

LAND FOR SALE

NEW VIEW BUSINESS PARK - LOT 2 C LEWISBERRY, PA 17339



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070

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1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

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NEW VIEW BUSINESS PARK - LOT 2 C

PROPERTY DETAILS

FOR SALE

\$1,260,000

OFFERING SUMMARY

Sale Price	\$1,260,000
Lot Size	8.61 Acres

PROPERTY SUMMARY

Address	Goodman Drive, Lot 2 C Lewisberry, PA 17339
Municipality	Fairview
County	York
Tax Parcel #	27000QG0120.WO

PROPERTY DESCRIPTION

A very unique opportunity to purchase a pad-ready site with the ability to construct and own up to 18,000 SF. Flex building potential on an 8.61-acre site located in the New View Business Park.

LOCATION DESCRIPTION

Property is located in Fairview Township along Industrial Drive. The property has direct access to I-83 via Exit 35. Amazon, Chewy, Fedex Hub, Georgia Pacific, Broder Brothers, and many other national firms with operations in the immediate area.

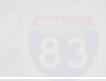
PROPERTY HIGHLIGHTS

- Pad-ready site for up to 18,000 SF
- Great highway access; directly off exit ramp
- Light industrial, flex, commercial, and wholesale
- New Sheetz directly adjacent to site opening 2026

PROPERTY INFORMATION

Property Taxes	To be determined; upon construction completion
Drive-Ins	To be determined by buyer
Traffic Counts	I-83 North and South - 72,134 ADT

UTILITIES & ZONING

Zoning	 CB - Commercial Business; permits light industrial, wholesaling, research and development, medical clinic, retail, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

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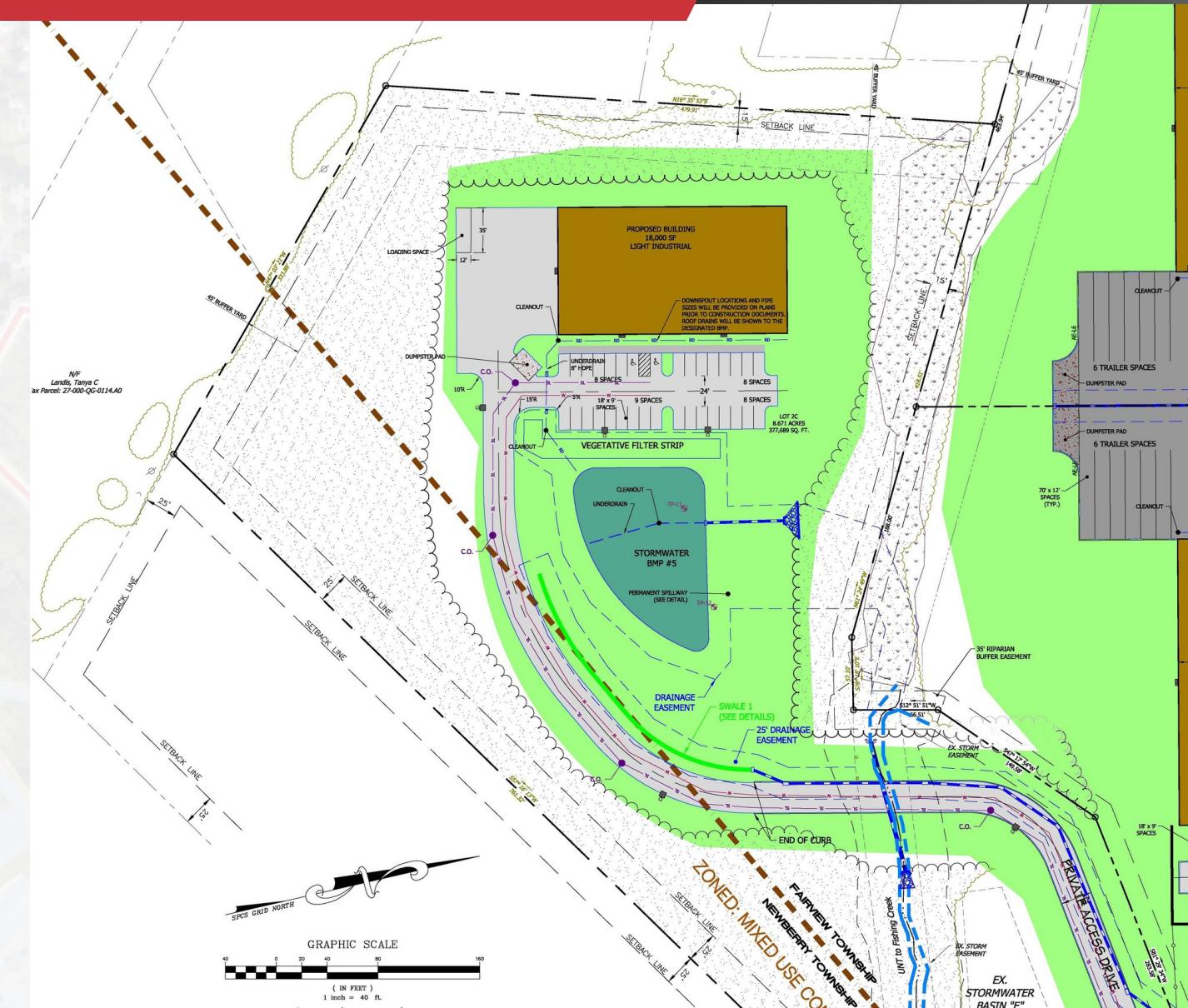
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NEW VIEW BUSINESS PARK - LOT 2 C

