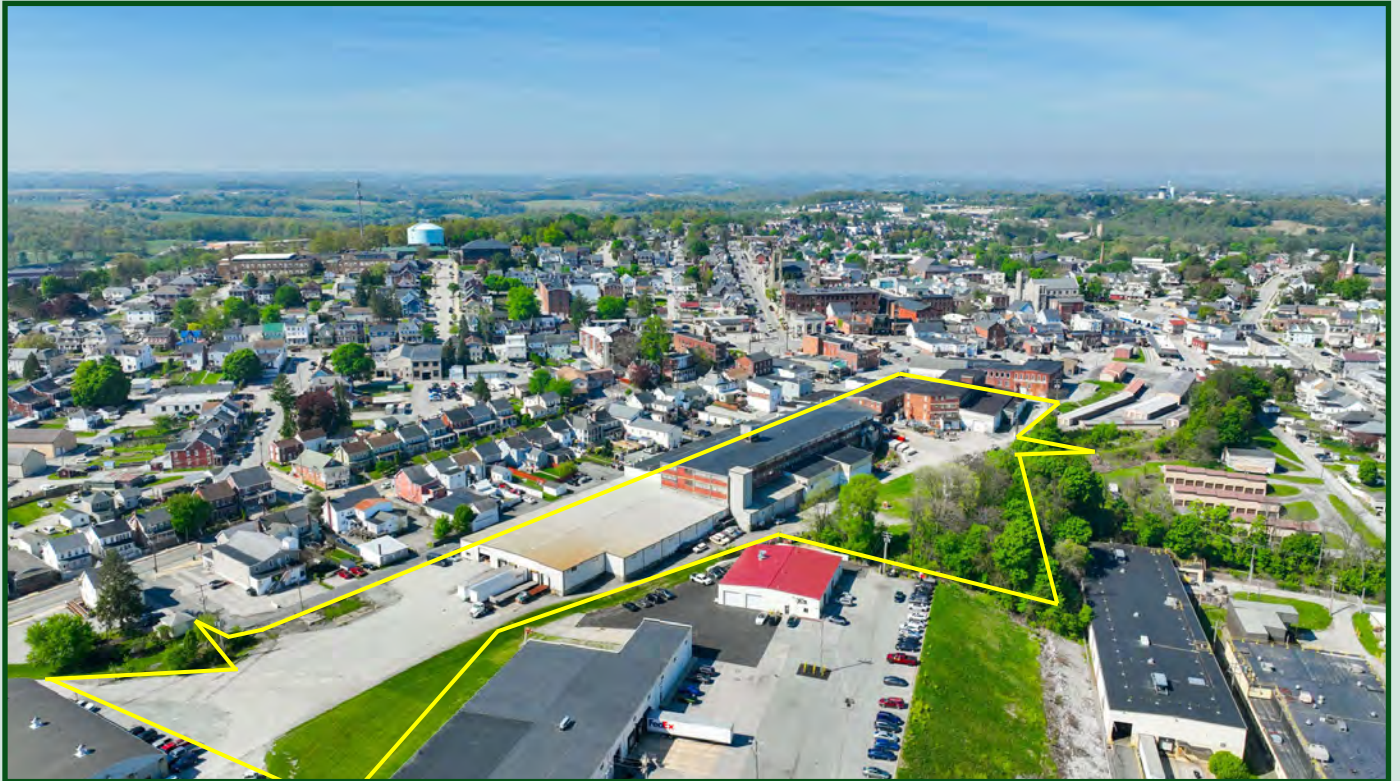


FOR SALE / LEASE

± 204,326 SF INDUSTRIAL PROPERTY



105 Church Lane
Red Lion, PA 17356

Matthew M. Czaus



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279

(717) 735-6000 Office • (717) 735-6001 Fax

matt@uscommercialrealty.net

www.uscommercialrealty.net

SALIENT INFORMATION

PROPERTY:	105 Church Lane, Red Lion, PA 17356 Borough of Red Lion, York County		
SALE PRICE:	\$3,500,000		
FOR LEASE:	Main Warehouse	24,817 SF	\$6.75/SF NNN
	Old Warehouse	179,000 SF	\$3.00 to \$4.00/SF NNN
SITE SIZE:	6.49 Acres		
BUILDING SIZE:	± 204,326 SF		
CIRCA:	1960		
UTILITIES:	Water: Public Sewer: Public HVAC: Modine heaters throughout warehouse Mini splits in office space		
FREIGHT ELEVATORS:	Three (3)		
ZONING:	Industrial		
PARKING:	On-site & on-street		
LANDLORD RESPONSIBILITIES:	Roof, structure and parking lot		
TENANT RESPONSIBILITIES:	Utilities, taxes, insurance and CAM		
REAL ESTATE TAXES:	\$39,354 Total (2026 Estimated)		
PARCEL ID:	82-000-02-0240-00-00000		
COMMENTS:	<p>This industrial property in the Borough of Red Lion, York County, Pennsylvania, occupies a primary-site lot of 6.49 acres predominately level topography and paved road frontage.</p> <p>The three-story building, constructed in stages during the early 1900's, contains ± 204,326 square feet of gross floor area and currently serves industrial/manufacturing/warehouse uses with public water, sewer, electric, and natural gas utilities available.</p> <p>The site includes ample parking and multiple drive-in access points, providing access to the lower level, three (3) freight elevators, and the three main warehouse floors above.</p>		

