

INDUSTRIAL PROPERTY  
**FOR SALE**

**571 INDUSTRIAL DRIVE**  
LEWISBERRY, PA 17339



**Daniel J. Alderman**  
dalderman@naicir.com | 717 761 5070 x132



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



# 571 INDUSTRIAL DRIVE

## PROPERTY DETAILS

# FOR SALE

## \$575,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$575,000
<b>Real Estate Taxes</b>	\$12,168.26
<b>Lot Size</b>	2 Acres
<b>Building Size</b>	7,150 SF (includes unfinished second floor)
<b>Available</b>	May 2025

### PROPERTY SUMMARY

<b>Address</b>	571 Industrial Drive Lewisberry, PA 17339
<b>Municipality</b>	Fairview
<b>County</b>	York
<b>Tax Parcel #</b>	27-000-QF-0147-P0-00000
<b>Year Built</b>	1988

### PROPERTY HIGHLIGHTS

- One dock and one drive-in door (7'8" x 9'10")
- Partially fenced lot
- Unfinished second floor of about 1,575 SF
- Located in Fairview Industrial Park

### PROPERTY DESCRIPTION

This highly sought-after building offers a unique blend of office, showroom, warehouse, and shop space on a generous two-acre corner lot. The property is competitively priced and features a 2,300 SF warehouse area along with a 1,575 SF parts area, complete with one dock door and one drive-in door. There is potential to expand the warehouse area to a total of 3,875 SF by removing the parts area. Alternatively, if the second floor is demolished to increase the warehouse height, the building square footage decreases to 5,575 SF.

The office space encompasses 1,700 square feet and includes a reception area, showroom, three offices, and two spacious workrooms. This versatile property is perfect for businesses seeking a well-appointed space that can be tailored to meet their specific requirements.

### UTILITIES & ZONING

<b>Zoning</b>	IB - Industrial Business
<b>Zoning Description</b>	Check zoning ordinance for a complete list of permitted uses.
<b>Gas</b>	Available
<b>Water</b>	Well. Occupant uses bottled water; wells in the area have been known to contain PFAS.
<b>Sewer</b>	Septic

### BUILDING AND LAND INFORMATION

<b>Construction</b>	Masonry and frame
<b># of Floors</b>	One; plus 1,575 SF second floor
<b>Restrooms</b>	Two
<b>HVAC</b>	Gas hot air and electric AC. One warehouse heating unit has been replaced. The non-working unit is still in place.
<b>Electrical Capacity</b>	400 amps
<b>Lighting</b>	LED and fluorescent
<b>Roof</b>	Shingle. Roof over high ceiling part of building was replaced four to five years ago.
<b>Ceilings</b>	9' and 16'
<b>Ceiling Description</b>	Drywall
<b>Walls</b>	Drywall
<b>Floor Type</b>	Tile, carpet, concrete, and wood
<b>Basement</b>	None
<b>Business ID Sign</b>	Yes
<b>Docks</b>	One
<b>Drive-Ins</b>	One; 7'8" x 9'10"
<b>Topography</b>	Gradual
<b>Parking</b>	11 lined spaces; additional available
<b>Fencing</b>	Partially fenced lot

**Daniel J. Alderman**

dalderman@naicir.com | 717 761 5070 x132

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



# 571 INDUSTRIAL DRIVE

## EXTERIOR PHOTOS

FOR SALE  
\$575,000



**Daniel J. Alderman**  
dalderman@naicir.com | 717 761 5070 x132

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](http://circommercial.com)