LOT 2 C BUILDING PLAN

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The logo for Circommercial, featuring a white circular icon with a stylized 'C' or arrow shape inside, followed by the company name in a white sans-serif font.

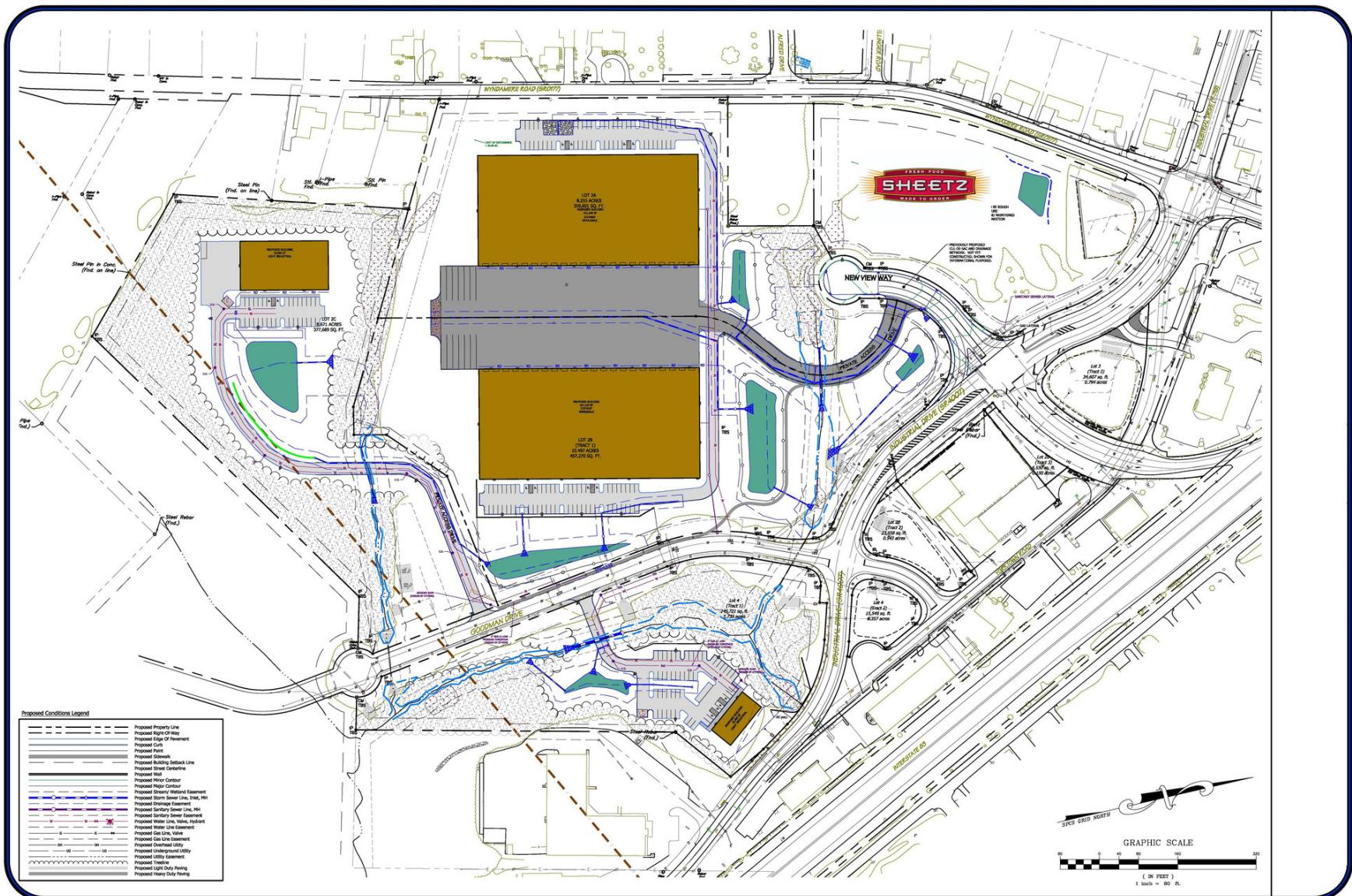
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NEW VIEW BUSINESS PARK - LOT 2 C