TAX MAP



PHOTOGRAPHS



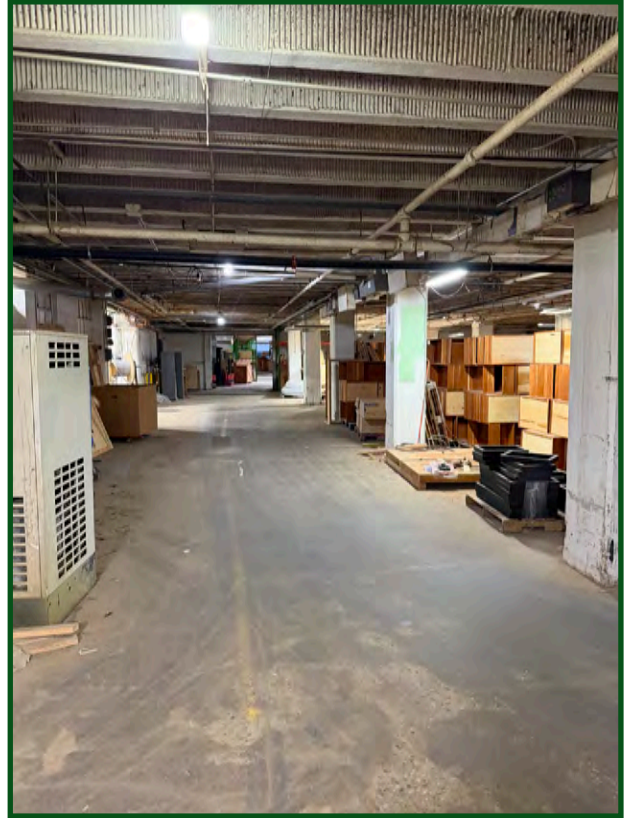
PHOTOGRAPHS



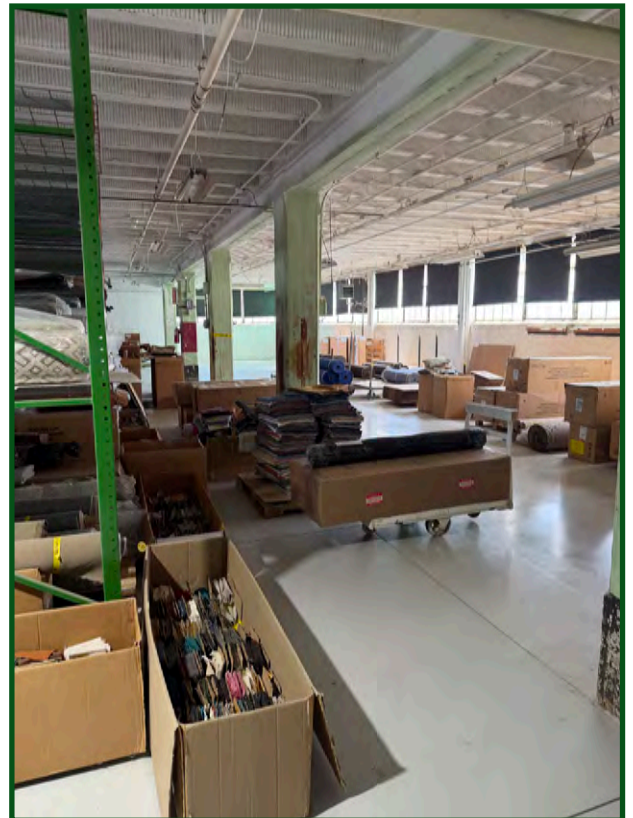
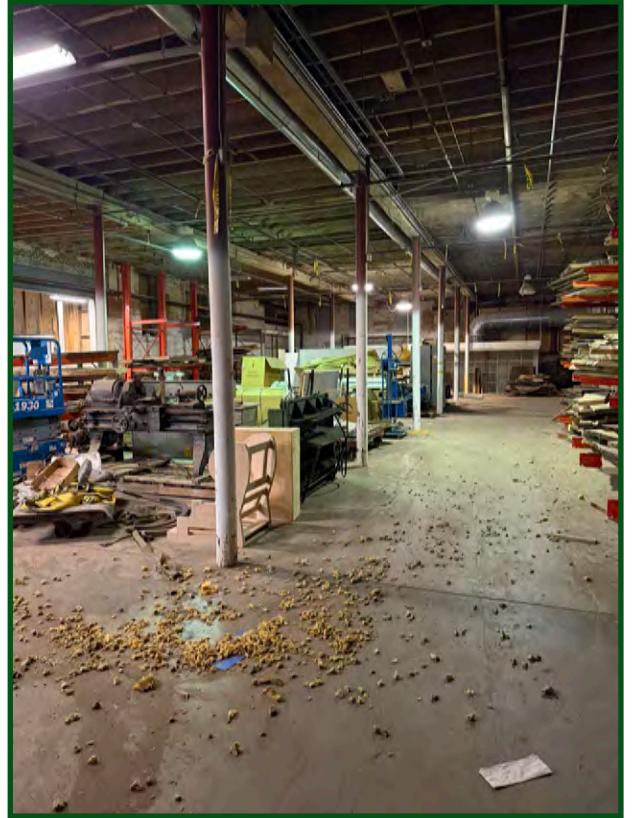
PHOTOGRAPHS



