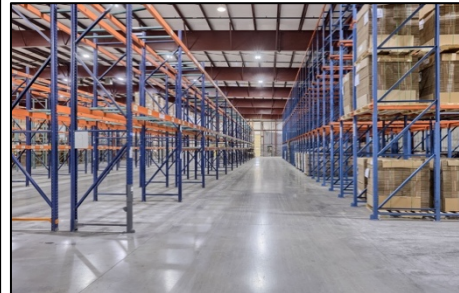
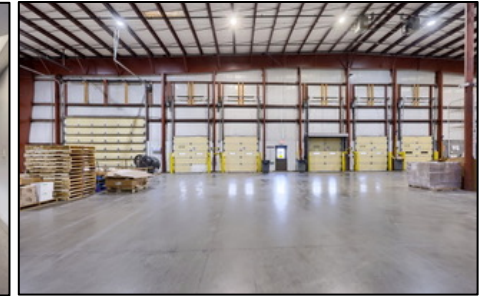


FOR SALE

Modern Warehouse for Sale 62,150 SF Building with 1,800 SF of Office

300 Commerce Drive, New Holland, PA 17557



*For More Information, or a
personal tour, Call:*

Justin Geisenberger, CCIM
717-208-3204 Direct



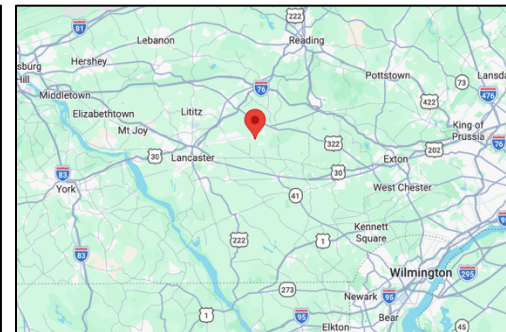
SABLE
Commercial Realty

See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601

717-399-9361

MODERN WAREHOUSE FOR SALE IN LANCASTER COUNTY, PA

Welcome to 300 Commerce Drive, a 62,150 SF modern Industrial Warehouse facility with (5) 9' x 9' dock doors, (1) 12' x 14' overhead door, and (1) 20' x 18' drive-in pit door. The building features modern amenities such as 24-26' Ceiling Heights, 3 Phase Power, and Class IV Fire Sprinkler system; along with office and support areas. This facility is located at the main entrance to the highly sought after New Design Industrial Park in New Holland, PA. This unique opportunity won't last long. Call Sable Commercial Realty today to schedule your showing!



FEATURES:

- Located on a 3.98 Ac. Lot
- Zoned Industrial in Earl Township, PA
- Office: +/- 1,800 SF
- (5) 9' x 9' Dock Doors w. Levelers
- (1) 12' x 14' Overhead Door
- (1) 20' x 18' Drive in Pit Overhead Door
- 18 Trailer Spaces
- Ceiling Heights: 24'-26'
- Class IV Fire Sprinkler System
- Parking area for 18-20 trailers
- Desirable industrial location in Eastern Lancaster County

FOR SALE @ \$8,395,000

Information herein deemed reliable but not guaranteed. Property offered As-Is. Neither Owner or Broker shall be liable for errors or omissions. Some facts and data are from third party sources. Buyer is responsible for verifying all property facts and conditions prior to purchase.

FOR SALE**300 Commerce Dr., New Holland, PA 17557****PROPERTY SUMMARY**

PROPERTY SUMMARY	300 Commerce Dr. New Holland, PA 17557
MUNICIPALITY:	Earl Township
TAX PARCEL ID#:	190-15280-0-0000
DEED REFERENCE #:	5142604
CONSTRUCTION:	Block Masonry, Aluminum Siding, Steel, Concrete, Metal Roof
YEAR BUILT:	2004
# STORIES:	Single Story Building
SQUARE FOOTAGE TOTAL	62,150 SF +/-
OFFICE AREA	1,800 SF +/-
ACREAGE	3.98 Acres
ZONING	Industrial
REAL ESTATE TAXES 2026 EST.	\$36,260.92
PARKING	Total of 27 lined spaces for vehicle parking; +/- 15 trailer spaces.
UTILITIES	Electric, Natural Gas, Public Water and Sewer.
HVAC	Office: Central A/C; Warehouse: Gas Hung Ceiling Heaters
ELECTRIC	3 phase
ROOF	Metal
COLUMN SPACING	50 ft.
CEILING HEIGHTS	24-26' clear in warehouse
RESTROOMS	Individual Men's/Women's Restrooms
CURRENT USE	Food Product Distribution
DOCKS/DOORS	(5) 9'x9' loading docks and (1) 12'x14' drive-in door + (1) 20'x18' drive-in pit door
SPRINKLERED	Class IV Wet Sprinkler
ACCESSIBILITY	Building entry is grade level. Restrooms are ADA accessible.
DEEDED OWNER:	AEGIS SINDALL PROPERTIES LP

