


FOR LEASE

IOS / INDUSTRIAL OUTSIDE STORAGE

621 LOWTHER ROAD - UNIT A & B
LEWISBERRY, PA 17339



Daniel J. Alderman
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 1015 Mumma Road
Lemoyne, PA 17043
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PROPERTY DETAILS

FOR LEASE
\$11.00 - 14.00 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$11.00 - 14.00 SF/yr (NNN)
Number of Units	2
Available SF	16,800 SF
Lot Size	2.77 Acres

PROPERTY SUMMARY

Address	621 Lowther Road - Unit A & B Lewisberry, PA 17339
Municipality	Fairview
County	York
Tax Parcel #	27-000QG-0127-A0
Building Size	16,800 SF

PROPERTY HIGHLIGHTS

- Two flex/warehouse units available for lease in Fairview Industrial Park, totaling 16,800 SF parking/storage/laydown yard
- Unit A features 8,300 SF of warehouse and office space and one truck dock; available now
- Unit B features 8,500 SF of warehouse and office space, five 14x14 drive-in doors, and a one acre +/- parking/storage/laydown yard; IOS capabilities
- 16' ceilings in warehouse area
- Easy access to Interstate 83

PROPERTY DESCRIPTION

Versatile multi-function flex building with IOS capabilities, offering strong highway exposure and easy access to I-83.

LOCATION DESCRIPTION

Located in Fairview Township in York County.

UTILITIES & ZONING

Water & Sewer	Public
Zoning	IB - Industrial Business; permits, building materials sales, industrial uses, research and development, warehousing, distribution, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses


BUILDING INFORMATION

# of Floors	1
Restrooms	Unit A - 2; Unit B - 1
HVAC	Gas and electric
Electrical Capacity	Unit A - 200 amps; Unit B - 250 amps; 3 phase
Ceilings	2x4 suspended acoustical tiles
Ceiling Height	16.0
Ceiling Description	2x4 suspended acoustical tiles
Walls	Drywall
Floor Type	Concrete
Basement	No
Business ID Sign	Yes



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LEASE SPACES

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LEASE INFORMATION


Lease Type:	NNN	Lease Term:	Five or more years
Total Space:	8,300 - 8,500 SF	Lease Rate:	\$11.00 - \$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
621 Lowther Road - Unit A	Available	8,300 SF	NNN	\$11.00 SF/yr	Available for immediate occupancy Office space, warehouse, and one truck dock
621 Lowther Road - Unit B	Available	8,500 SF	NNN	\$14.00 SF/yr	Available November 2026 Office and warehouse space, five 14' drive-in doors, and parking/storage/laydown yard



