


INDUSTRIAL PROPERTY
FOR LEASE

2850 LEWISBERRY RD
YORK HAVEN, PA 17370



Amber Corbo
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 1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

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2850 LEWISBERRY RD

PROPERTY DETAILS

FOR LEASE

\$5.00 - 8.00 SF/YR

OFFERING SUMMARY

Lease Rate	\$5.00 - 8.00 SF/yr (Double Net)
Number of Units	Two (2)
Lot Size	49.2 Acres
Building Size	67,443 SF
Available SF	1,500-16,347 SF

PROPERTY HIGHLIGHTS

- New, available suites for lease
- Additional 5,000 SF manufacturing/warehouse suite available, totaling 10,000 SF of industrial space
- Warehouse, production, and office spaces able to be leased in a variety of ways
- Clean, move in ready warehouse space with one (1) loading dock door
- 3-phase electric

PROPERTY SUMMARY

Address	2850 Lewisberry Rd York Haven, PA 17370
Municipality	Newberry Township
County	York County
Tax Parcel #	39-000-PG-0132-M-00000
Year Built	1979

PROPERTY DESCRIPTION

Conveniently located within minutes of I-83 in Newberry Township, this warehouse and production space is available for lease with the option to expand with additional office suites. One dock door with an open floor plan invites many production users as well as distribution.

BUILDING INFORMATION

# of Floors	One (1)
Restrooms	Five (5): Three (3) in office area Two (2) in production space
Roof	Rubber and Shingle
Ceiling Height	18'
Walls	Drywall
Basement	Partial
Floor Type	Concrete and Carpet
Docks	One (1)

UTILITIES & ZONING


Gas	On-site gas propane tank
Zoning	Commerce Center
HVAC	Electric, Gas, Geothermal
Electrical Capacity	3-phase



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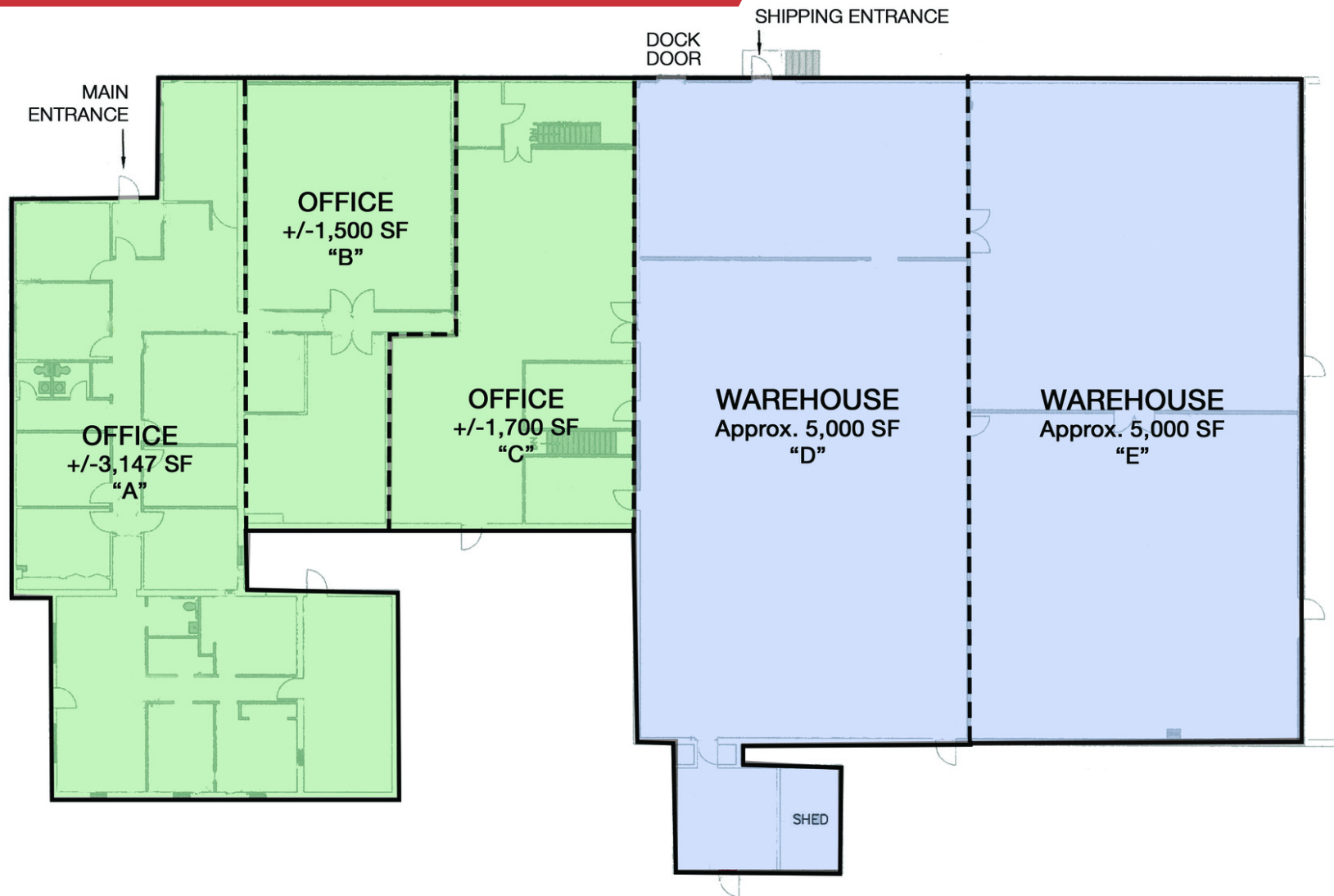
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FLOORPLAN