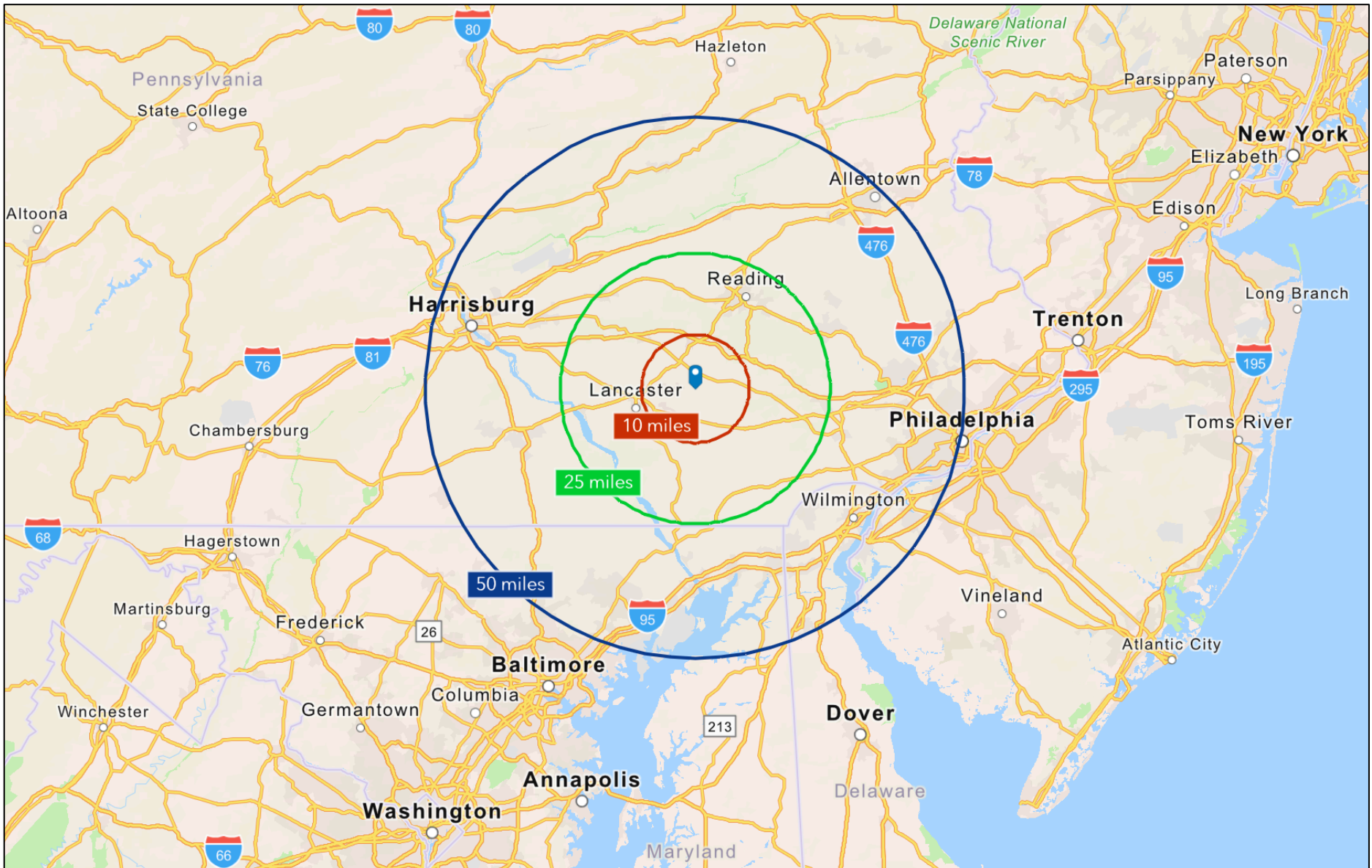


FOR SALE

300 Commerce Dr., New Holland, PA 17557



MARKET RADIUS MAP

