



Available For Lease

**2969-2975 Lincoln Hwy E,
Lancaster, PA 17529**



Property Summary

2896–2975 Lincoln Hwy E, Lancaster, PA 17529 presents a multi-building industrial opportunity totaling approximately 27,000 SF across three structures ($\pm 3,000$ SF, $\pm 21,000$ SF, and $\pm 3,000$ SF) on a 7.37-acre site. Originally constructed and renovated in 2011 and 2021, the property offers strong functionality with 14 total drive-in doors and clear heights ranging from 14'3" to 31'6", including sections at 17'6", 20', and 14'. The expansive site layout supports flexible operations, outdoor storage, and vehicle circulation. Zoned Village Commercial (uses to be confirmed), this property provides a versatile platform for industrial or service-oriented users in a highly visible Lancaster County corridor.



PROPERTY SPECS

Address: 2969-2975 Lincoln Hwy E, Lancaster,
PA 17529

Type: Industrial

Total SF: 27,389

Acreage: 7.37

Year Built/Renovated: 2011/2021

Drive-ins: 14

Clear Height: 31'

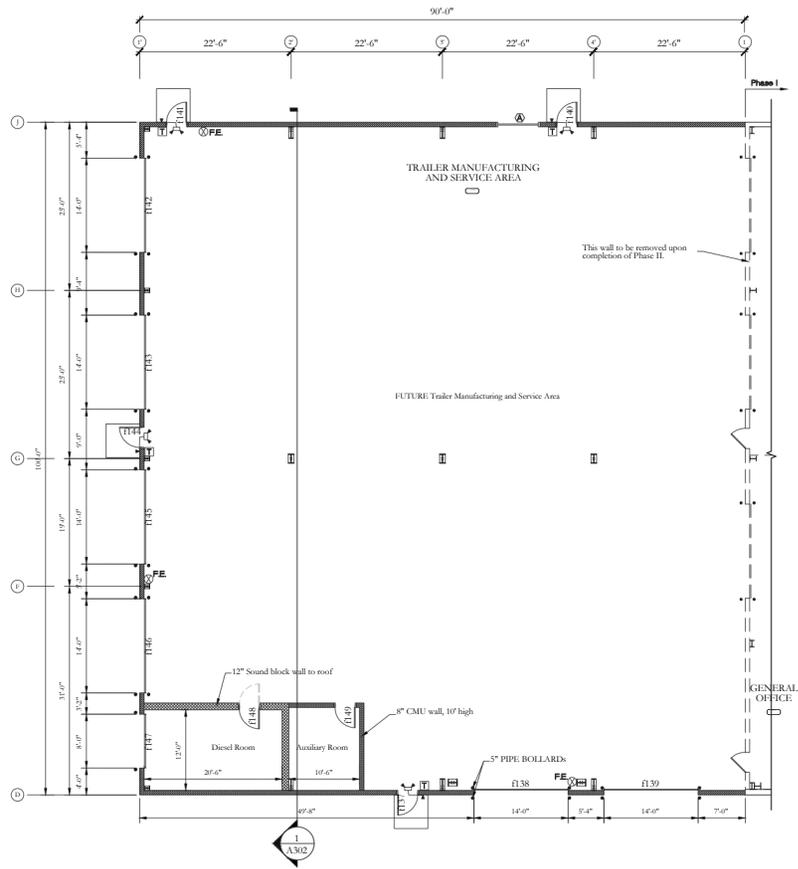
Zoning: *Call Leasing Agent for Specifics







FLOOR PLAN - 2969 Lincoln Highway East (Warehouse)



1 FLOOR PLAN PHASE 2
 1" = 1'-0"

WALL KEY PLAN	
	8" CMU WALL SEE ELEVATIONS UNINSULATED PEBB WALL ABOVE W14 - 21# STEEL 2x6 WALL STUDS
	W24 - 21# STEEL 2x6 WALL STUDS
	W26 - 4# STEEL 2x6 WALL STUDS
	W24 - 6# STEEL 2x6 WALL STUDS
	W24 - 6# STEEL 2x6 WALL STUDS FULL HEIGHT 26GA LINER PANEL
	6" STEEL STUD WALL 5" EXT. GWB OUTSIDE 4" SPLIT FACE VENEER
	8" CMU WALL 4" SPLIT FACE VENEER UNINSULATED PEBB WALL ABOVE
	8" REIN. CMU WALL-2HR RATED

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NEW BUILDING FOR
PINE HILL MANUFACTURING
 CORPORATION
 LEACOCK TOWNSHIP, LANCASTER COUNTY

REVISIONS:	
1-AS FOR REVIEW	4.29.2011
1-REV.	5.10.2011
2-CHANGED RESTROOM	5.27.2011
ADDED DIMS	5.27.2011
3-AS BUILT	10.10.2011

