

FOR LEASE

Industrial Build to Suit Opportunity

Up to 31,222 SF on a 7.5-acre industrial campus

3706 Electronics Way, Mountville, PA 17554 (W. Hempfield Twp.)



For More Information, or a personal tour, Call:

Justin Geisenberger, CCIM
717-208-3204 Direct



SABLE
Commercial Realty

See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601
717-399-9361

TO BE BUILT, MULTI-USE INDUSTRIAL FLEX BUILDING IN LANCASTER COUNTY, PA

Welcome to 3706 Electronics Way! A 7.5 acre build to suit site offered by Lancaster's finest Landlord - Oak Tree Development Group. The site offers up to 31,222 SF of buildable area with clear heights of 30'. The warehouse will be served by both dock and drive-in access. Landlord is willing to provide a tenant improvement allowance for up to 2,500 SF of office build out. This centrally located building sits in the core of West Hempfield Township's highly sought after industrial corridor. The building site is one mile from the Rt. 30 Centerville Rd. exit, which provides easy access to local markets such as Lancaster, York, Harrisburg and larger distribution markets such as Baltimore and Philadelphia. Call Justin Geisenberger at Sable Commercial Realty today to discuss this rare build to suit opportunity! 717-399-9361



FEATURES:

- 7.5 acre industrial campus environment
- Dock and drive in door access
- Up to 30' Ceiling Height
- 3 phase power
- 2,500 SF Office allowance
- One mile to Rt. 30 Centerville exit
- Bonus: Beautiful pond view!
- I-2 Zoning permits a wide variety of business uses
- 40 - 45 parking spaces
- 12 minutes from Lancaster; 20 mins to York, 30 mins. To Harrisburg
- **Lease Rate: \$11.95/SF NNN**
(may vary based on final buildout)

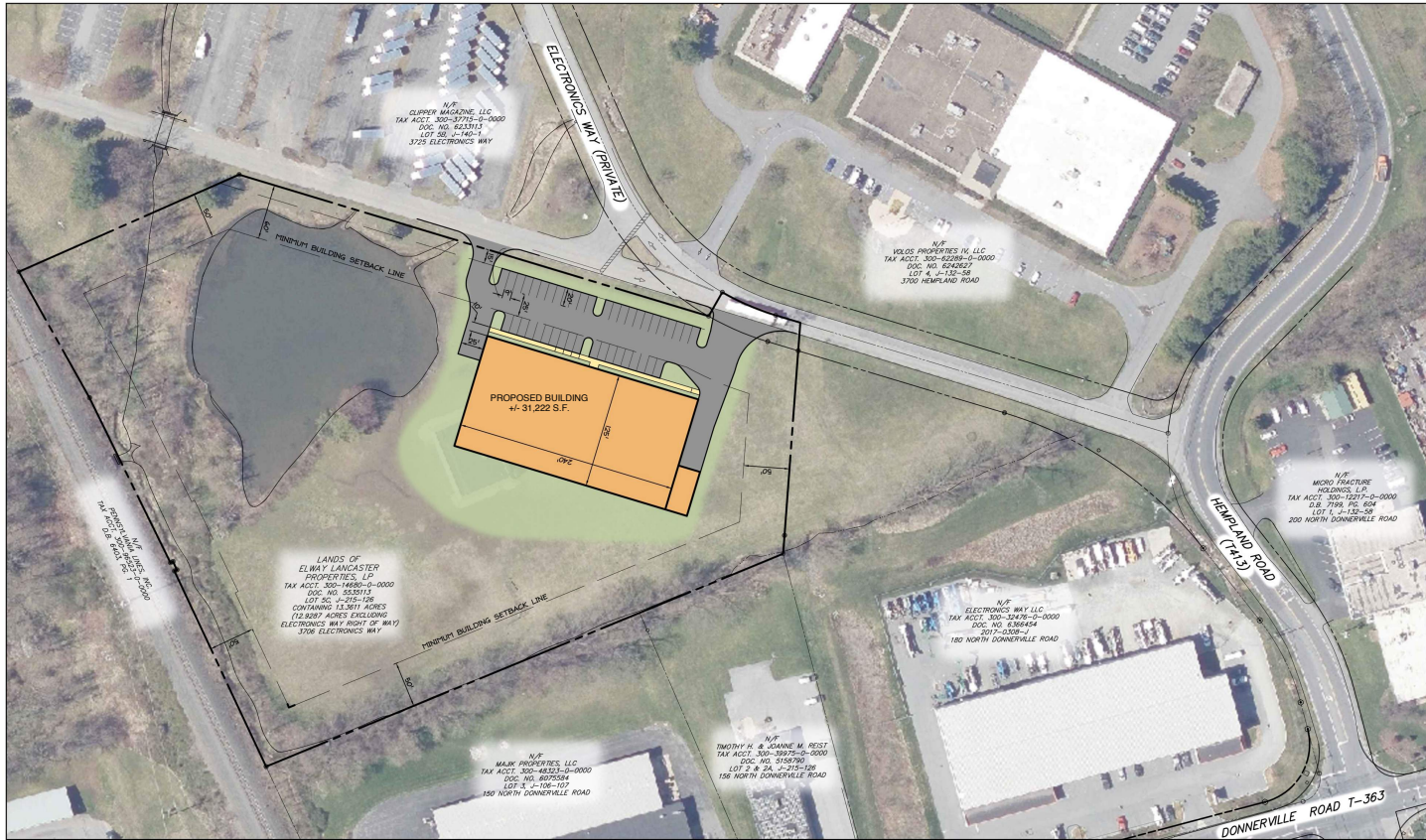
Information herein is deemed reliable but not guaranteed. Property offered As-Is. Owner and Listing Agent make NO REPRESENTATION as to allowable uses. Please confirm uses permitted under I-2 Zoning with the West Hempfield Township Zoning officer prior to signing a lease. Neither Owner or Broker shall be liable for errors or omissions. Tenant is responsible for verifying all property facts prior to lease.