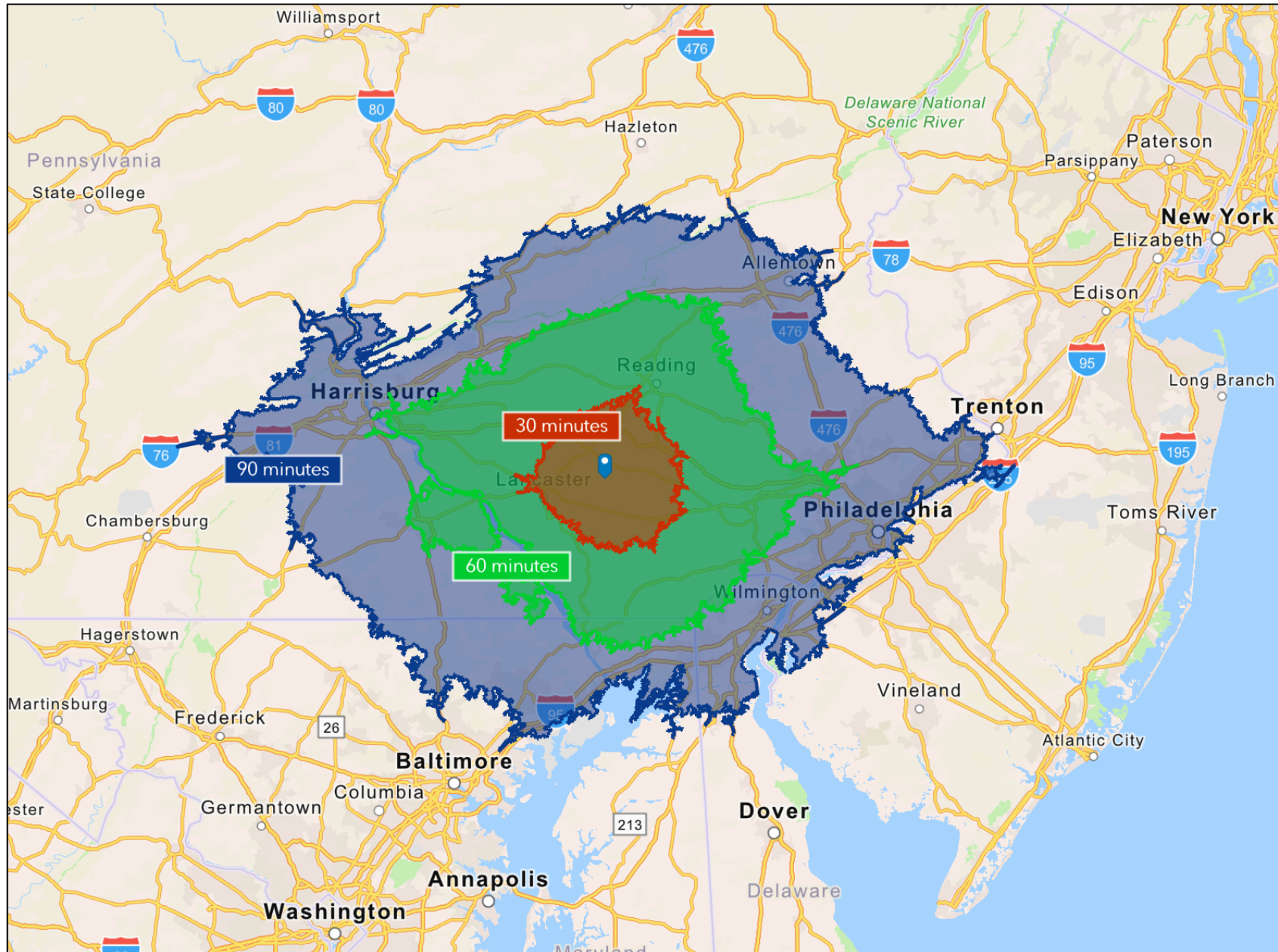


FOR SALE

300 Commerce Dr., New Holland, PA 17557



ONE, TWO AND THREE-HOUR DRIVE TIME RADIUS MAP

