FOR SALE

COMMERCIAL/INDUSTRIAL PROPERTY

2145 BALTIMORE PIKE | HANOVER, PA 17331

Presented By:

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CAPSTONE COMMERCIAL
205 W Caracas Ave | Hershey, PA 17033

PROPERTY OVERVIEW

2145 Baltimore Pike | Hanover, PA 17331

PROPERTY DESCRIPTION

2145 Baltimore Street offers a versatile commercial-industrial opportunity in a highly visible Hanover location. Situated on a signalized intersection with approximately 13,000 vehicles per day, the property provides excellent exposure and accessibility for a wide range of users.

The building features flexible zoning and a functional layout suitable for light industrial, service, warehouse, or mixed commercial applications. A solar energy system conveys with the property, offering long-term operational cost savings and sustainability benefits.

The expansive lot provides room for future building expansion, outdoor storage, or additional parking, making the site well-suited for businesses with growth plans or operational flexibility needs. With strong frontage, infrastructure in place, and favorable zoning, 2145 Baltimore Street represents a compelling opportunity in the Hanover market.

PROPERTY HIGHLIGHTS

- Existing office space
- 1 full height dock & 1 overhead drive-in door
- Large lot for building expansion, outdoor storage, or additional parking
- Located on a signalized intersection on Rt. 94
- Solar revenue is anticipated to exceed $7K annually with additional SREC solar credit sales by the provider.

OFFERING SUMMARY

Sale Price:	$699,000
Lot Size:	2 Acres
Building Size:	5,600 SF
Zoning:	Commercial/Industrial
APN:	52-000-BD-0106.00-00000
Municipality:	West Manheim Twp
County:	York

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PROPERTY DETAILS

2145 Baltimore Pike | Hanover, PA 17331

Sale Price	**$699,000**

LOCATION INFORMATION

Street Address	2145 Baltimore Pike
City, State, Zip	Hanover, PA 17331
County	York
Township	West Manheim Twp

BUILDING INFORMATION

Building Size	5,600 SF
Tenancy	Single
Dock High Doors	1 covered external
Drive in Bays	1
Ceiling Height	8′6″ throughout Area of 17′6″ in warehouse
Columns	Majority is clear span 4 columns in high-bay area
Number of Floors	1
Year Built	1990
Roof	Metal roof, solar panels present
Free Standing	Yes
Number of Buildings	1
Walls	Metal panel
Ceilings	Metal
Sprinklers	No
Lighting	Fluorescent tube

PROPERTY INFORMATION

Property Type	Industrial
Zoning	Commercial/Industrial
Lot Size	2 Acres
APN #	52-000-BD-0106.00-00000
Traffic Count	13,000 ADT
Traffic Count Street	Route 94
Traffic Count Frontage	111′
Signalized Intersection	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Spots	10
Additional Parking	Large paved lot in the rear of the building

UTILITIES & AMENITIES

Handicap Access	Yes, fully
Restrooms	2
Gas / Propane	Yes
Electric	200 amp, 240V
Gas	Yes
Water	Public
Heating/Cooling	Warehouse is heating and conditioned
Signage	On monument and building

