

# 433-435 FICKES SCHOOL RD

YORK SPRINGS, PA, 17372



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OFFERING  
MEMORANDUM  
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# EXECUTIVE SUMMARY



Fully operational, turn-key hydroponic greenhouse facility with significant expansion potential. The property features a state-of-the-art Dutch Venlo glass greenhouse, constructed in June 2014 and designed for efficient, year-round cultivation. Equipped with advanced climate control and automated growing systems, the facility supports consistent, high-yield production. The operation is USDA GAP certified. This offering includes the option to purchase **433 Fickes School Road** adding an additional 52.40-acres for future growth and increased production capacity.

# PROPERTY OVERVIEW

## GREENHOUSE SITE



### 435 Fickes School Rd

**106,000 SF +/-**  
DUTCH VENLO GLASS STRUCTURE

**9,000 SF +/-**  
UTILITY AREA (400 SF WALK-IN COOLER)

**1,900 SF +/-**  
FARMHOUSE

**52.48 AC +/-**

### 433 Fickes School Rd

**1,837 SF +/-**  
FARMHOUSE

**52.40 AC +/-**

#### Zoning

- Agricultural Conservation District (AC)

#### Taxes

- 435 Fickes School Rd \$28,079 / 2025
- 433 Fickes School Rd \$3,660 / 2025
- Enrolled in Clean and Green

#### Investment Highlights

- Fully operational greenhouse facility
- Opportunity to assemble 100 + acres
- Highly automated operations
- Significant expansion potential
- Flexible agricultural zoning
- Residential structures for on-site use
- Strong Mid-Atlantic Location

# PROPERTY INFRASTRUCTURE

## Advanced Greenhouse Infrastructure

- Tempered glass roof and sidewalls for optimal light transmission
- 540 automated climate-control windows regulate temperature and humidity
- White/black energy screens for heat retention and environmental control
- 25 air-circulation fans ensuring uniform growing conditions
- 8.25M BTU boiler system with four heating zones
- 25,000 gallon fuel tank
- Crop-level heating for precise canopy temperature control

## Water and Utilities

- 50 GPM well; 30,000-gallon freshwater storage tank
- 15,000-gallon drain water recovery tank
- 400 AMP single-phase electric service
- Twelve (12) 3-phase converters
- 60 KW backup generator
- Security camera system



# PROPERTY INSIGHT

## Hydroponic Growing System

- Drip irrigation system with 35,496 drippers
- 102 hanging cultivation gutters (~190' each)
- Crop wire system for plant training and support
- Fully automated fertigation (Hortimax controlled)
- High-efficiency production without artificial lighting

## Equipment Included

- 8 scissor lifts
- 10 harvesting trolleys
- Robotic and manual sprayers
- 2 cold foggers
- 2 automated packing machines
- Bucker and trimming equipment

## Operational History

- Seedless cucumbers supplied to Whole Foods
  - 59 stores across 7 states
- Hemp production since 2019
- Year-round production with strong yields

## Ideal Uses

- Hydroponic vegetable production
- Cannabis / medical marijuana cultivation
- Hemp production
- Controlled-environment agriculture



# EXTERIOR PICTURES | GREENHOUSE



# INTERIOR PICTURES | GREENHOUSE



# RADIUS MAP

**HARRISBURG**

28 MILES

**BALTIMORE**

70 MILES

**WASHINGTON DC**

92 MILES

**PHILADELPHIA**

125 MILES

**NEW JERSEY**

175 MILES

**PITTSBURGH**

186 MILES

**NEW YORK**

200 MILES