**NAICIR**



# 571 INDUSTRIAL DRIVE

## INTERIOR PHOTOS

FOR SALE  
\$575,000



**Daniel J. Alderman**  
dalderman@naicir.com | 717 761 5070 x132

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**

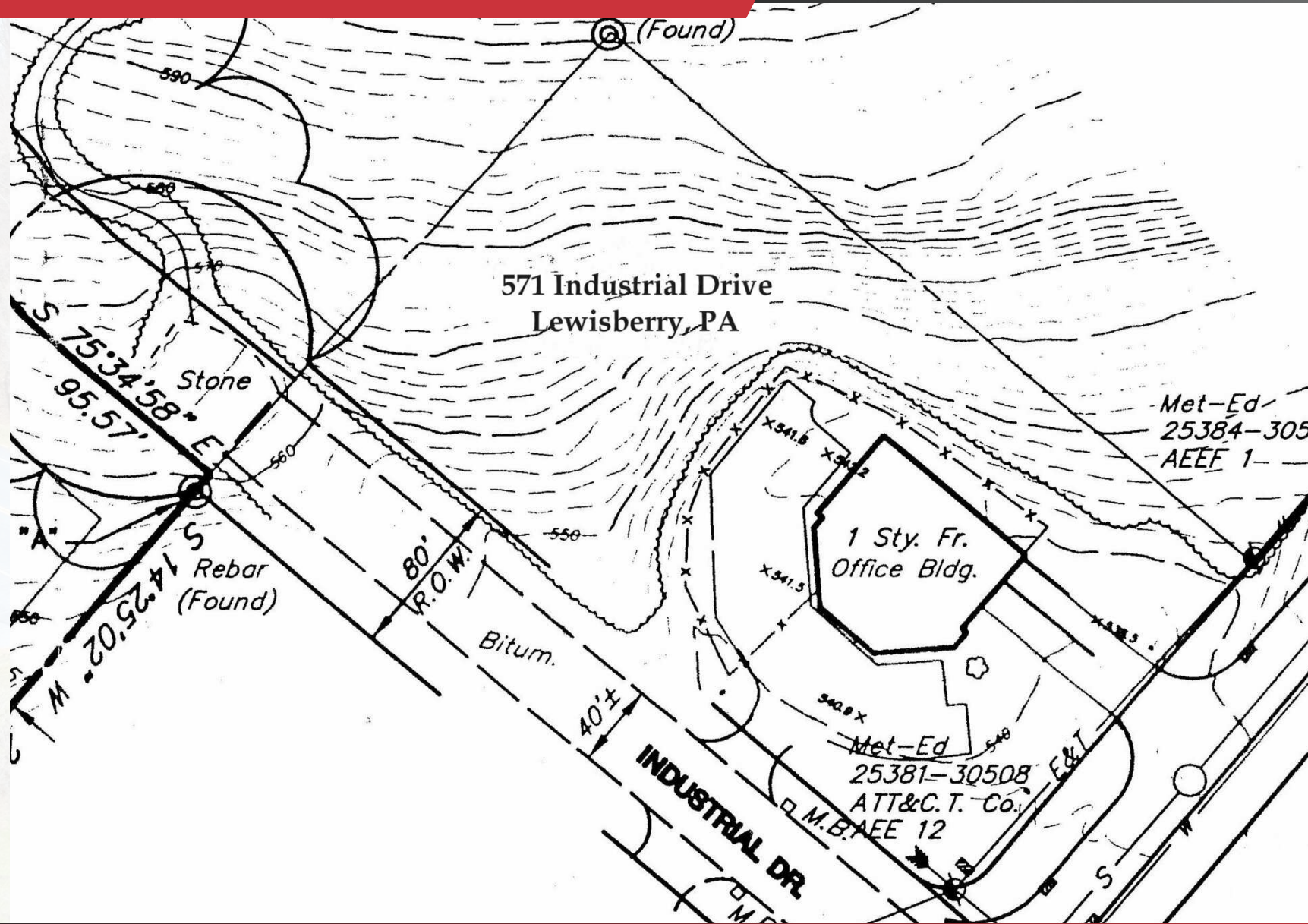


# 571 INDUSTRIAL DRIVE

SITE PLAN

# FOR SALE

\$575,000



Daniel J. Alderman

dalderman@naicir.com | 717 761 5070 x132