PHOTOGRAPHS



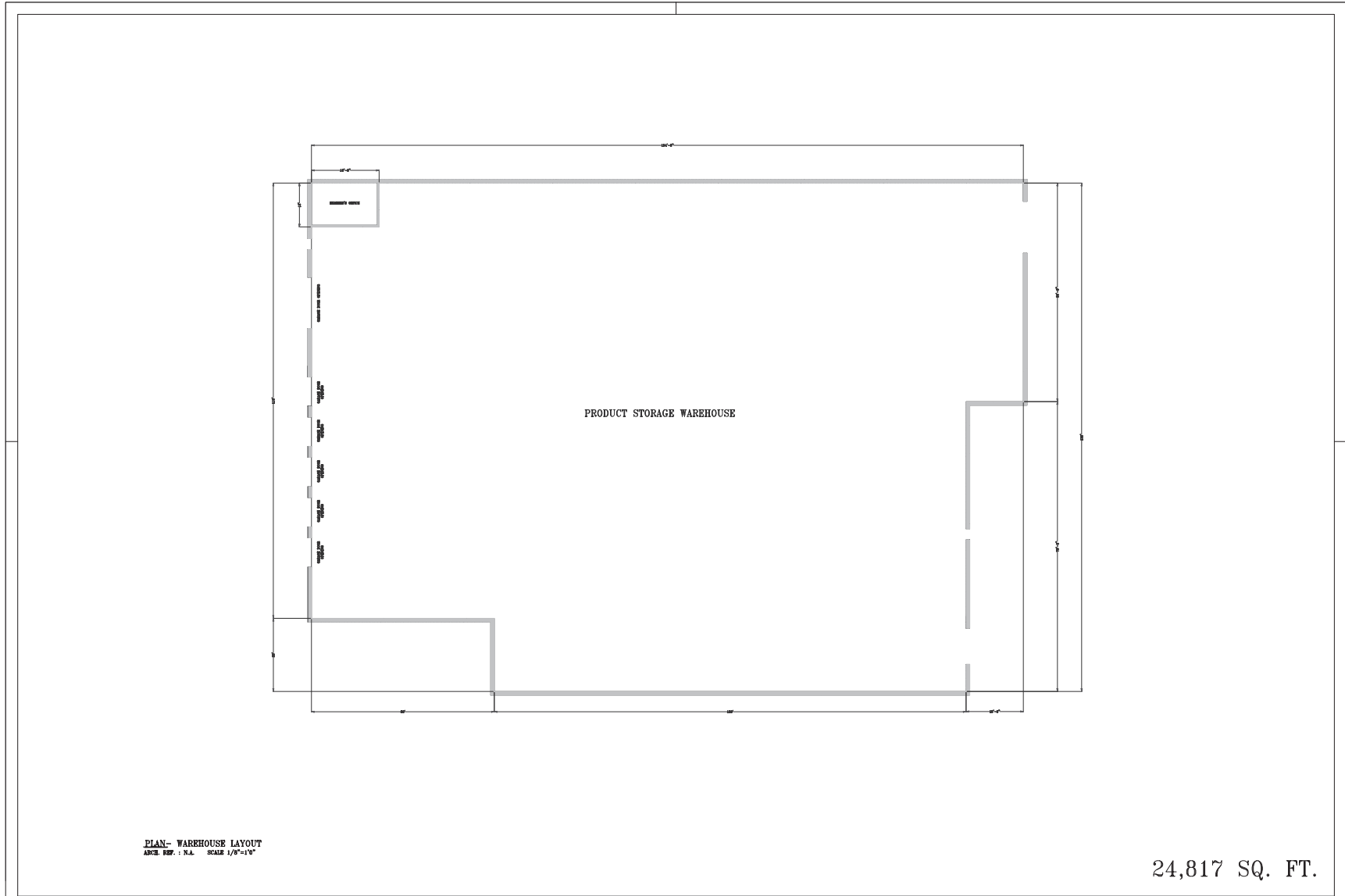
PHOTOGRAPHS



PHOTOGRAPHS



FLOOR PLAN



DATE: 7/01/08
REV: 2/16/09
REV: 3/23/11
REV: 4/30/20
REV:

DRAWING NO. _____
DRAWN BY: _____
APPROVED BY: _____
DATE: _____

PROJECT:
WAREHOUSE

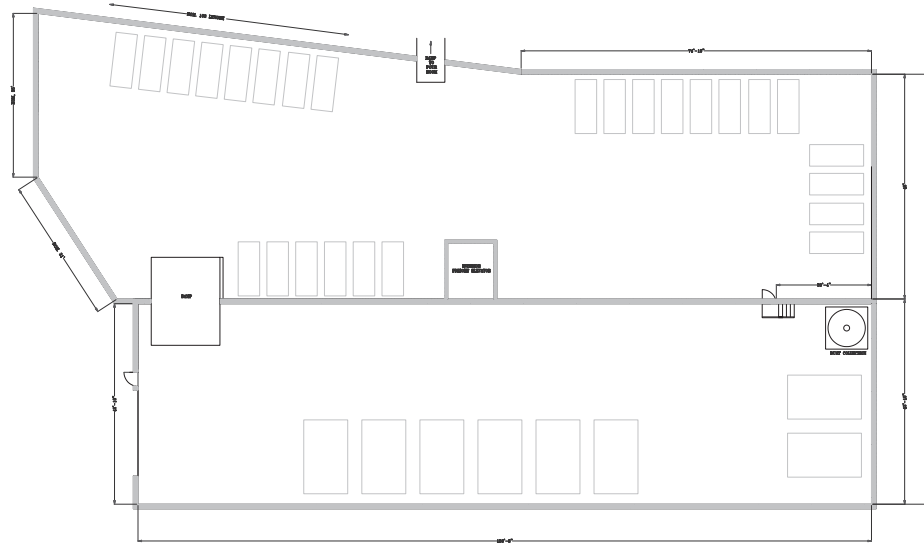
105 Church Lane LLC

105 Church Lane
Red Lion, PA 17356
Ph. (717) 246-1948 or (877) 396-1777
Fax (717) 244-8187

CLIENT:

1.6
OF 9

FLOOR PLAN



PLAN- LOWER LEVEL STORAGE (OLD BUILDING)
 ARCH. REF.: N.A. SCALE 1/8"=1'-0"

15,862 SQ. FT.

DATE: 7/01/08
 REV: 2/16/09
 REV: 3/23/11
 REV: 4/30/20
 REV:

