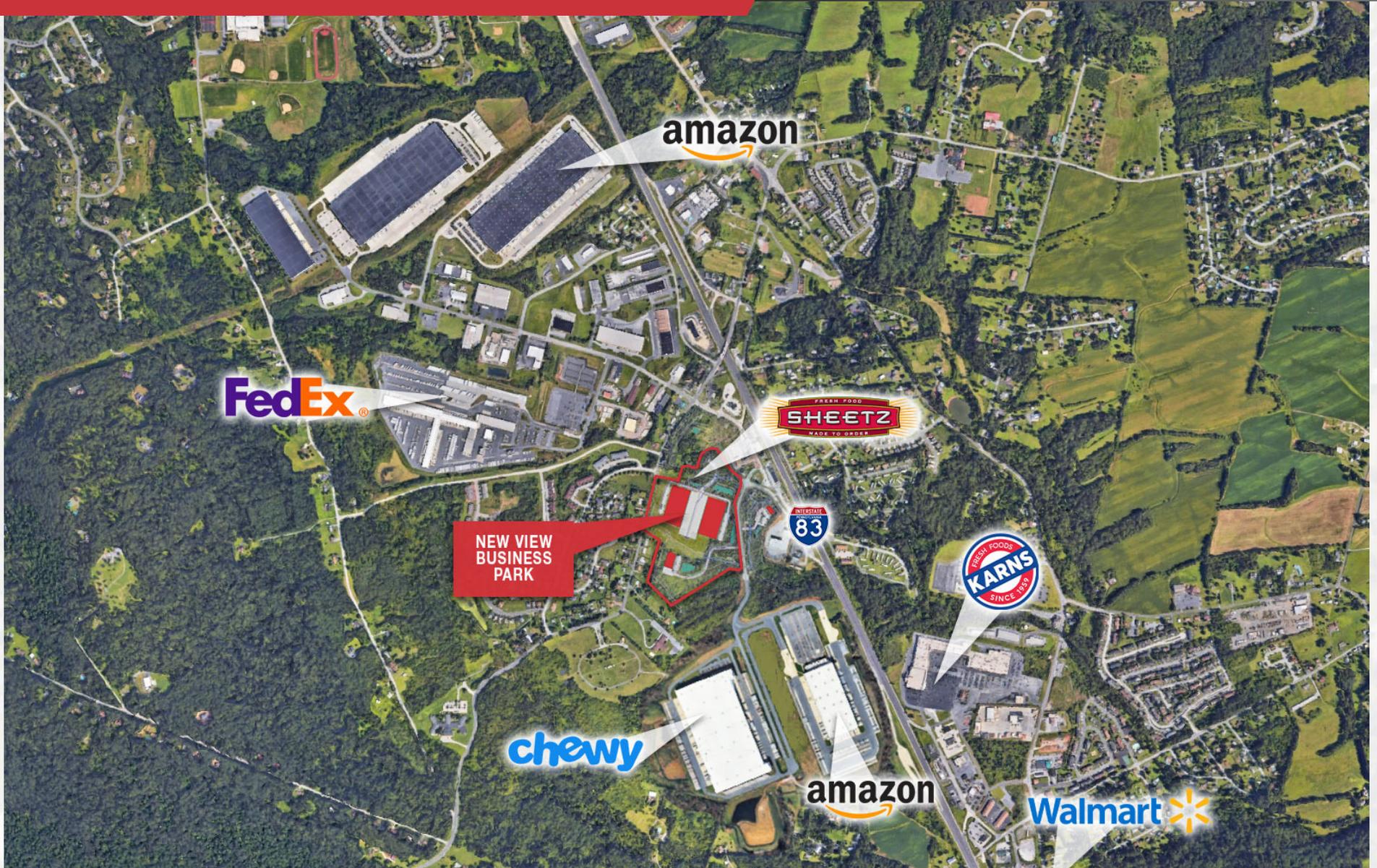


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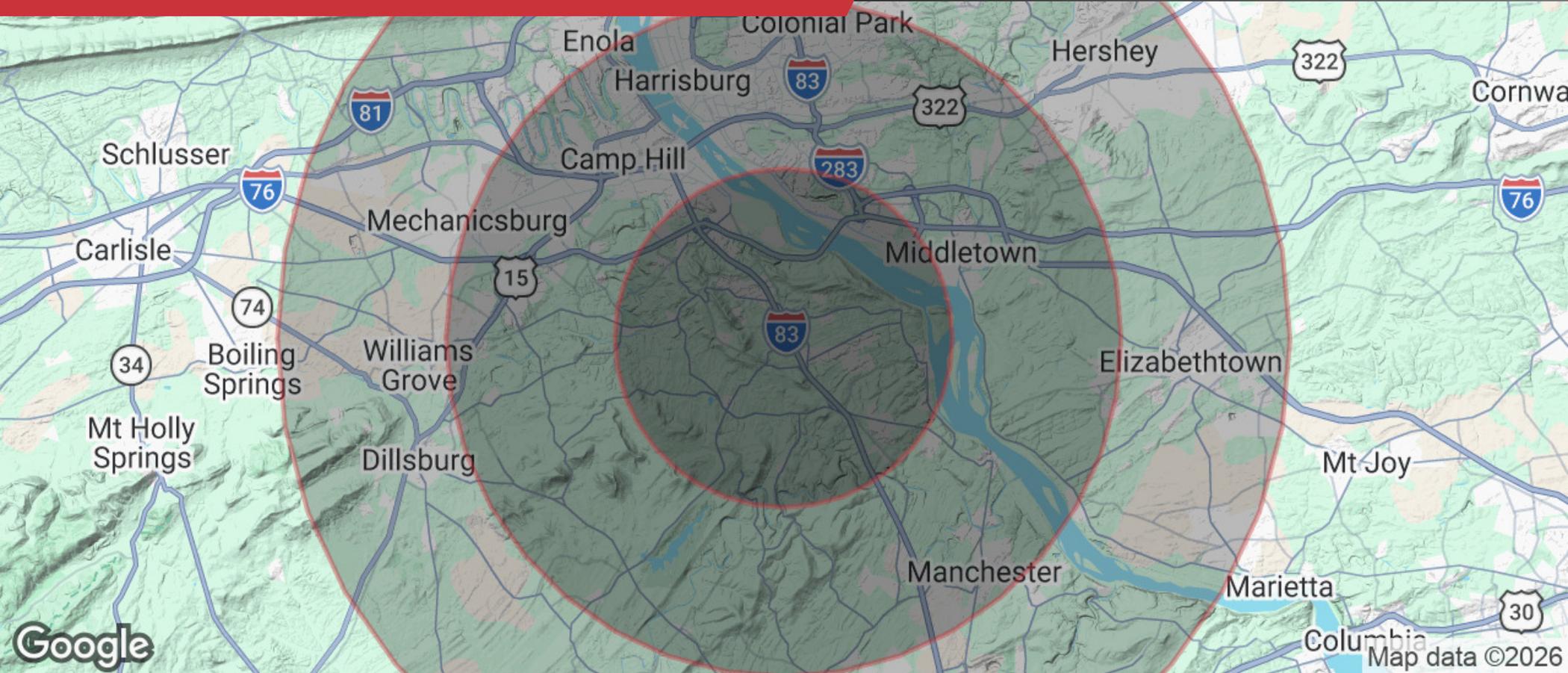
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# NEW VIEW BUSINESS PARK

## DEMOGRAPHICS

# FOR LEASE

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### 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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