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LEASE INFORMATION

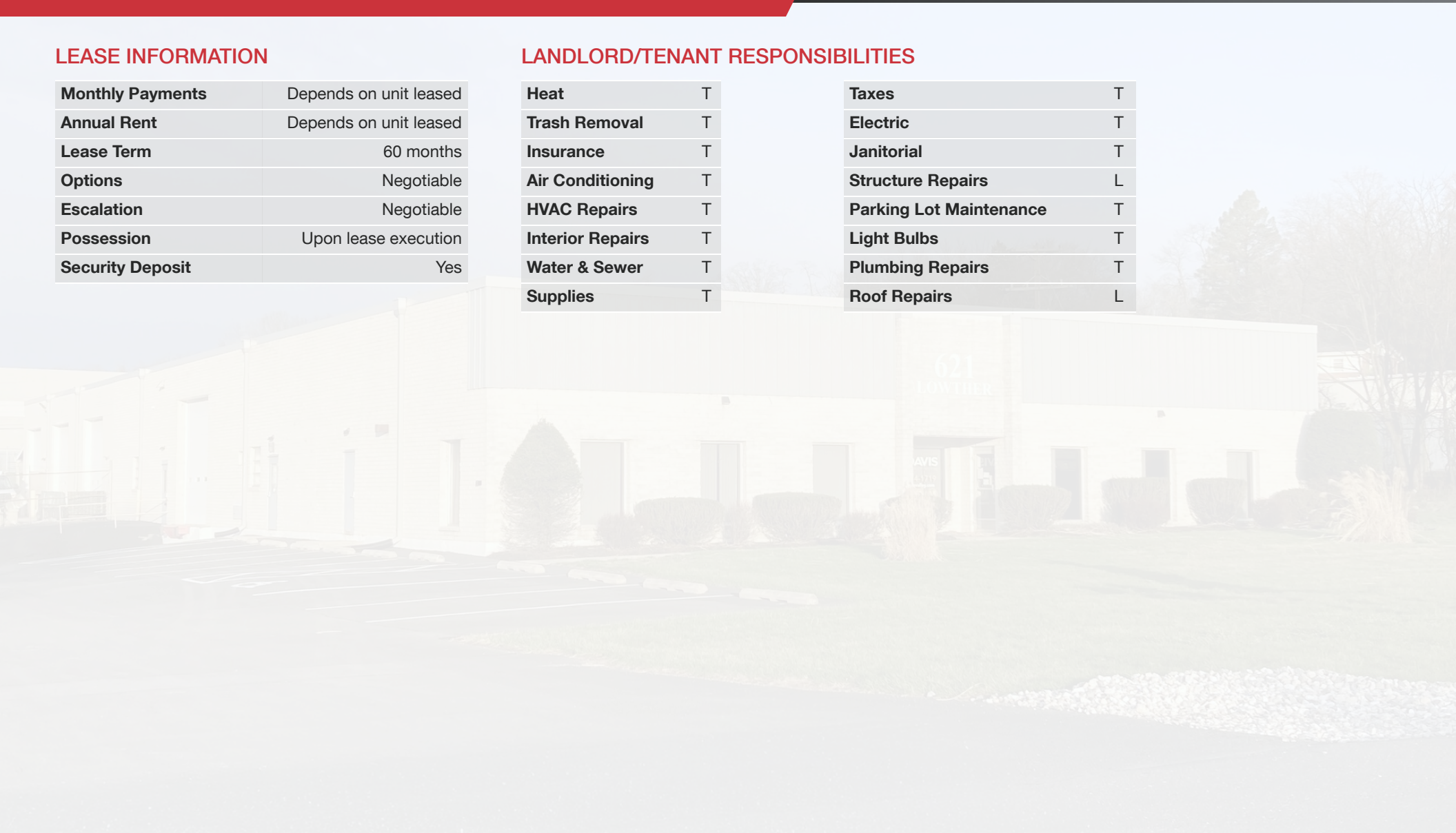
Monthly Payments	Depends on unit leased
Annual Rent	Depends on unit leased
Lease Term	60 months
Options	Negotiable
Escalation	Negotiable
Possession	Upon lease execution
Security Deposit	Yes

LANDLORD/TENANT RESPONSIBILITIES

Heat	T
Trash Removal	T
Insurance	T
Air Conditioning	T
HVAC Repairs	T
Interior Repairs	T
Water & Sewer	T
Supplies	T


Taxes	T
Electric	T
Janitorial	T
Structure Repairs	L
Parking Lot Maintenance	T
Light Bulbs	T
Plumbing Repairs	T
Roof Repairs	L