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

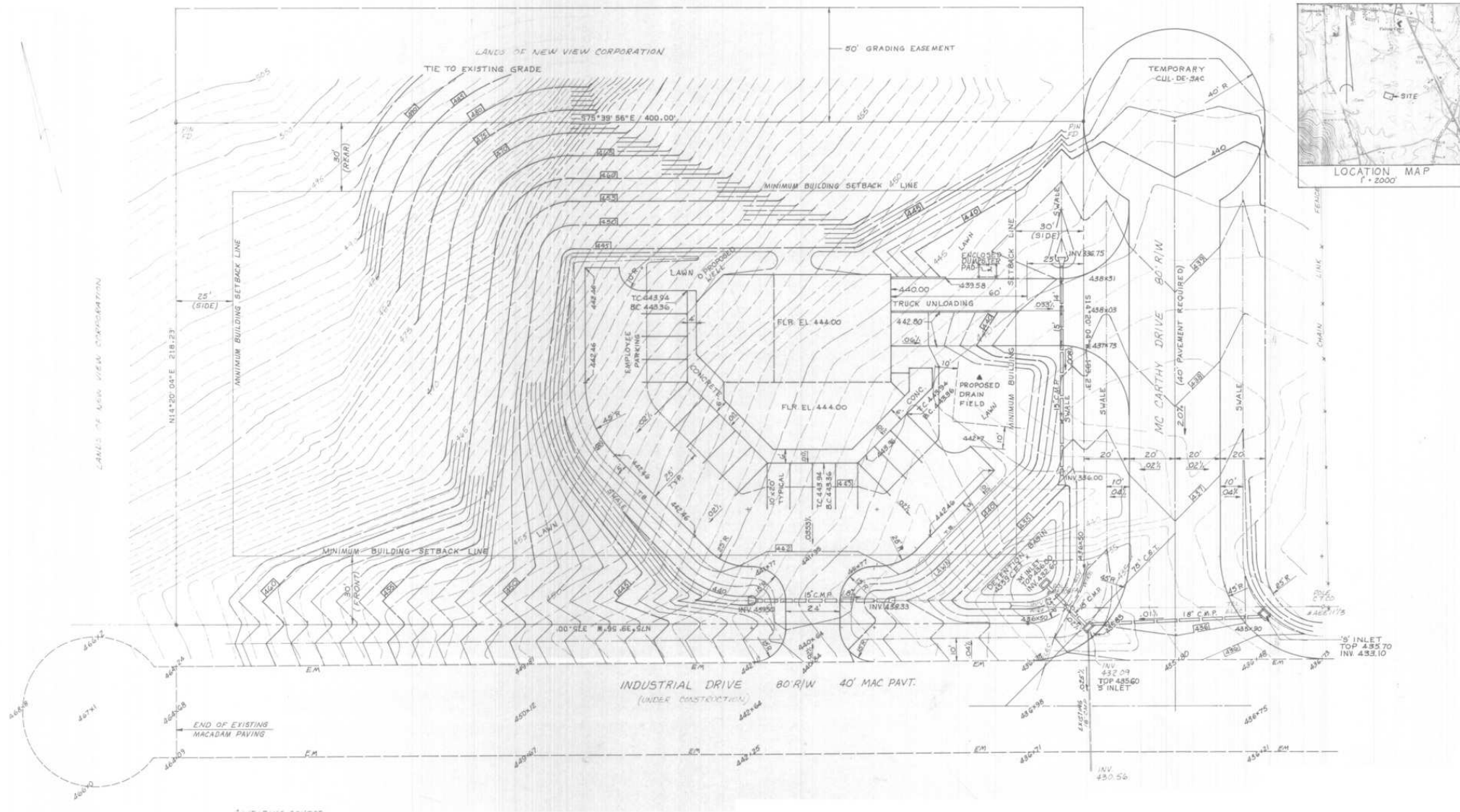
# NAICIR

# 571 INDUSTRIAL DRIVE

## SITE DEVELOPMENT PLAN

# FOR SALE

\$575,000



Daniel J. Alderman  
dalderman@naicir.com | 717 761 5070 x132



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




# 571 INDUSTRIAL DRIVE

## RETAILER MAP

FOR SALE  
\$575,000