DRAWING NO. _____
 DRAWN BY: _____
 APPROVED BY: _____
 DATE: _____

PROJECT:
 LOWER LEVEL STORAGE
 OLD BUILDING

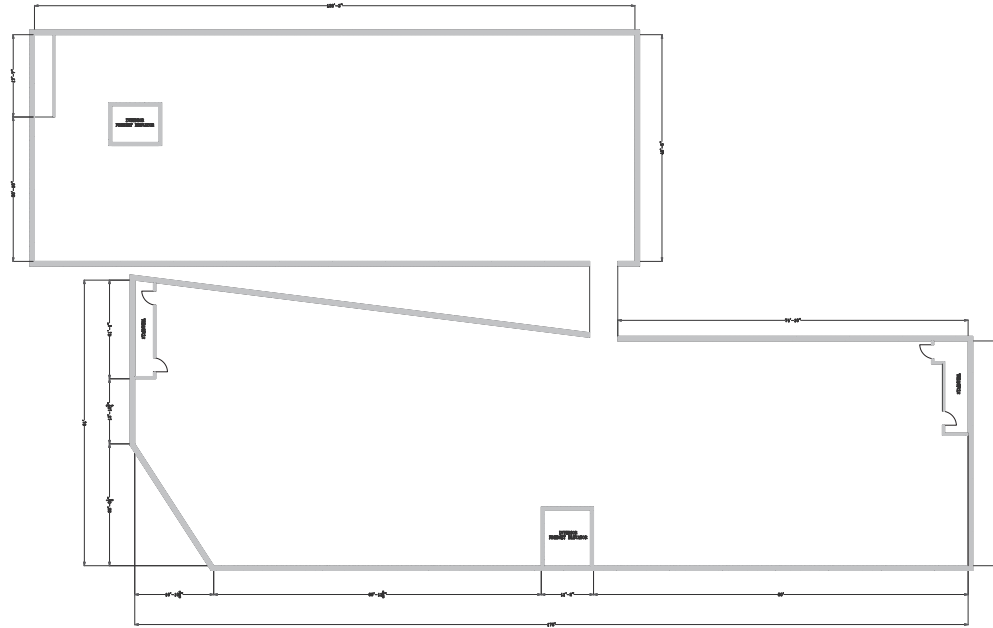
105 Church Lane LLC

105 Church Lane
 Red Lion, PA 17356
 Ph. (717) 246-1948 or (877) 396-1777
 Fax (717) 244-8187

CLIENT:

1.9
 OF 9

FLOOR PLAN



PLAN- 3RD FLOOR STORAGE (OLD BUILDING)
 JACK. DEP. - R.A. SCALE 1/8"=1'-0"

15,737 SQ. FT.

DATE: 7/01/08
 REV: 2/16/09
 REV: 3/23/11
 REV: 4/30/20
 REV:

DRAWING NO. _____
 DRAWN BY: _____
 APPROVED BY: _____
 DATE: _____

PROJECT:
 3RD FLOOR STORAGE
 OLD BUILDING

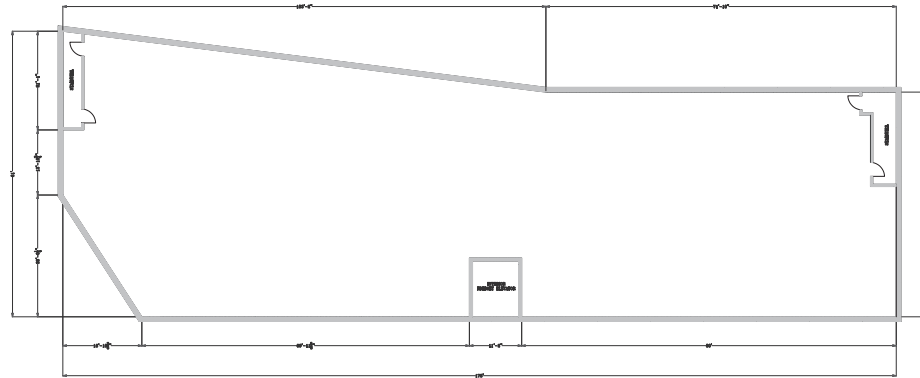
105 Church Lane LLC

105 Church Lane
 Red Lion, PA 17356
 Ph. (717) 246-1948 or (877) 396-1777
 Fax (717) 244-8187

CLIENT:

1.7
 OF 9

FLOOR PLAN



PLAN- 4TH FLOOR STORAGE (OLD BUILDING)
 ARCH. REF.: N.A. SCALE 1/8"=1'-0"

8995 SQ. FT.

DATE: 7/01/08
 REV: 2/16/09
 REV: 3/23/11
 REV: 4/30/20
 REV:

DRAWING NO. _____
 DRAWN BY: _____
 APPROVED BY: _____
 DATE: _____

PROJECT:
 4TH FLOOR STORAGE
 OLD BUILDING

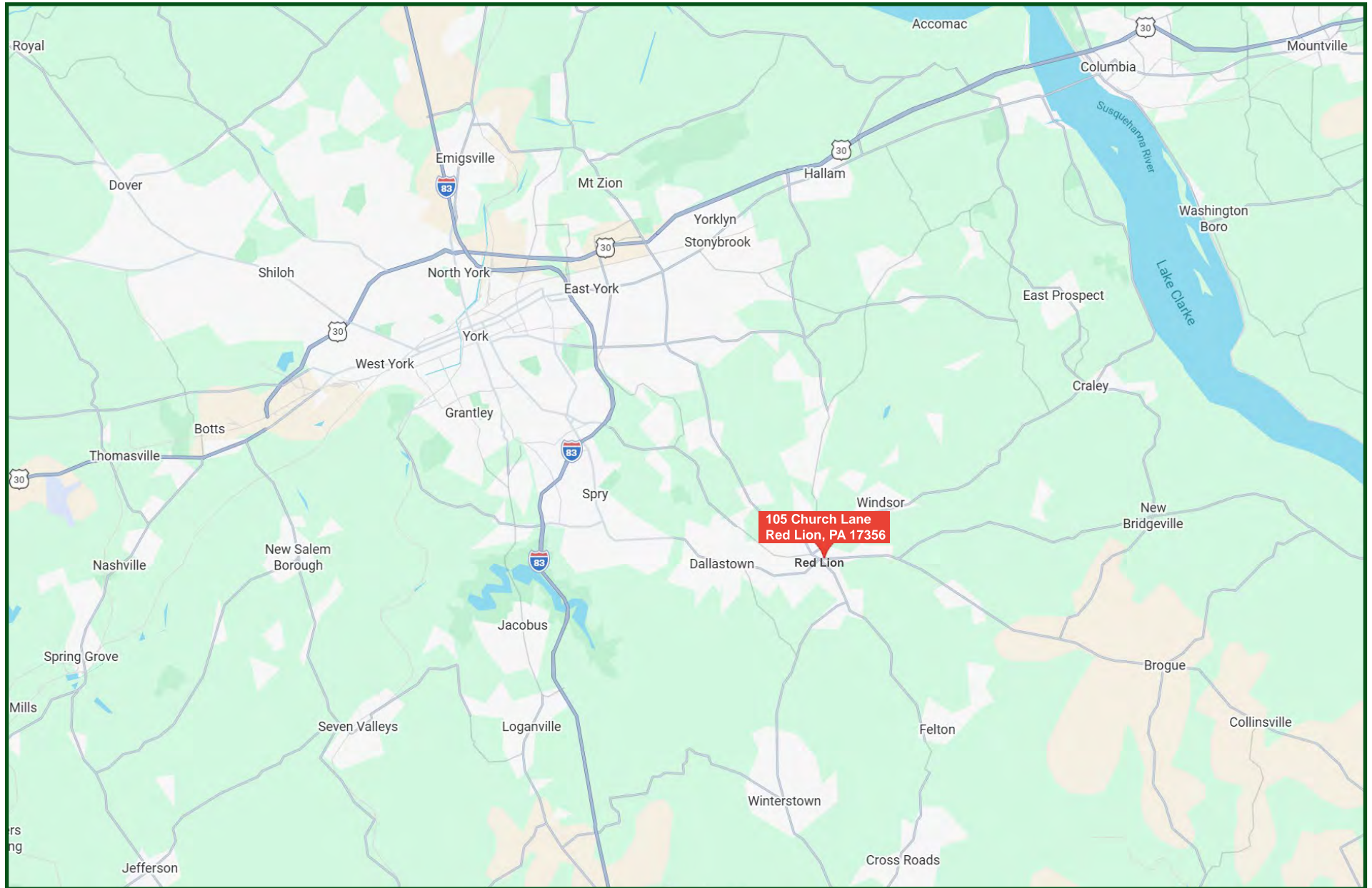
105 Church Lane LLC

105 Church Lane
 Red Lion, PA 17356
 Ph. (717) 246-1948 or (877) 396-1777
 Fax (717) 244-8187

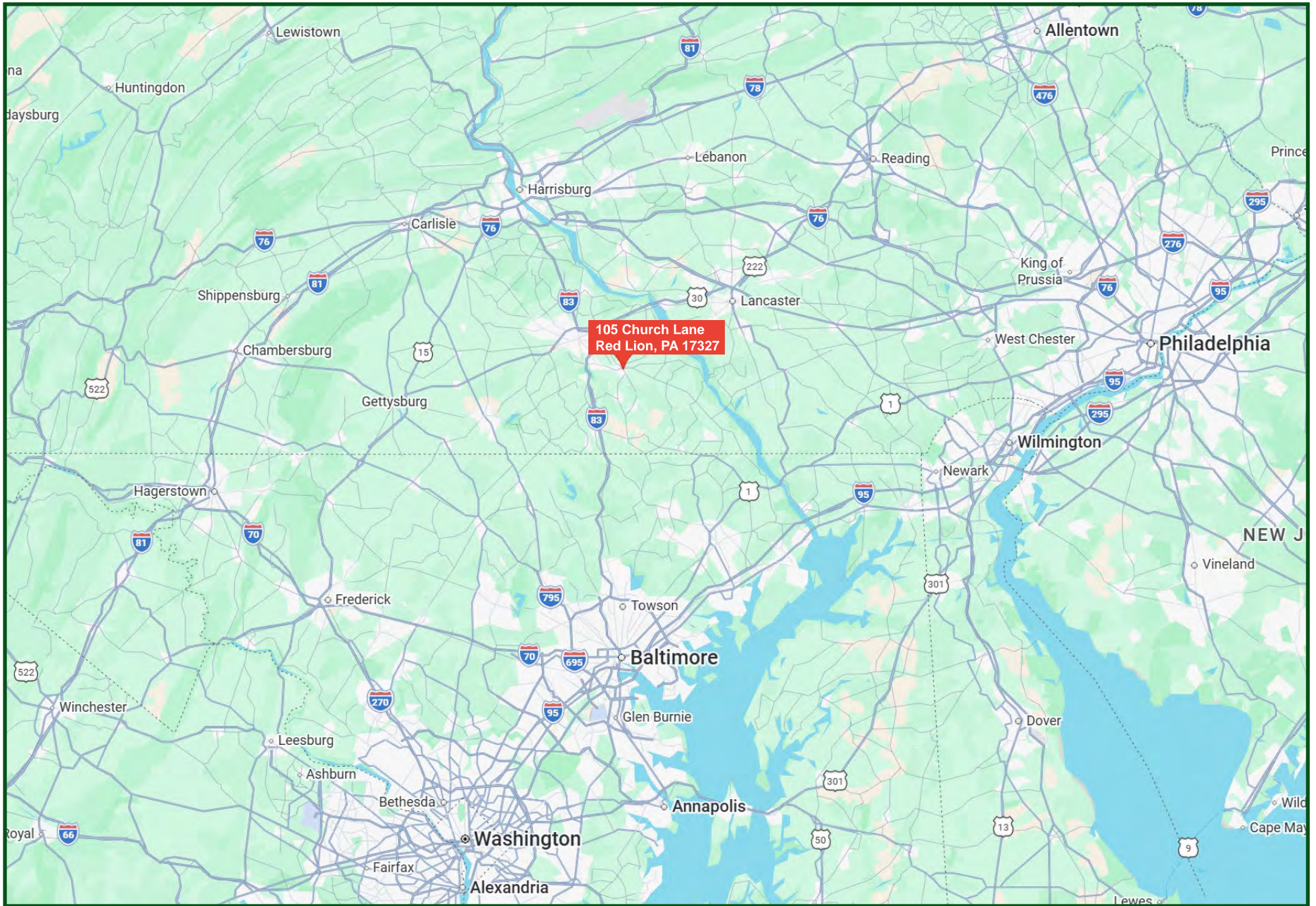
CLIENT:

1.8
 OF 9

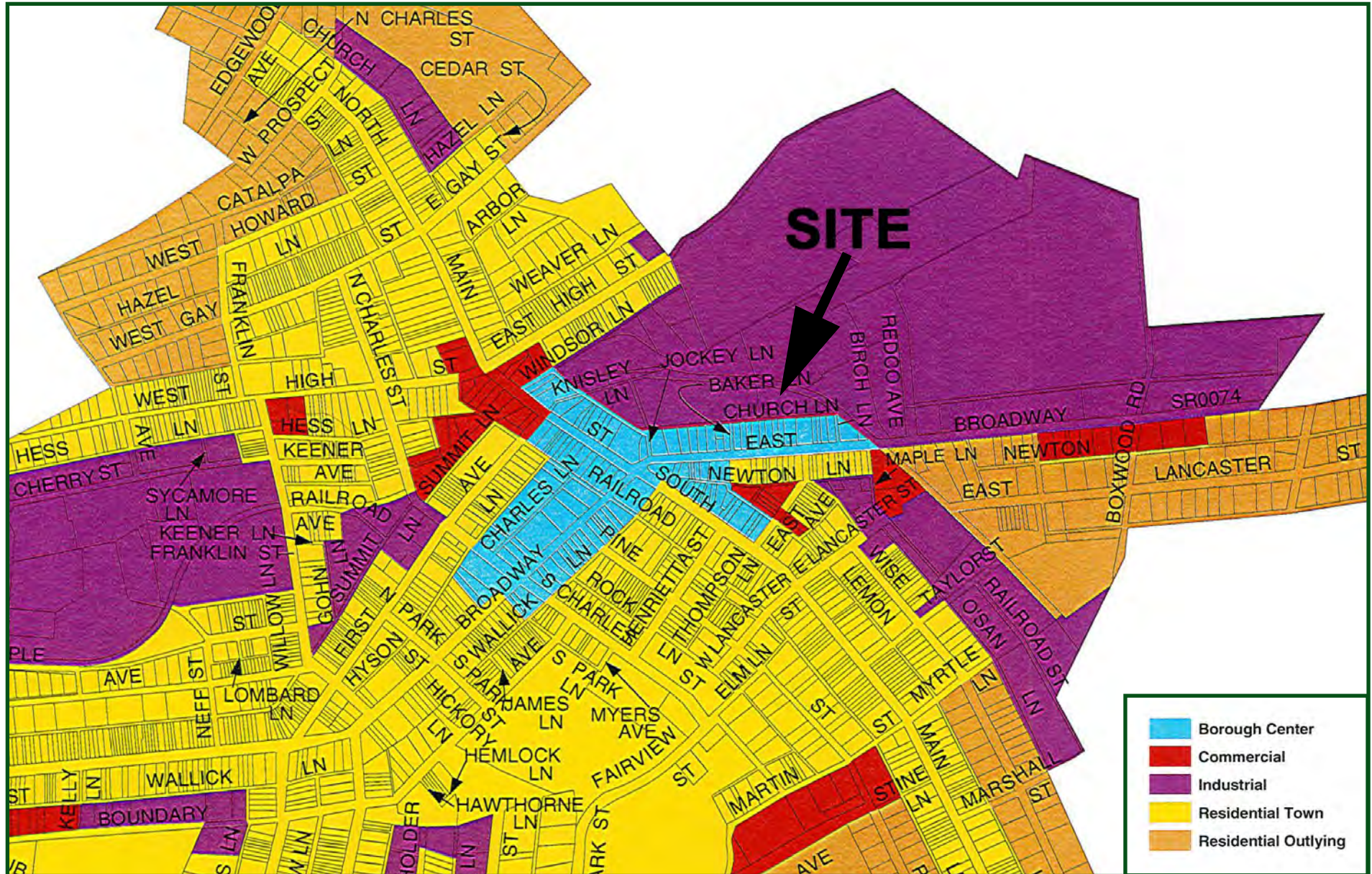
LOCATION MAP - LOCAL



LOCATION MAP - REGIONAL



ZONING MAP (Borough of Red Lion)



Chapter 27. Zoning

Part 3. ZONE REGULATIONS

§ 27-307. Industrial Zone (I).

[Ord. 8811-14, 11/18/1988, § 215-12; as amended by Ord. 981-1, 1/14/1998; by Ord. 987-3, 7/13/1998; and by Ord. 996-8, 6/14/1999]

1. Purpose. The purpose of the Industrial Zone is to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate development, contribute to the soundness of the economic base of the Borough and otherwise further the purposes of this chapter. The specific intent of this zone is to establish reasonable standards for buildings and other structures, for lot areas and dimensions of yards and for the provision of facilities and operation of industries to minimize air pollution, noise, glare, heat, vibration, and fire and safety hazards and, furthermore, to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses in the district.
2. Use by Right. The following principal uses are permitted by right in the I Zone:
 - A. Public utility building.
 - B. Large enclosed processing establishment, i.e., with over 2,000 square feet of gross ground floor area (e.g., industrial laundry, large appliance or equipment repair shop).
 - C. Heavy storage service (e.g., warehouse, building material yard).
 - D. Research laboratory.
 - E. Light manufacturing: manufacturing and storage use that does not cause dust, smoke, fumes, gas, or offensive odors to be disseminated beyond the boundaries of the lot; does not cause vibration beyond the boundaries of the lot; does not cause noise exceeding that of street traffic at the front, side, and rear lot lines; and does not cause glare observable beyond the boundaries of the lot. Such uses include, but are not limited to:
 - (1) Printing and publishing.
 - (2) Soft drink bottling; packaging products in the form of powder or other dry state.
 - (3) Lace manufacture; sewing apparel.
 - (4) Assembly of electronic apparatus.
 - (5) Instrument making; tool and die making; cabinetmaking.
 - (6) Electroplating metals; molding plastics.
 - F. General manufacturing: manufacturing use which does not constitute an unusual fire or explosion hazard and does not create a nuisance by reason of smoke, odor, dust, noise, or glare. Such uses include but are not limited to:
 - (1) Food processing, except meat packing.