FOR LEASE
\$5.00 - 8.00 SF/YR



Various leasing options
Contact agent

Scale: 1" = 20'


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2850 LEWISBERRY RD
ADDITIONAL PHOTOS

FOR LEASE
\$5.00 - 8.00 SF/YR



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LOCATION MAP

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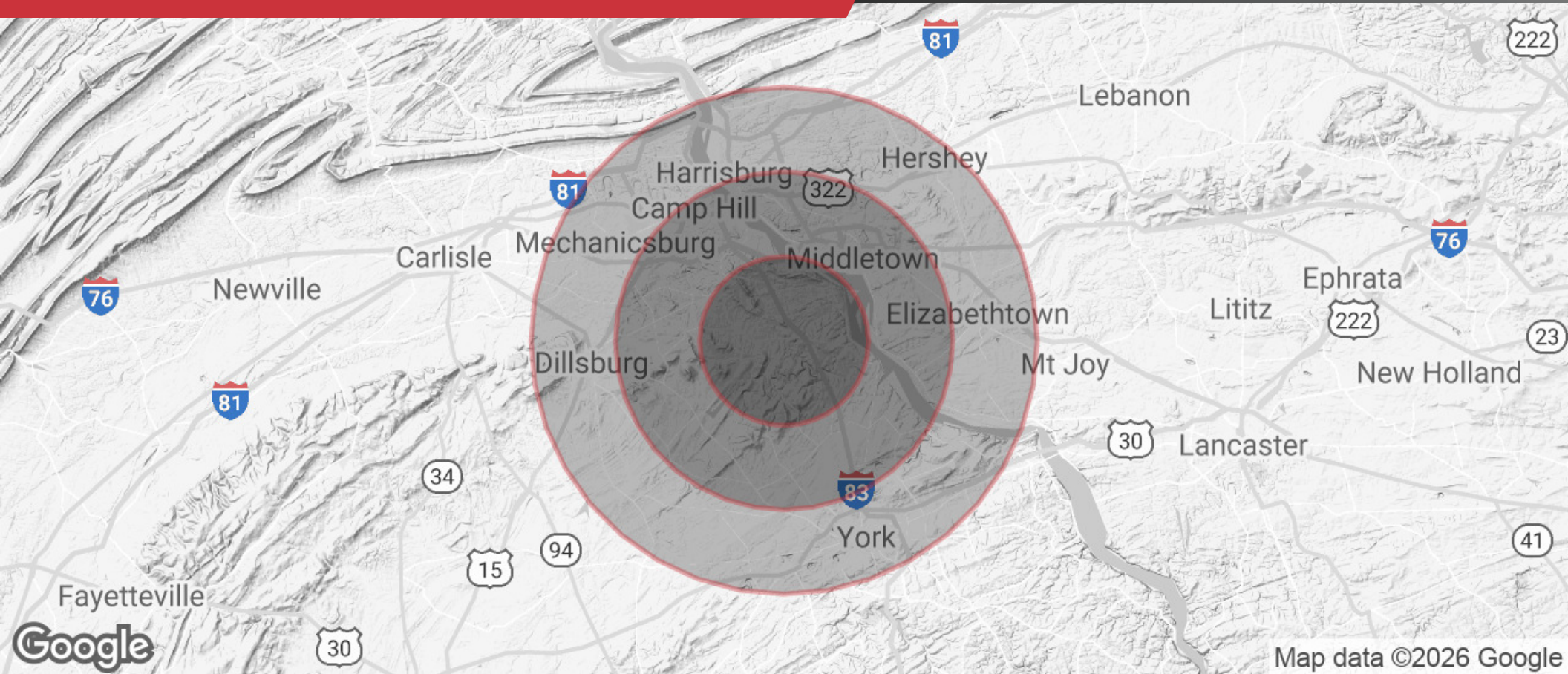
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DEMOGRAPHICS

FOR LEASE
\$5.00 - 8.00 SF/YR



POPULATION

5 MILES	10 MILES	15 MILES
29,692	234,074	720,042



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
11,577	91,182	285,860



INCOME

5 MILES	10 MILES	15 MILES
\$113,174	\$104,374	\$104,192

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