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ADDITIONAL PHOTOS

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AERIAL

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PARCEL & AREA OVERVIEW

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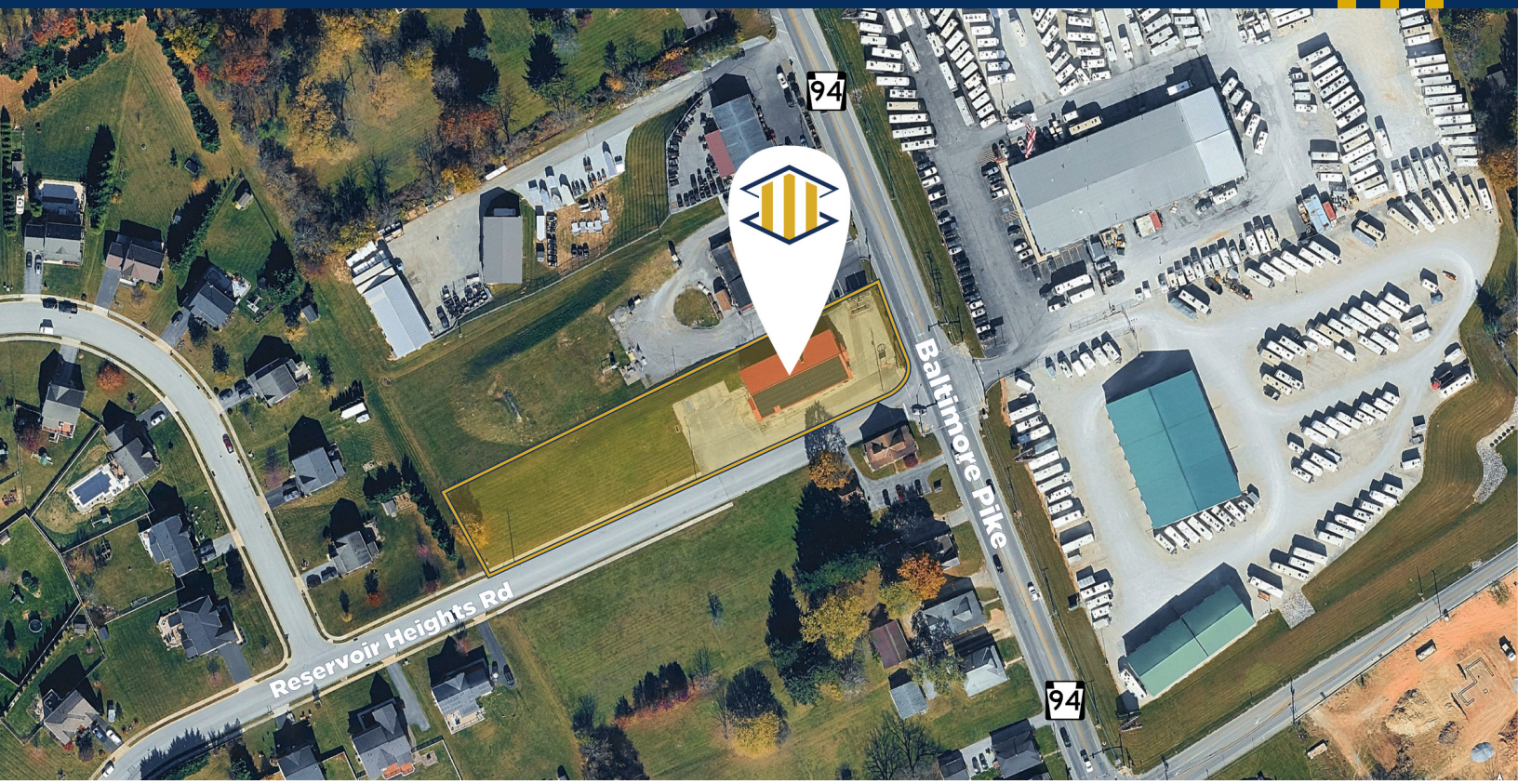