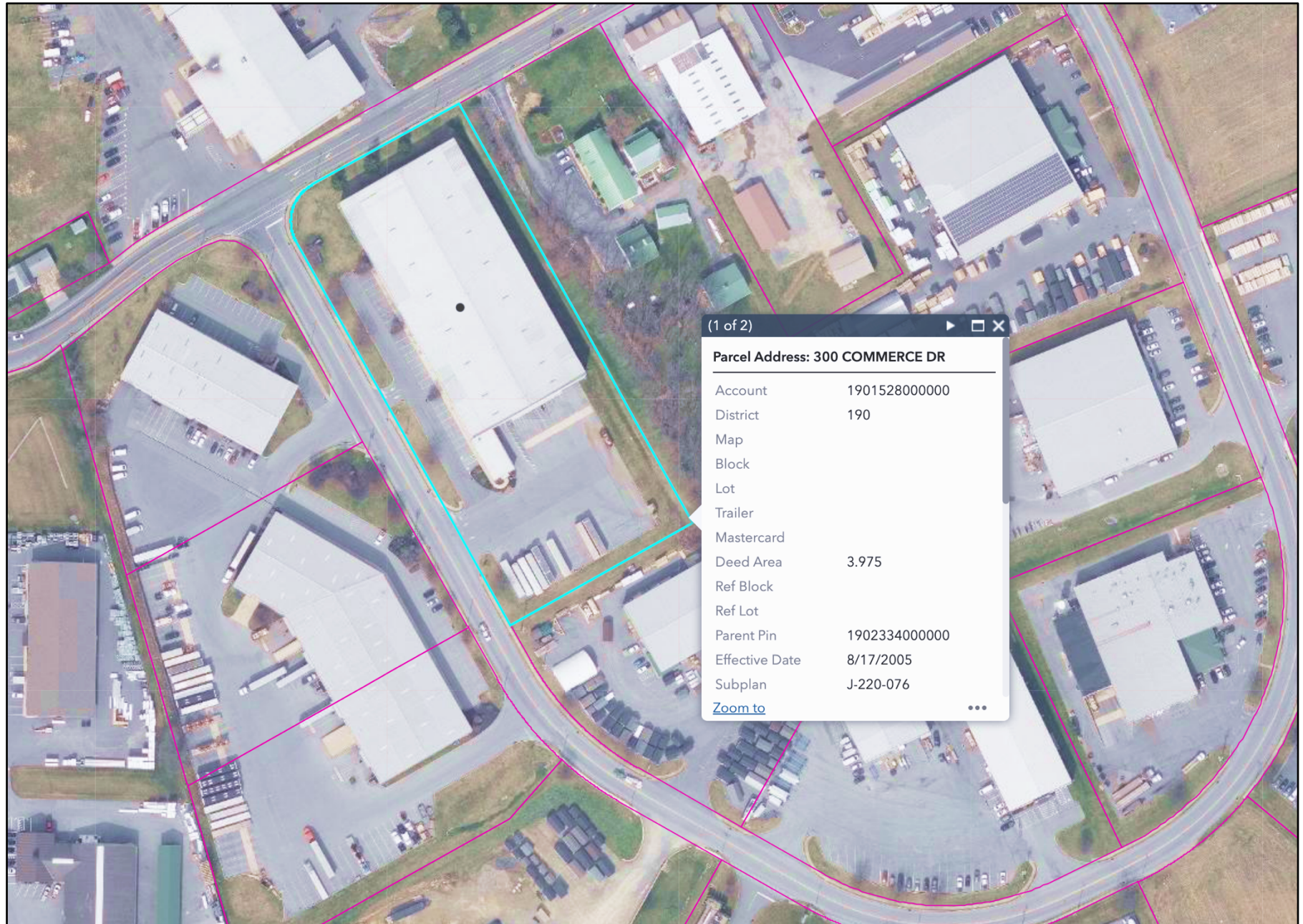


FOR SALE

300 Commerce Dr., New Holland, PA 17557



Tax Parcel ID: 190-1528-0-0000. LOT is 3.975 AC.