- (2) Furniture.
- (3) Textiles; leather; rubber; paper.
- (4) Fabricated metals; machinery.
- (5) Stone, clay, and glass.
- G. Business or professional office.
- H. Retail store or shop.
- I. Personal service business.
- J. Contractor's office or shop.
- K. Automobile washing facility.
- L. Nursery (horticultural); greenhouse.
- M. Commercial communications antenna.
- N. Park or other recreation area of a nonprofit nature.
[Added by Ord. 2009-12-01, 12/14/2009]
- O. Group quarters for fire and ambulance station.
[Added by Ord. 2012-1-01, 1/9/2012]
- P. Municipal Tax Collector home office.
[Added by Ord. 2013-11-2, 11/11/2013]
- Q. Public or semipublic parking lot.
[Added by Ord. 2015-11-3, 11/9/2015]
- R. Multi-use building.
[Added by Ord. 2015-11-3, 11/9/2015]
- 3. Uses by Special Exception. The following principal uses shall be permitted as special exceptions when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in Parts 5 and 6 of this chapter.
 - A. (Reserved)^[1]
[1] Editor's Note: Former Subsection 3A, Park or other recreation area of nonprofit nature, was repealed 12/14/2009 by Ord. 2009-12-01. See now Subsection 2Q.
 - B. Automobile dismantling plant; junkyard.
 - C. (Reserved)^[2]
[2] Editor's Note: Former Subsection 3C, Park or other recreation area of nonprofit nature, was repealed 12/14/2009 by Ord. 2009-12-01. See now Subsection 2N.
 - D. Industrial park.
 - E. Shopping center, shopping mall, or shopping plaza.
 - F. Eating establishment (drive-in or restaurant).
 - G. Commercial recreation establishment.
 - H. Commercial parking lot or building.
 - I. Service station or convenience store dispensing fuel.
 - J. Truck or motor freight terminal.

ZONING

4/27/26, 11:25 AM

Industrial Zone (I). - Borough of Red Lion, PA

- K. Wholesale establishment.
 - L. Sanitary landfill.
 - M. Quarrying.
 - N. Animal hospital, kennel, or small animal farm.
 - O. Riding academy.
 - P. Keeping of livestock.
 - Q. Mobile home park.
 - R. Adult facilities.
 - S. Mini-storage facility.
 - T. Multi-family dwelling.
 - U. Multi-family or two-family conversion.
 - V. Personal care assisted living facility.
 - W. Commercial communications tower and antenna site.
 - X. Automobile and/or trailer sales; automobile body shop and/or automobile garage (major).
[Added by Ord. 2015-11-3, 11/9/2015]
4. Lot Area and Width. Lot area and lot width not less than the following dimensions shall be provided for each principal use hereafter established in this zone:

Type	Public Water and Public Sewer
Minimum lot area	10,000 square feet
Minimum lot width	100 feet

5. Setbacks. Each lot shall provide front, side, and rear setbacks not less than the following:
- A. Front setback: 35 feet.
 - B. Each side setback: 25 feet.
 - C. Rear setback: 30 feet.
6. Building Height. The building height limit for a principal building shall not be more than 75 feet. The height limit for an accessory building shall be two stories but not over 25 feet.
[Amended by Ord. 2013-11-1, 11/11/2013]
7. Lot Coverage. Not more than 60% of the lot area may be covered by buildings including accessory buildings.
8. Open Area. Not less than 40% of the lot area shall be devoted to open area as defined in this chapter.
9. Required Utilities. Each principal use shall be provided with public sewer and public water service.

DEMOGRAPHICS

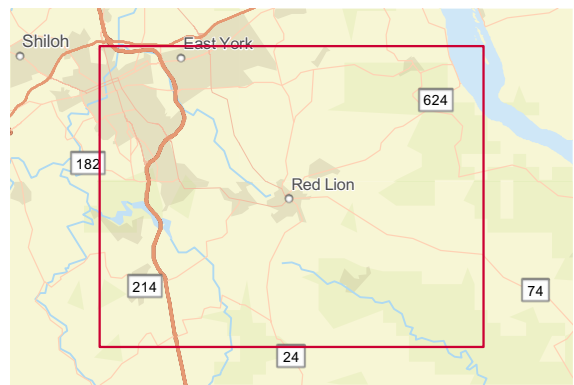
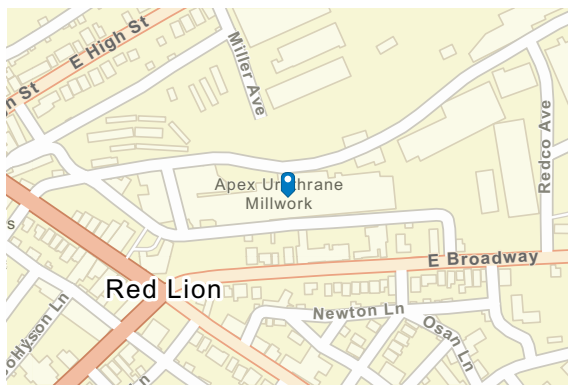
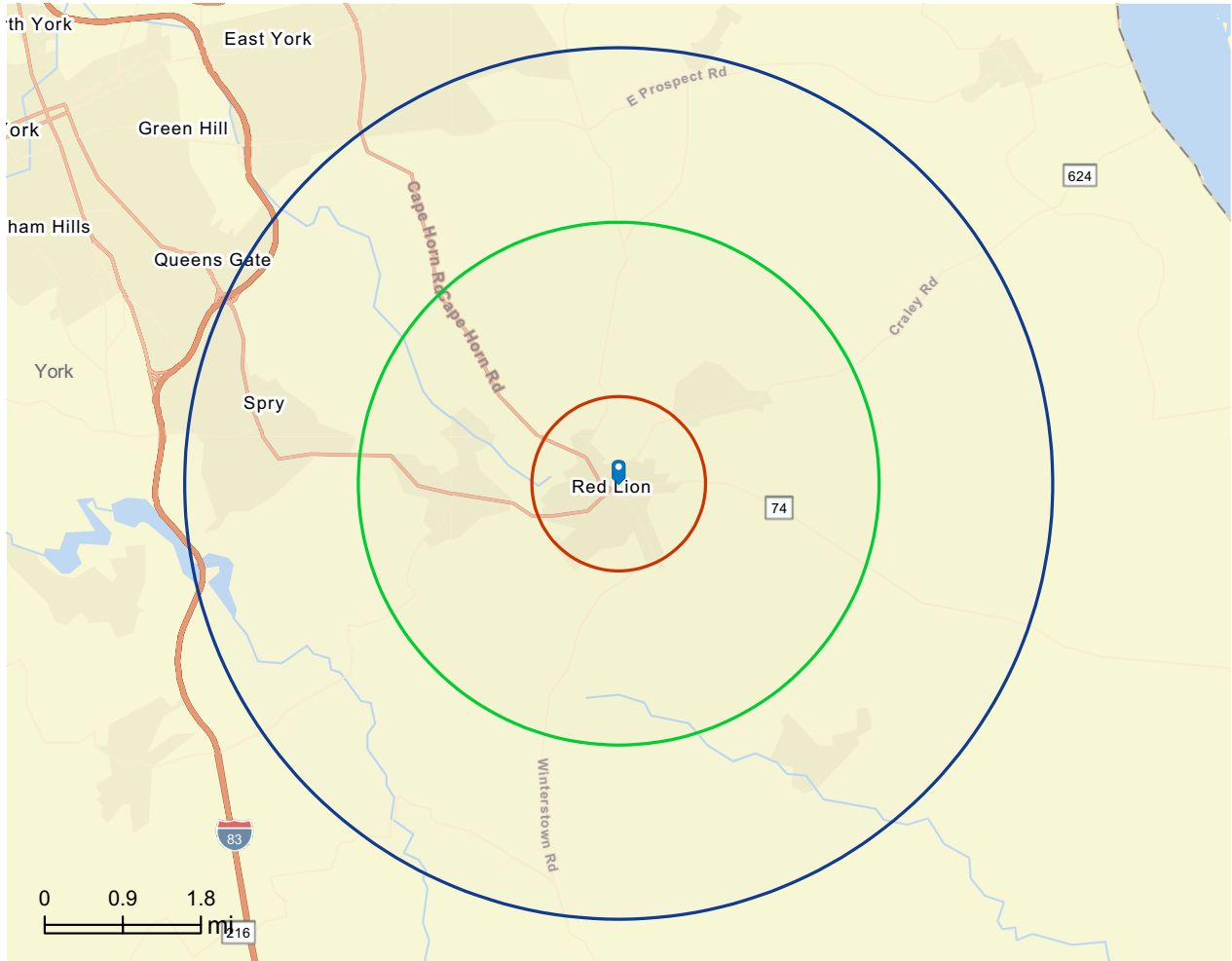
Site Map