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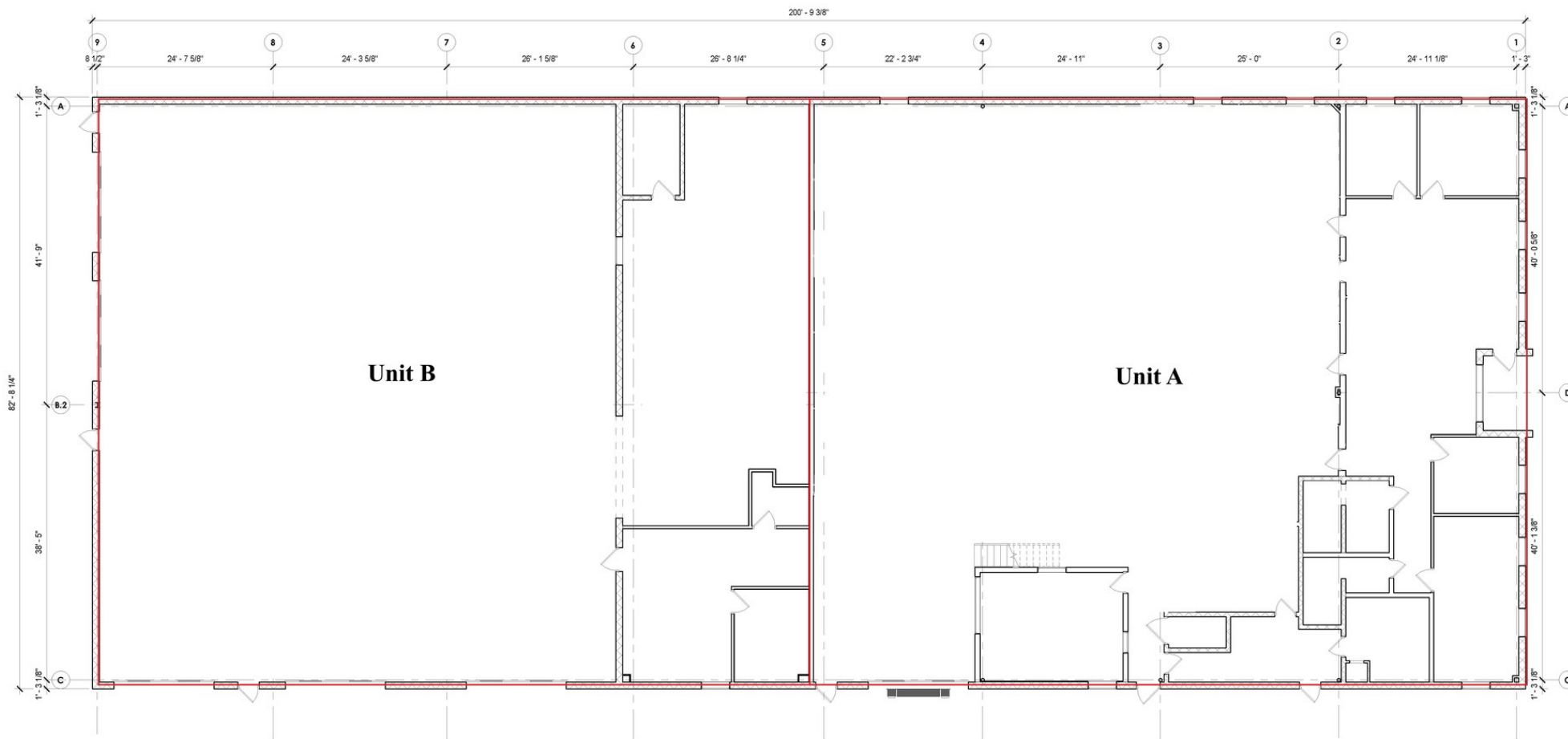
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FLOOR PLAN