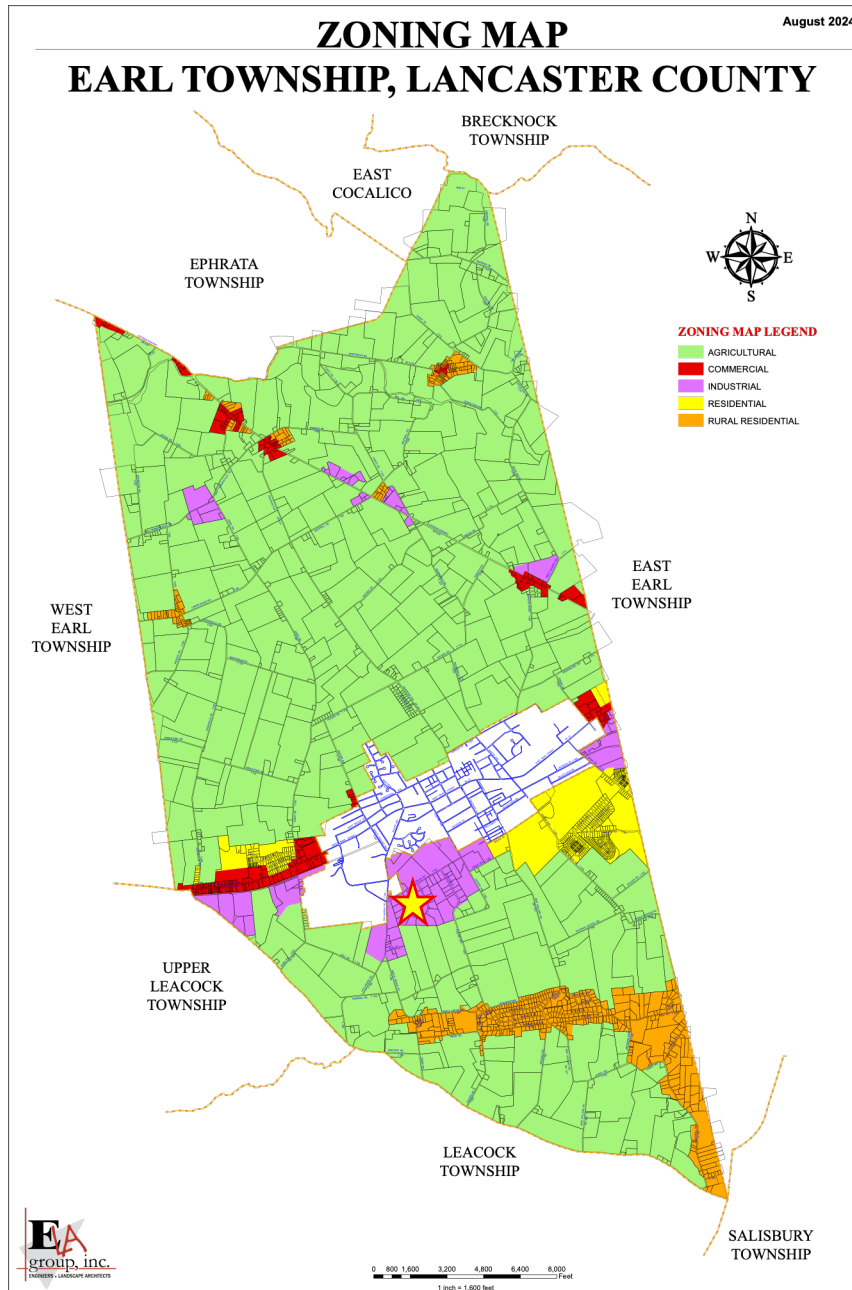


FOR SALE

300 Commerce Dr., New Holland, PA 17557

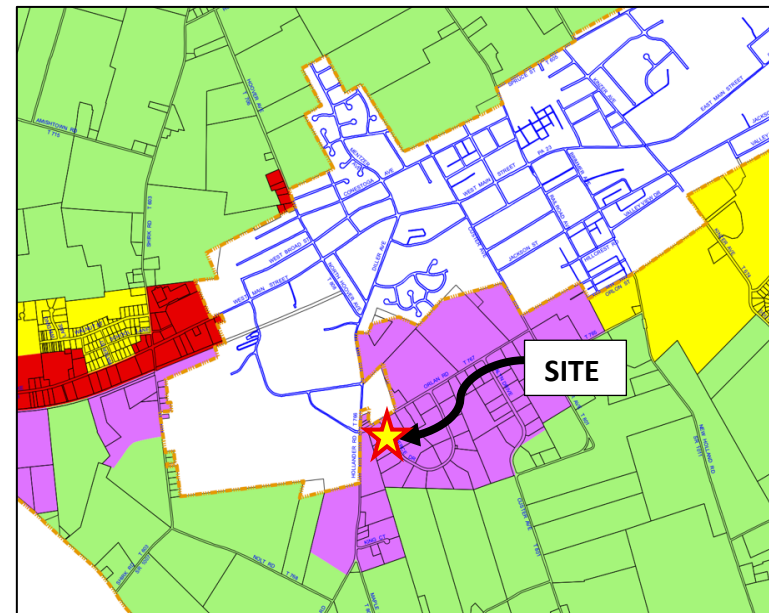


ZONING INFORMATION
Property is Zoned Industrial in East Earl Township, PA



ZONING MAP LEGEND

- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL



The information herein is provided as a convenience to Buyer, however, neither Seller nor listing agent make any representation as to allowed uses. Please contact the East Earl Township Zoning Office to verify your intended use and for all zoning related questions. It is in the Municipal Building at 4610 Division Highway, East Earl, PA. Hours are 8 AM to 1 PM Monday through Friday. Phone number for the Zoning Officer is **717-354-5593, Extension 3**.

Lancaster County Demographic Statistics

2025 Population

566,429

2024 Population

563,293

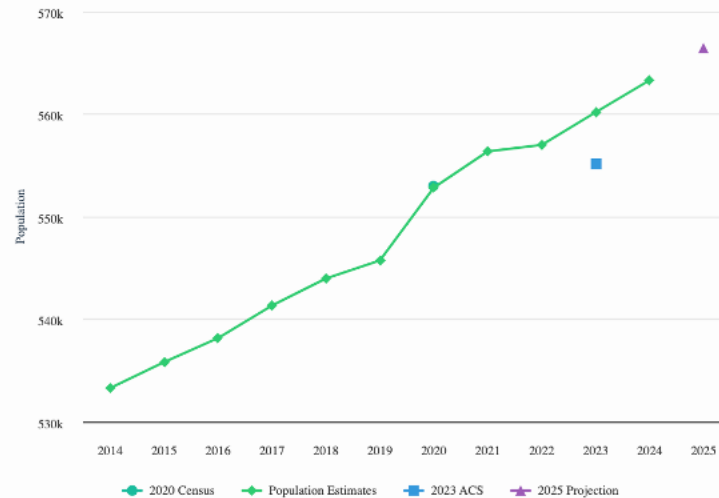
Median Age

39.1 years

Median Income

\$83,703

Lancaster County Population Trends



Sources:

- United States Census Bureau. [P2 Hispanic or Latino, and Not Hispanic or Latino by Race](#). 2020 Census State Redistricting Data (Public Law 94-171) Summary File. August 2021.
- United States Census Bureau. [Annual Estimates of the Resident Population](#): April 1, 2020 to July 1, 2024. Population Division. May 2025.
- United States Census Bureau. [2023 American Community Survey 5-Year Estimates](#). December 2024.
- Cubit Planning. [2025 Population Projections](#). December 2024.

[Check out our FAQs](#) for more details.

2025 Projected Population

The 2025 projected population for Lancaster County is 566,429. This projection assumes an annual rate of change of 0.6%, consistent with the population change from 2023 to 2024 according to the US Census Bureau's 2024 Population Estimates Program.

2024 Population

With 563,293 people, Lancaster County is the 6th most populated county in the state of Pennsylvania out of 67 counties according to the most current US Census data. But watch out, Lancaster County, because [Chester County](#) with 560,745 people and [York County](#) with 471,240 people are right behind you.

Race & Ethnicity

The largest Lancaster County racial/ethnic groups are White (79.8%) followed by Hispanic (11.3%) and Black (3.4%).

Median Income

In 2023, the median household income of Lancaster County households was \$83,703. Lancaster County households made slightly more than [Monroe County](#) households (\$82,374) and [York County](#) households (\$82,238). However, 5.6% of Lancaster County families live in poverty.

Median Age

The median age for Lancaster County residents is 39.1 years young.