OVERALL DEVELOPMENT PLAN

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NEW VIEW BUSINESS PARK - LOT 2 C

RETAIL MAP

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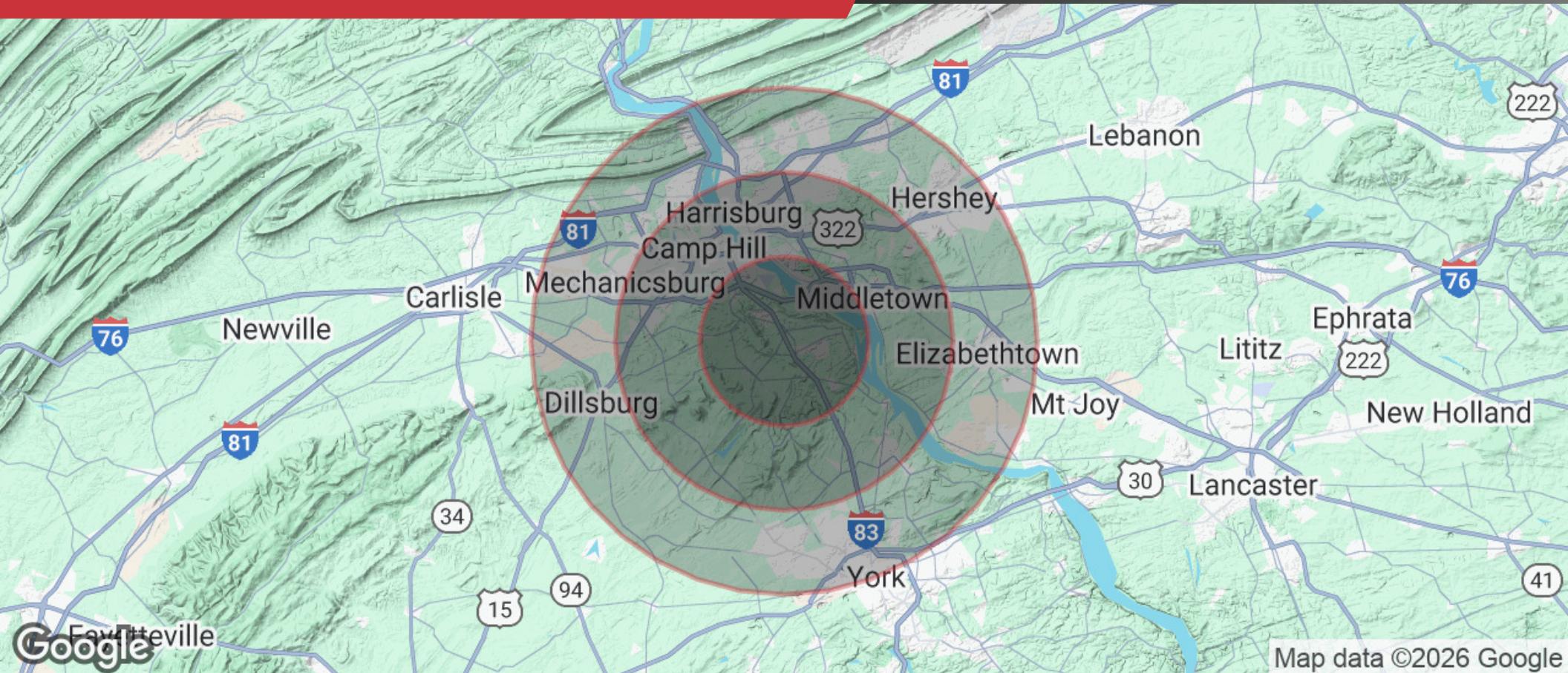
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NEW VIEW BUSINESS PARK - LOT 2 C

DEMOGRAPHICS

FOR SALE

\$1,260,000



POPULATION

5 MILES	10 MILES	15 MILES
49,015	321,460	628,145



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
19,920	128,747	250,756



INCOME

5 MILES	10 MILES	15 MILES
\$107,402	\$101,909	\$106,645

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