105 Church Ln, Red Lion, Pennsylvania, 17356

Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 39.90191
Longitude: -76.60434



© 2026 Esri

DEMOGRAPHICS

Executive Summary

105 Church Ln, Red Lion, Pennsylvania, 17356




Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	8,368	30,473	58,378
2020 Population	8,641	31,838	60,678
2025 Population	9,030	32,907	61,927
2030 Population	9,342	33,515	62,767
2010-2020 Annual Rate	0.32%	0.44%	0.39%
2020-2025 Annual Rate	0.84%	0.63%	0.39%
2025-2030 Annual Rate	0.68%	0.37%	0.27%

Age	1 mile	3 miles	5 miles
2025 Median Age	38.6	40.5	42.0
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	84.9%	84.0%	83.7%
Black Alone	5.0%	6.2%	5.9%
American Indian Alone	0.1%	0.2%	0.2%
Asian Alone	0.7%	1.2%	1.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.9%	2.0%	2.2%
Two or More Races	7.3%	6.5%	6.2%
Hispanic Origin	6.2%	6.1%	6.1%
Diversity Index	35.5	36.9	37.3

Households	1 mile	3 miles	5 miles
2010 Total Households	3,457	11,968	22,843
2020 Total Households	3,567	12,558	23,863
2025 Total Households	3,726	13,064	24,584
2030 Total Households	3,875	13,398	25,101
2010-2020 Annual Rate	0.31%	0.48%	0.44%
2020-2025 Annual Rate	0.83%	0.76%	0.57%
2025-2030 Annual Rate	0.79%	0.51%	0.42%
2025 Average Household Size	2.42	2.51	2.50
Wealth Index	63	74	89

 [Source](#): Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri

DEMOGRAPHICS

Executive Summary | 105 Church Ln, Red Lion, Pennsylvania, 17356 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for M		21.2%	22.0%

Median Household Income			
2025 Median Household Income	\$74,196	\$78,313	\$82,823
2030 Median Household Income	\$78,761	\$84,415	\$90,576
2025-2030 Annual Rate	1.20%	1.51%	1.81%


Average Household Income			
2025 Average Household Income	\$90,480	\$95,265	\$103,382
2030 Average Household Income	\$97,588	\$103,475	\$113,131

Per Capita Income			
2025 Per Capita Income	\$36,993	\$37,835	\$41,117
2030 Per Capita Income	\$40,073	\$41,376	\$45,323
2025-2030 Annual Rate	1.61%	1.81%	1.97%

Income Equality			
2025 Gini Index	38.3	38.0	39.6

Socioeconomic Status			
2025 Socioeconomic Status Index	48.6	51.5	53.7

Housing Unit Summary			
Housing Affordability Index	95	99	96
2010 Total Housing Units	3,685	12,630	23,922
2010 Owner Occupied Hus (%)	65.5%	72.9%	75.3%
2010 Renter Occupied Hus (%)	34.5%	27.1%	24.7%
2010 Vacant Housing Units (%)	6.2%	5.2%	4.5%
2020 Housing Units	3,716	13,069	24,790
2020 Owner Occupied HUs (%)	62.2%	69.2%	73.0%
2020 Renter Occupied HUs (%)	37.8%	30.8%	27.0%
Vacant Housing Units	4.5%	3.9%	3.8%
2025 Housing Units	3,862	13,554	25,464
Owner Occupied Housing Units	62.6%	70.0%	74.0%
Renter Occupied Housing Units	37.4%	30.0%	26.0%
Vacant Housing Units	3.5%	3.6%	3.5%
2030 Total Housing Units	3,991	13,848	25,942
2030 Owner Occupied Housing Units	2,486	9,531	18,815
2030 Renter Occupied Housing Units	1,388	3,867	6,286
2030 Vacant Housing Units	116	450	841

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

© 2026 Esri