

INDUSTRIAL
FOR SALE

35 INDUSTRIAL RD
ELIZABETHTOWN, PA 17022

amazon



Jack Shepley
jshepley@ipg-cir.com | 717 645 2254

Aaron Albright
aalbright@ipg-cir.com | 717 602 9477



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

35 INDUSTRIAL RD

PROPERTY DETAILS

FOR SALE
SUBJECT TO OFFER

OFFERING SUMMARY

Sale Price	Subject To Offer
Lot Size	2.55 Acres

PROPERTY SUMMARY

Address	35 Industrial Rd Elizabethtown, PA 17022
Municipality	West Donegal Township
County	Lancaster County
Tax Parcel #	160-028585-0-0000
Zoning	Industrial
Electric	PPL

PROPERTY DESCRIPTION

Single tenant, fully leased Industrial Outdoor Storage (IOS) site currently utilized as a mission critical, off-site parking lot supporting the Amazon last-mile delivery station known as DPH7 across the street.

LOCATION DESCRIPTION

Located within the established Conewago Industrial Park in Elizabethtown, PA, just three (3) miles from Rt. 283 and 10 miles from the PA Turnpike.

PROPERTY HIGHLIGHTS

Tenant	Amazon.com Services, LLC (Guaranteed by Amazon.com, Inc.)
Lease Information	NNN lease - Contact Agent for details
Configuration	194-space auto/delivery van parking lot
Planned Upgrades	Tenant plans to complete several site upgrades in 2025, demonstrating their commitment to the site. These include a 2,000 AMP, 480v3-phase electrical service, 114 EV chargers, and perimeter fencing and gates
Construction Design	Development of the site was maximized by installing two (2) underground infiltration basins with water quality filtration devices in the corners of the property. This design yielded the most usable area, and positions the site for the potential to further develop the property with vertical construction of a building
Paving	4.5" base course + 1.5" wearing course
Lighting	LED site lighting serviced by PPL electric service



Jack Shepley
jshepley@ipg-cir.com | 717 645 2254

Aaron Albright
aalbright@ipg-cir.com | 717 602 9477

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

35 INDUSTRIAL RD

LOCATION MAP

FOR SALE
SUBJECT TO OFFER



Jack Shepley
jshepley@ipg-cir.com | 717 645 2254

Aaron Albright
aalbright@ipg-cir.com | 717 602 9477

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



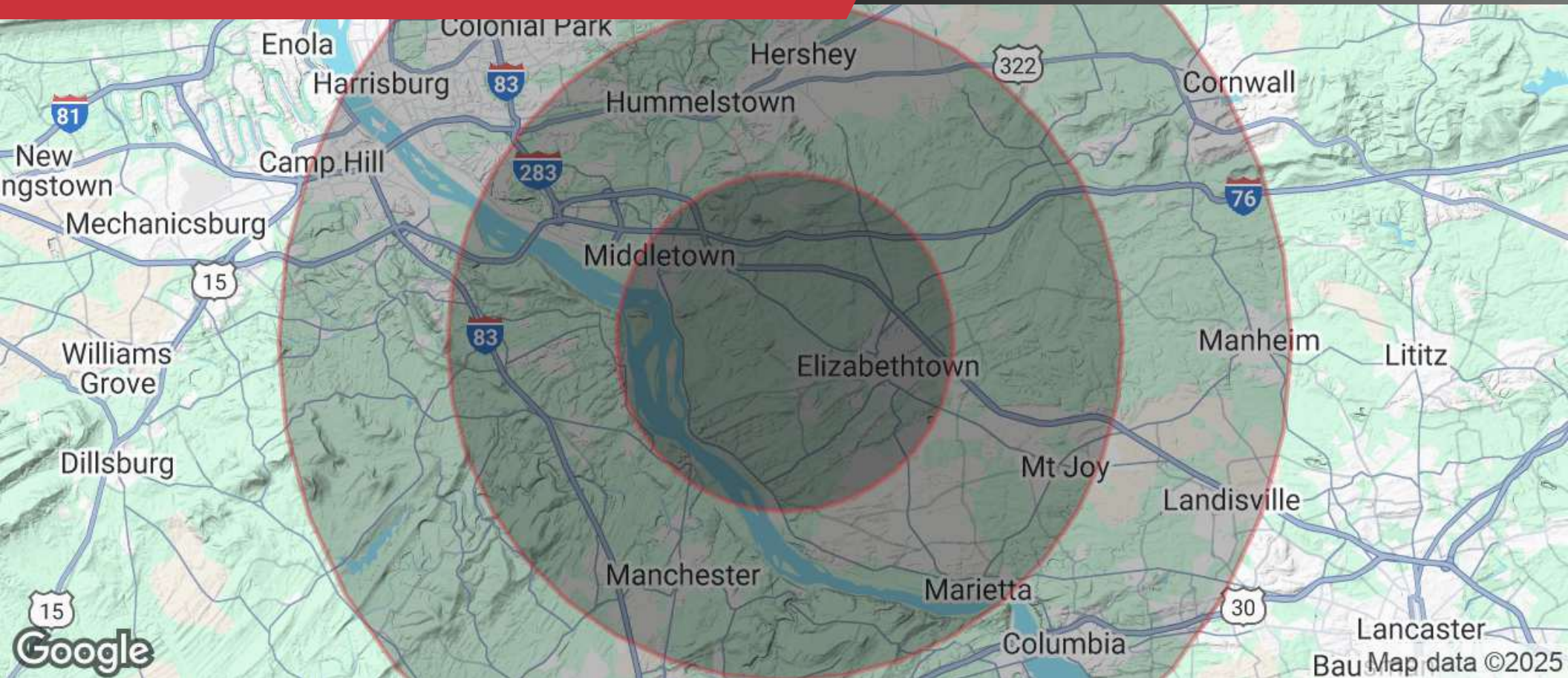
1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

35 INDUSTRIAL RD

DEMOGRAPHICS

FOR SALE
SUBJECT TO OFFER



POPULATION

5 MILES	10 MILES	15 MILES
44,256	179,532	604,004



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
17,516	70,089	242,158



INCOME

5 MILES	10 MILES	15 MILES
\$100,143	\$108,024	\$101,526

Jack Shepley
jshepley@ipg-cir.com | 717 645 2254

Aaron Albright
aalbright@ipg-cir.com | 717 602 9477



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A