



FLEX SUITES AVAILABLE FOR LEASE

631-641 LOWTHER ROAD

Lewisberry, PA 17339

**5,464 SF UP TO 9,823 SF
AVAILABLE**





Property Highlights

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

Suite 635A

- 9,823 SF Flex space
- 9,323 SF Warehouse
- 500 SF Office

Suite 637

- 5,464 SF Flex space
- 4,079 SF Warehouse
- 1,385 SF Office

Property Data

ADDRESS	631-641 Lowther Road Lewisberry, PA 17339
COUNTY	York
MUNICIPALITY	Fairview
TAX PARCEL NO.	27-000-QG-0127-B0-00000
LOT SIZE	6.13 AC
NUMBER OF UNITS	2
PROPERTY TYPE	Industrial
BUILDING SIZE	61,714 SF
YEAR BUILT	1972
AVAILABLE SF	5,464 - 9,823 SF
ZONING	IB - Industrial Business
NUMBER OF FLOORS	1
CONSTRUCTION	Masonry and metal
WALLS	Block/drywall
SPRINKLERS	No
ROOF	Composition
FLOOR TYPE	Concrete
SEWER / WATER	Public
HVAC	Gas and electric
BUSINESS ID SIGN	Yes, visible to I-83
LEASE RATE	\$10.95/SF NNN



	Suite 635A	Suite 637
CEILING HEIGHT	12' - 14'11"	9'10" and up to 18' in warehouse
POWER	400 Amps, 3 phase	200 Amps
LIGHTING	LED	LED and fluorescent with motion sensors
FLOOR TYPE	Vinyl tile in office and paint over concrete in warehouse	Epoxy over concrete in office and concrete in warehouse
LOADING	(1) Dock and (1) Drive-in door	(1) 10'x12' Loading dock

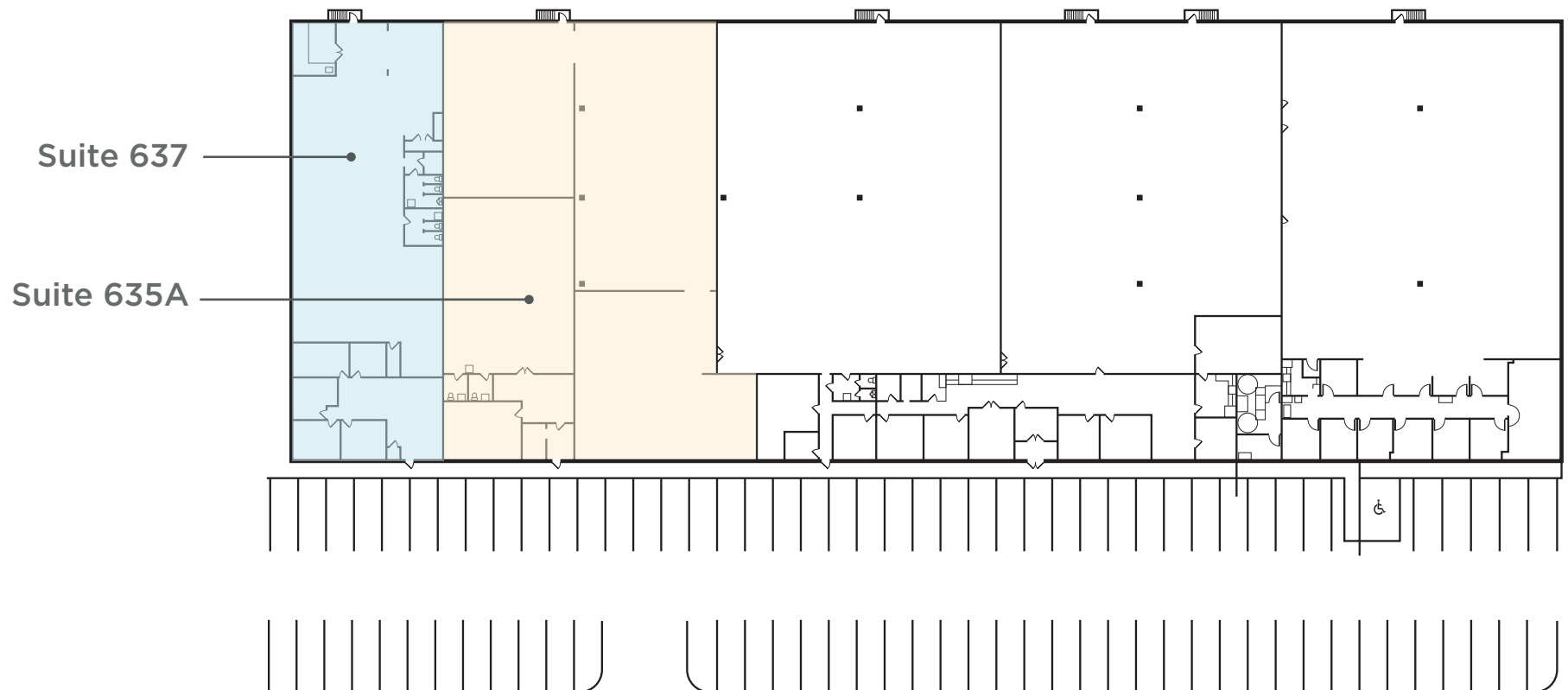
Floor Plan

SUITE 635A

9,823 SF

SUITE 637

5,464 SF



Photos



Location Map



CONTACT

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