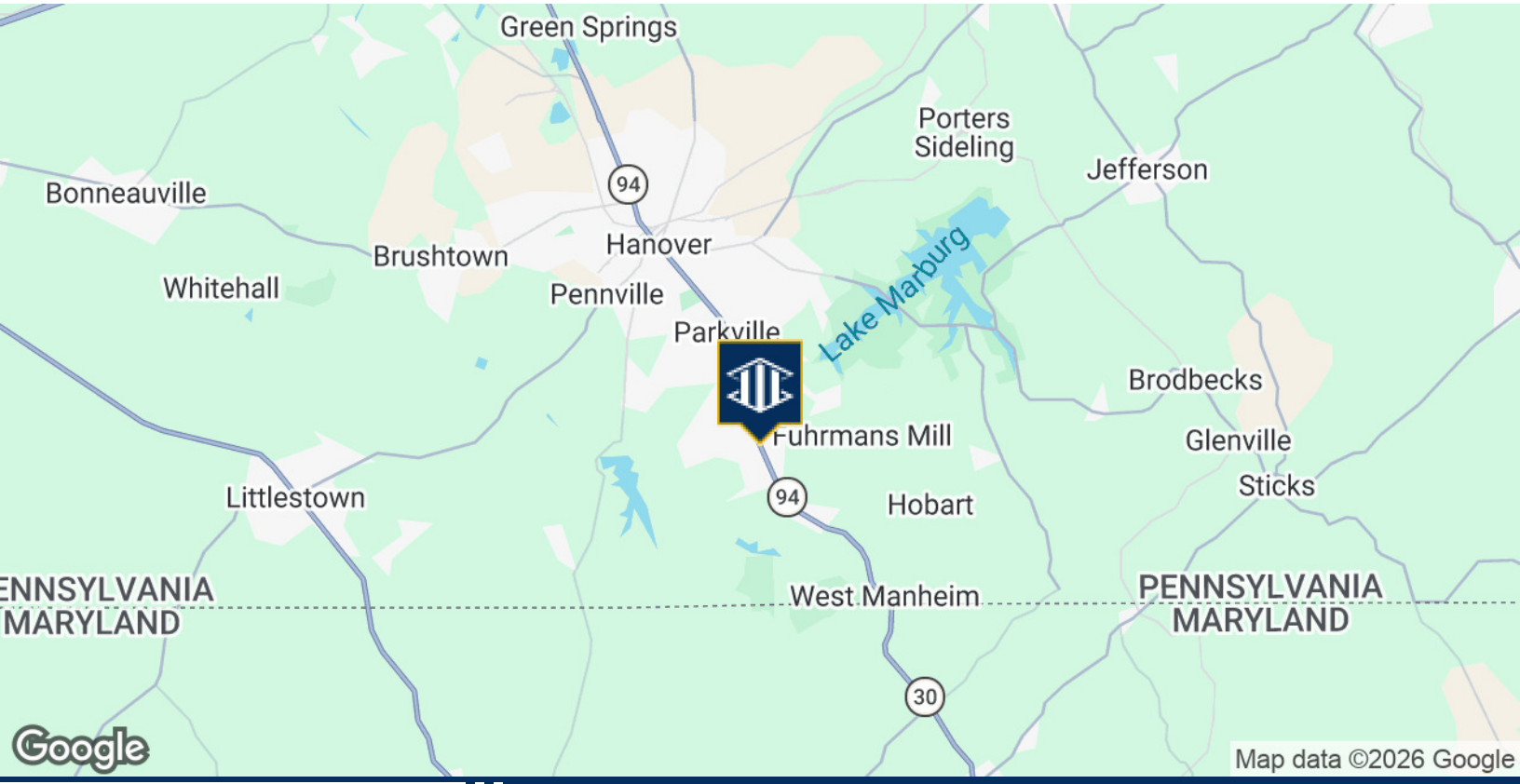

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DEMOGRAPHICS

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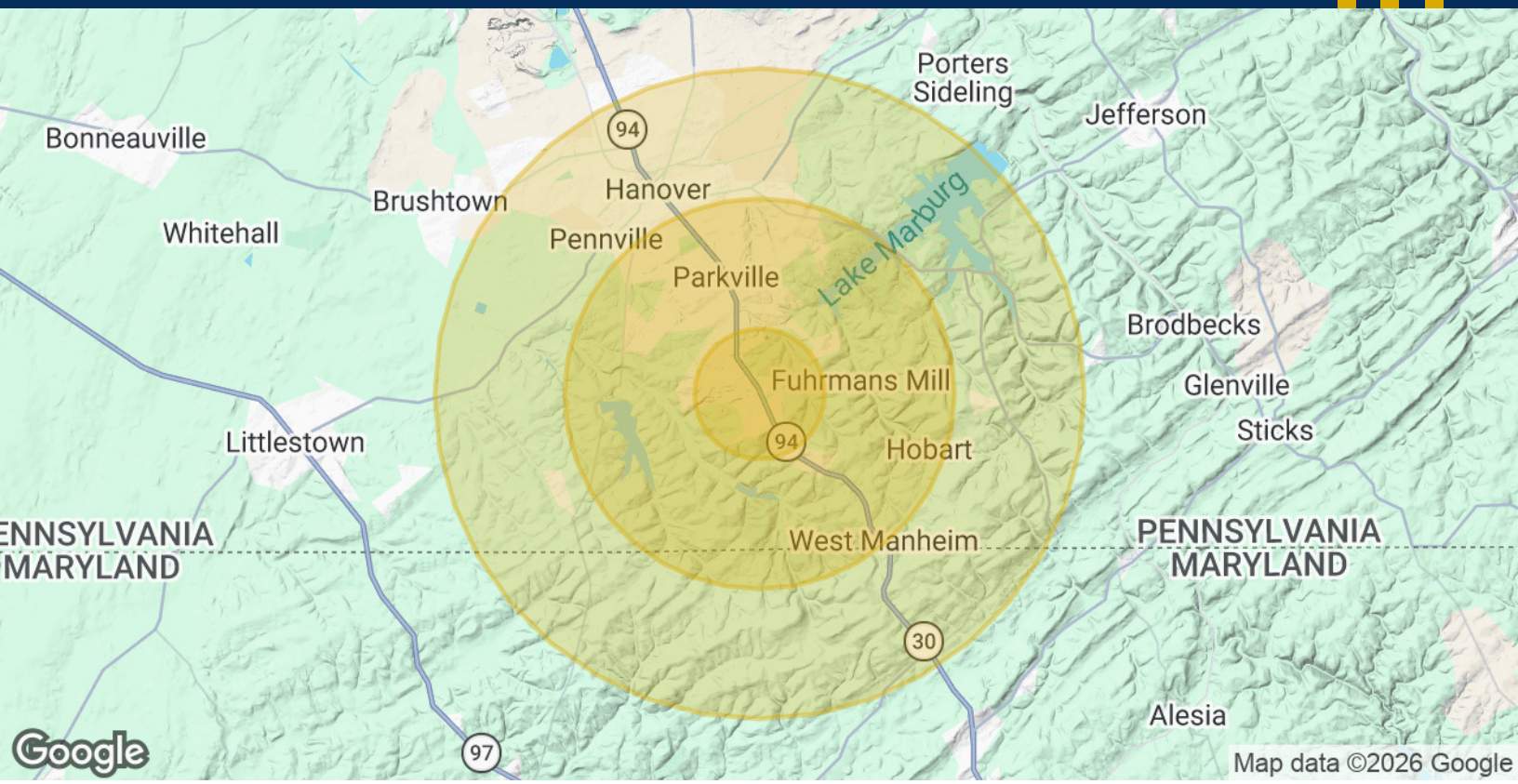

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,151	21,956	54,847
Average Age	40	43	43
Average Age (Male)	39	41	41
Average Age (Female)	41	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,473	8,003	21,732
# of Persons per HH	2.8	2.7	2.5
Average HH Income	$115,363	$104,839	$95,102
Average House Value	$311,656	$294,185	$281,492

2020 American Community Survey (ACS)

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ADVISOR BIO

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Ida McMurray
CCIM, SIOR
Principal & Senior Advisor

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Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.

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Principal & Managing Director

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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle.

Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

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Joining the team in 2025 as a Brokerage Advisor, Rachel brings a strong foundation in marketing and communications to her client relationships. She began her commercial real estate career in Boston with Marcus & Millichap, where she specialized in retail and earned an early promotion after completing the firm's rigorous training program. A Penn State graduate with a Bachelor's in Public Relations, Rachel has six years of public relations and marketing experience across nonprofit and private sectors, including her role as Director of Marketing & Community Outreach for Creative York. Rachel's entrepreneurial drive led her to found Magical Moments at age 15 and later RachelReh Custom Embroidery, now producing custom hand-stitched designs for regional brands.

Born and raised in York, PA, Rachel is an artist and musician who enjoys journaling, dancing, and spending time in nature. Her enthusiasm, curiosity, and ability to form meaningful connections guide her approach as she helps clients navigate their commercial real estate goals with clarity and care.

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LEGAL

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