Daniel J. Alderman  
dalderman@naicir.com | 717 761 5070 x132

 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

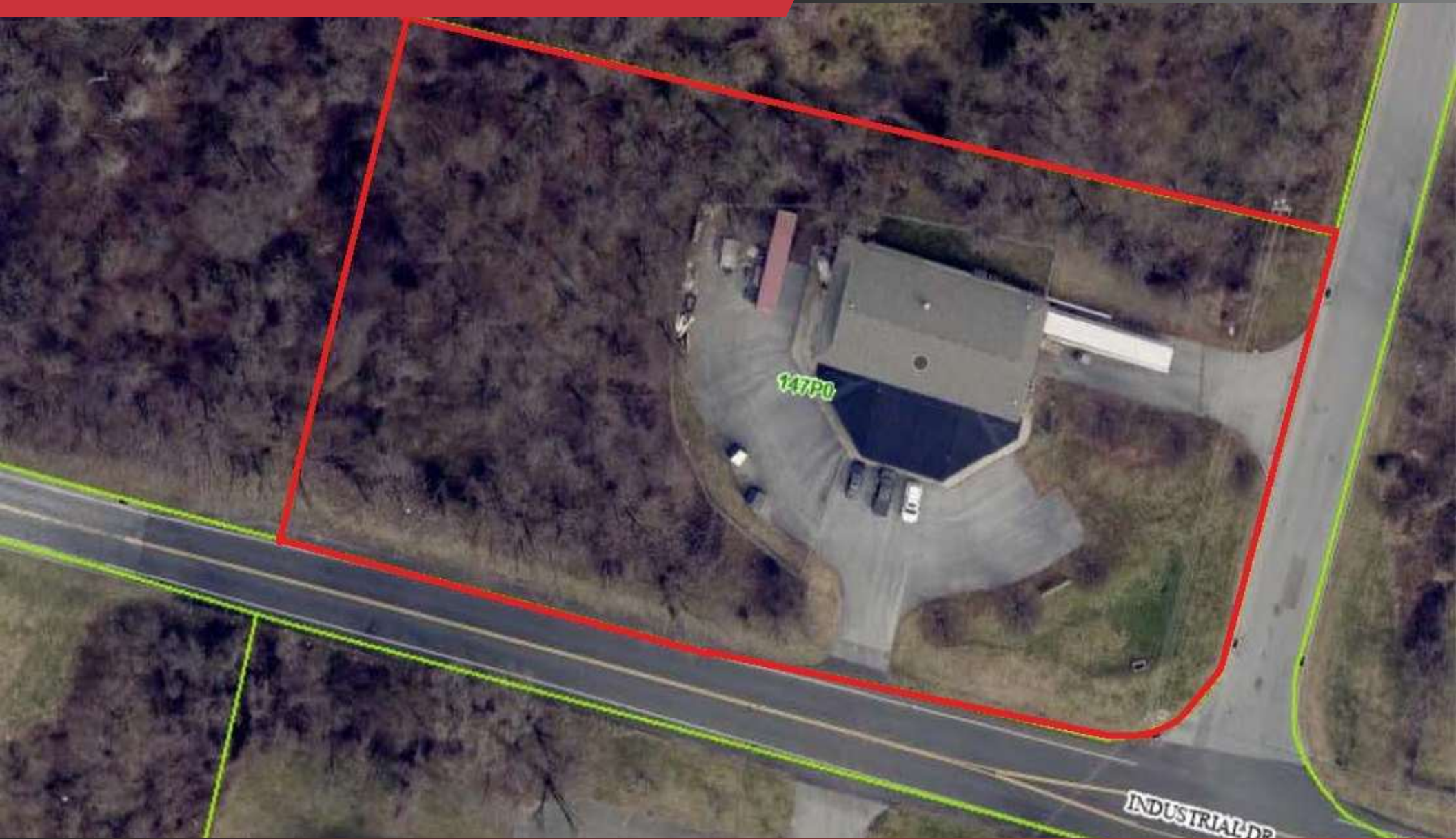


# 571 INDUSTRIAL DRIVE

TAX MAP

FOR SALE

\$575,000



**Daniel J. Alderman**

dalderman@naicir.com | 717 761 5070 x132

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](http://circommercial.com)