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AERIAL PHOTO

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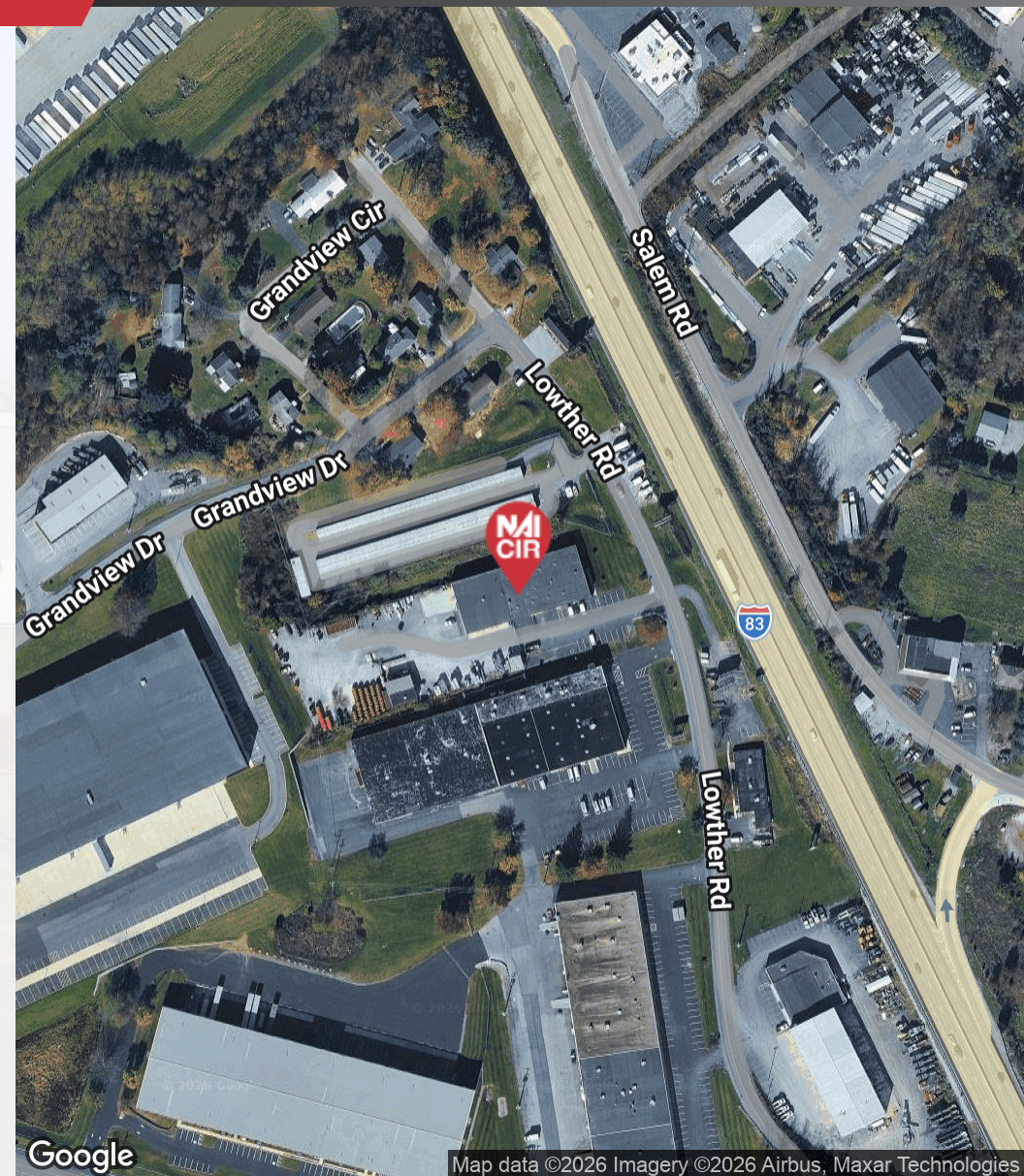
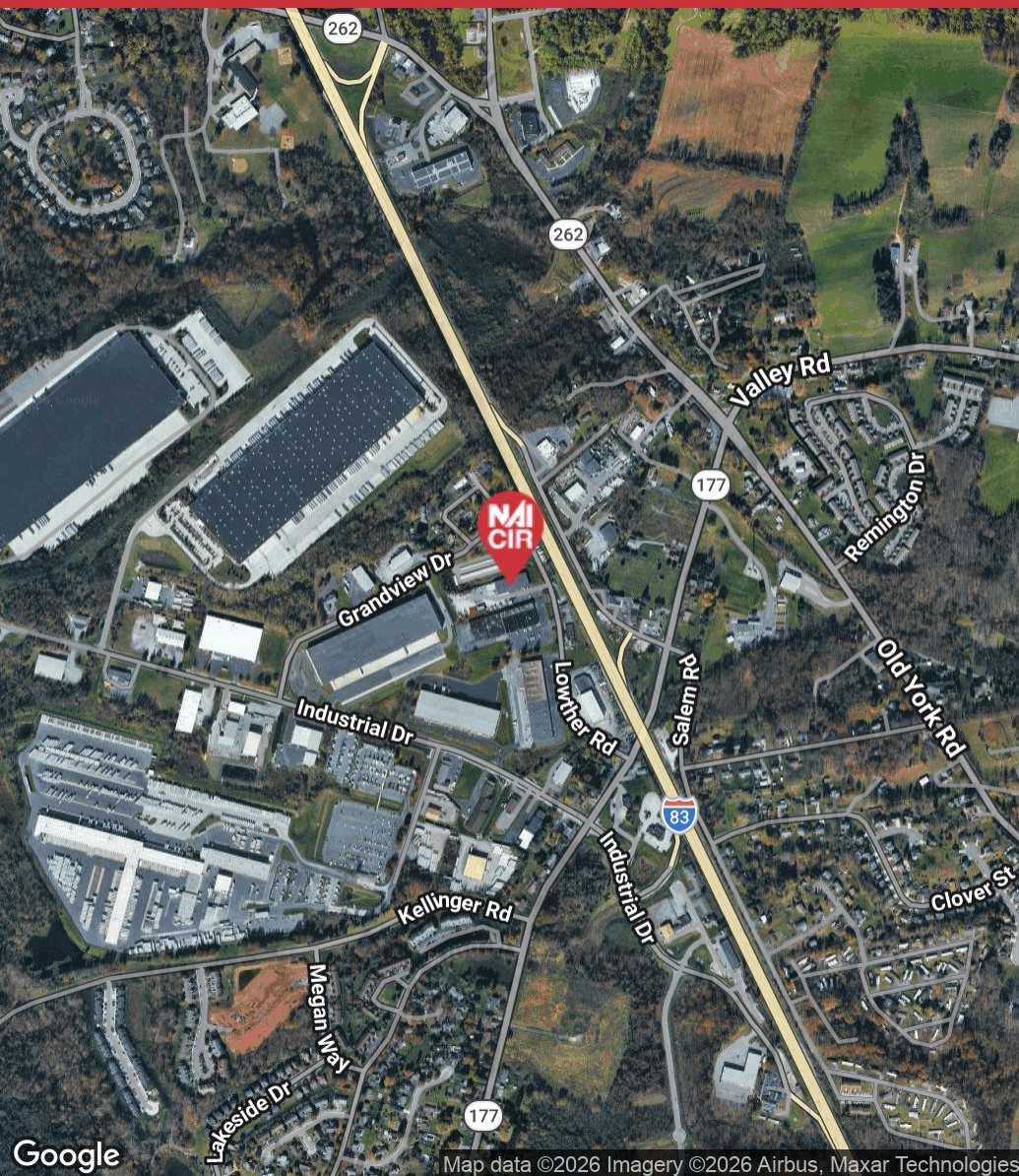
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LOCATION MAP