PRO.#	11007
DATE	4.29.2011
SCALE	1" = 1'-0"
DRAWN BY	J. PETERHARD
REV. BY	
SHEET	TRUCK TRAP 2

AS BUILT **A102**

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Prime Industrial Location - Lancaster, PA

2969–2975 Lincoln Highway East is strategically positioned along one of Lancaster County's most active commercial and industrial corridors. The property offers direct frontage on US-30 (Lincoln Highway East), providing immediate access to Route 222 and Route 283, and seamless connectivity to I-76 (Pennsylvania Turnpike) and the broader Central Pennsylvania region. This location supports efficient regional distribution to Harrisburg, York, Reading, and the greater Philadelphia market. Situated within a high-traffic commercial corridor surrounded by established retail, service businesses, and industrial users, the site benefits from strong visibility, workforce accessibility, and proximity to dense residential communities. The property is well-suited for warehousing, service operations, flex industrial, and commercial uses seeking strategic highway access within Lancaster's growing market.

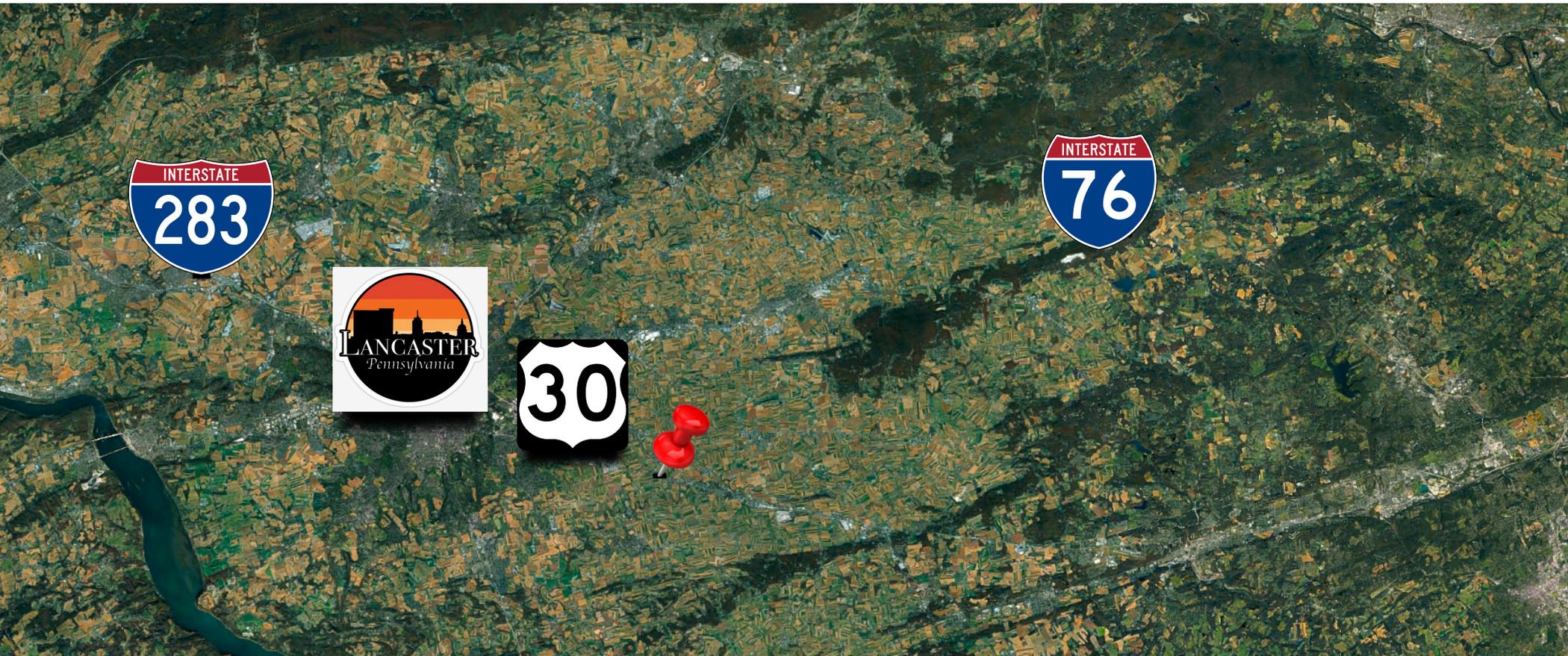
Distances

US-30 (Lincoln Hwy E): 0.1 Miles

Route 283: 3.5 Miles

Downtown Lancaster: 4.0 Miles

I-76: 8.5 Miles





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Vice President Of Acquisitions



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