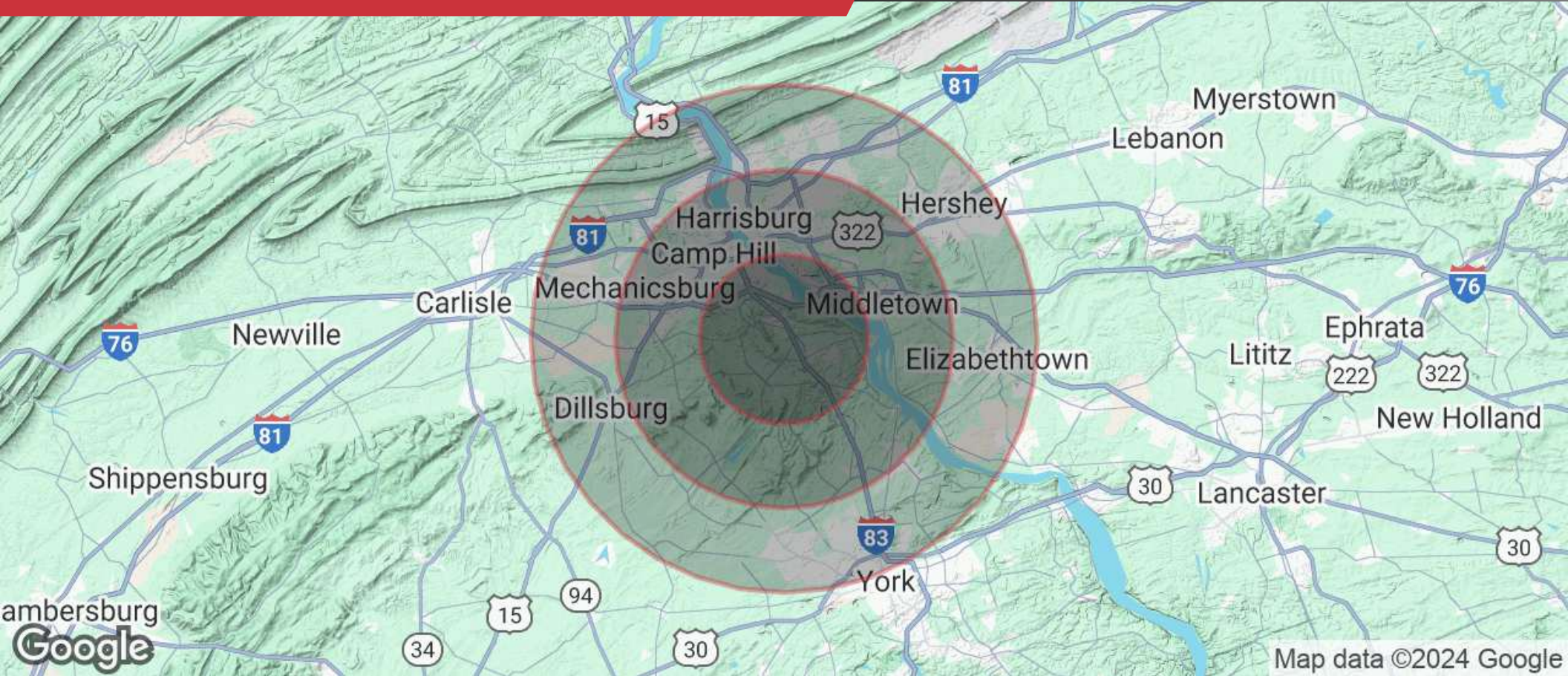
**NAICIR**



# 571 INDUSTRIAL DRIVE

## DEMOGRAPHICS

**FOR SALE**  
\$575,000



### POPULATION

5 MILES	10 MILES	15 MILES
52,183	318,302	632,176



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
21,281	127,930	252,337



### INCOME

5 MILES	10 MILES	15 MILES
\$110,814	\$101,979	\$106,784

**Daniel J. Alderman**  
dalderman@naicir.com | 717 761 5070 x132



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