FOR SALE

300 Commerce Dr., New Holland, PA 17557



DEMOGRAPHIC SUMMARY 25 MILE RING

DEMOGRAPHIC SUMMARY

300 Commerce Dr, New Holland, Pennsylvania, 17557 2

Ring of 25 miles

KEY FACTS

1,193,398

Population



448,039

Households

40.3

Median Age

\$69,469

Median Disposable Income

EDUCATION

10.3%

No High School Diploma



33.4%

High School Graduate



21.6%

Some College/ Associate's Degree



34.7%

Bachelor's/Grad/ Prof Degree

INCOME



\$86,098

Median Household Income



\$43,319

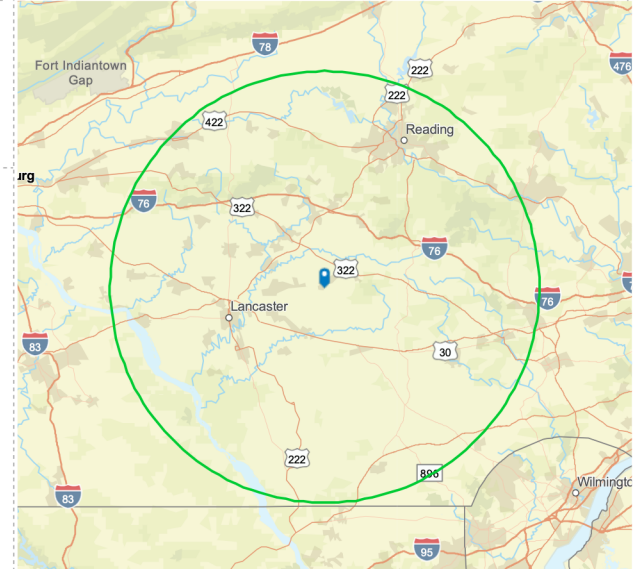
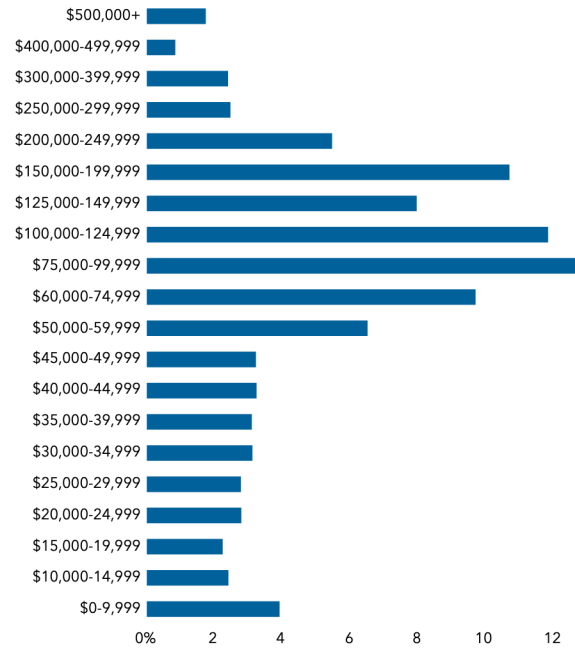
Per Capita Income



\$289,072

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar



Blue Collar



Services

62.8%

25.5%

15.1%

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

TO POTENTIAL BUYERS AND BUYER AGENTS:

This Property is sold AS-IS and not based upon any representation or information provided by Seller or Agent.

The information in this brochure has been provided to the best of Seller's and Agent's knowledge, however, this information cannot be guaranteed. Some information is provided by 3rd party or outside sources. Property data and conditions can change during the course of a listing; and while the Listing Agent attempts to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective buyer verify information and details that are important to them in any intended purchase of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Seller nor Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Buyer should never rely on marketing materials alone to verify property facts or conditions. Seller cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be current. Neither Seller nor Agent shall be liable for any errors or omissions in the aforesaid information.

Listing Agent is solely the representative of the Seller in any contemplated transaction. Listing Agent may still submit offers on a Buyer's behalf, but doing so does not imply representation of Buyer. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation. We want you to be an informed Buyer.

We welcome cooperation with Buyer's Agents. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly with any questions regarding co-broke compensation.

Please note that if a Co-Broke fee is applicable, our Co-Broker policy requires Buyer Agents to arrange and attend the initial showing and all subsequent visits or meetings, as well as conduct all Buyer follow-up, in order to receive a fee. Once we have shown a property to a prospect, presented the property details, or spent substantial time with a prospective buyer, an after-the-fact request by a Buyer Agent for compensation may not be honored.

Buyers who intend to be represented by a Buyer Agent must have your Agent contact us in advance to arrange the first showing or Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Buyer's Agent should always verify any co-broke fee prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may be applicable.