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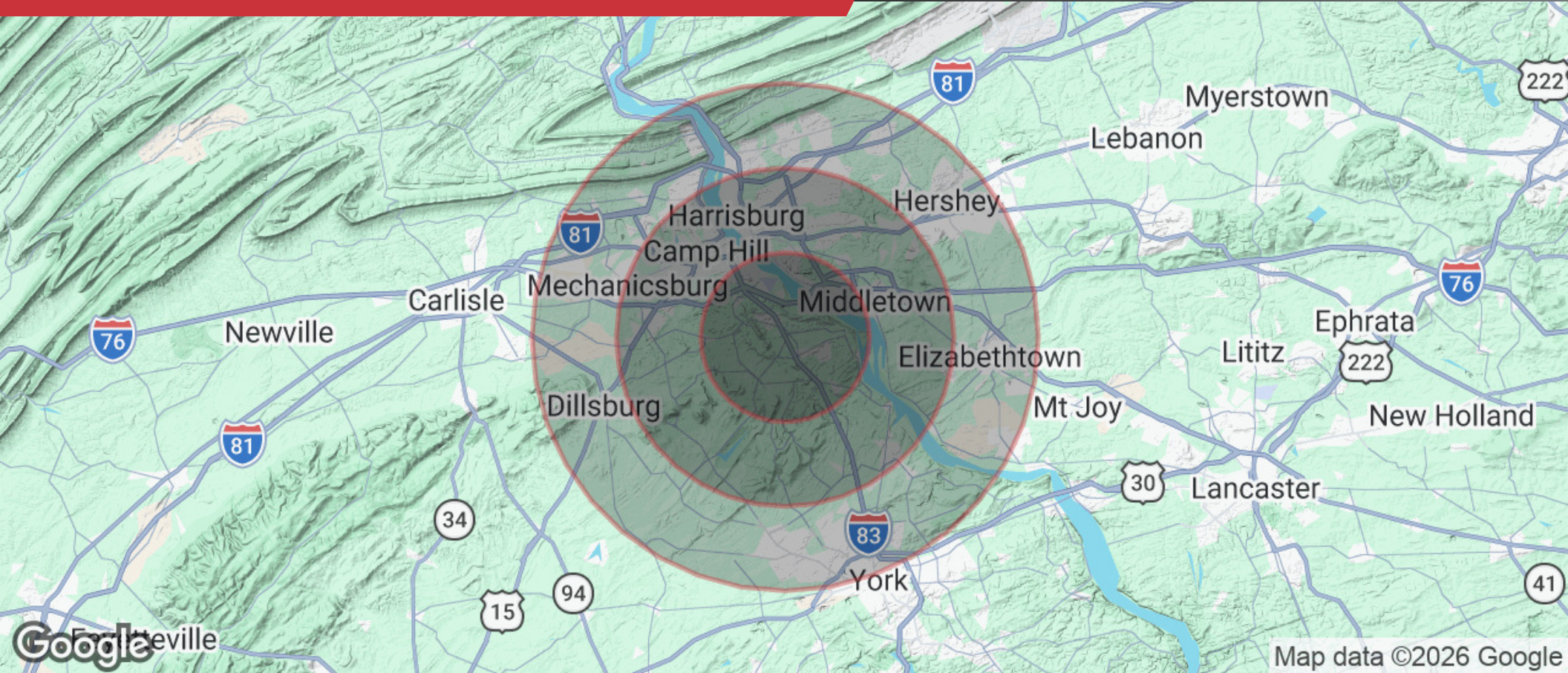
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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
59,276	344,234	610,227



HOUSEHOLDS


5 MILES	10 MILES	15 MILES
24,172	142,020	248,635



INCOME

5 MILES	10 MILES	15 MILES
\$104,911	\$98,851	\$106,648

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