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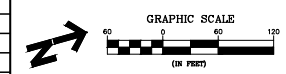
3706 Electronics Way Mountville, PA 17554



SITE CONCEPT RENDERING



3706 ELECTRONICS WAY		LAYOUT PLAN	REVISIONS	DATE 05/28/26
LOCATION WEST HEMPHIELD TOWNSHIP LANCASTER COUNTY, PA	CLIENT ELWAY LANCASTER PROPERTIES, LP 1800 HANOVER PIKE, SUITE 201 LANCASTER, PA 17601	FILE 19-0005-01-07-187.3 3706 ELECTRONICS WAY LP/MARKETING EXHIBIT/MARKETING EXHIBIT/0	PROJECT MANAGER B. SMERNIK	DRAWN BY A. WESTGATE
			SCALE 1" = 60'	JOB NO. 05-187.3



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**AERIAL VIEW OF CURRENT SITE
(Existing building to be demolished)**

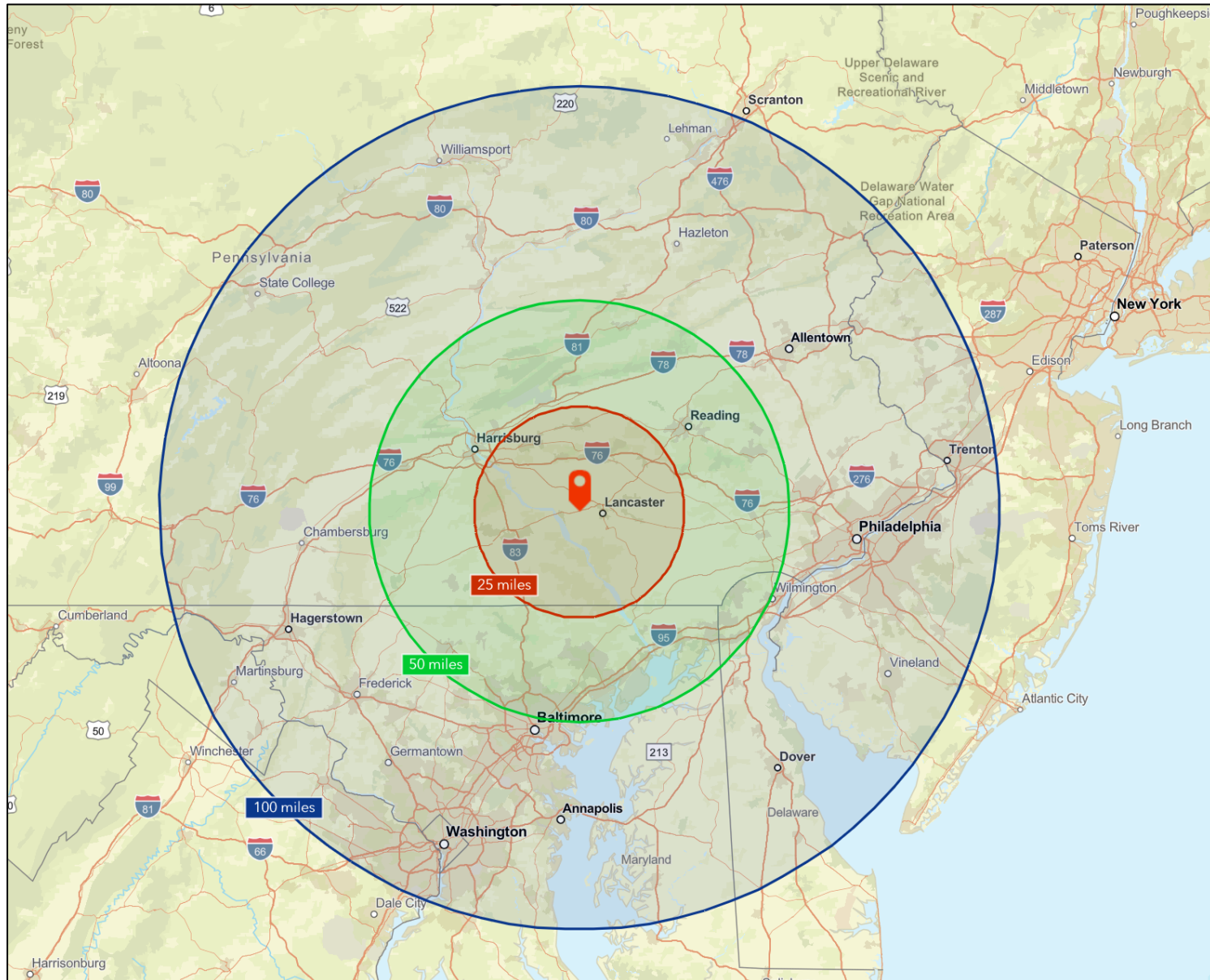


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**RADIUS MAP TO NEARBY CITIES
25, 50 and 100 Mile Radius**

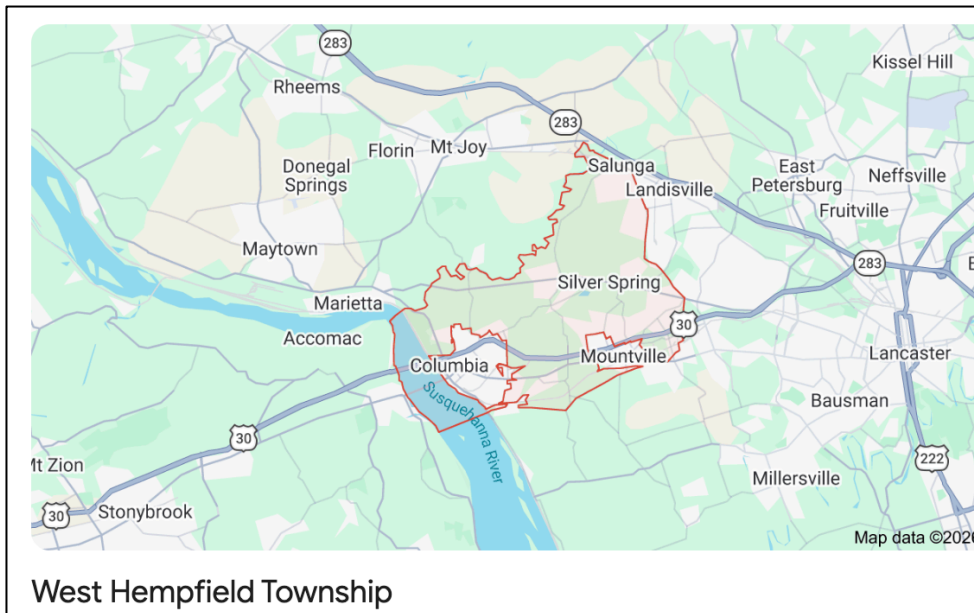
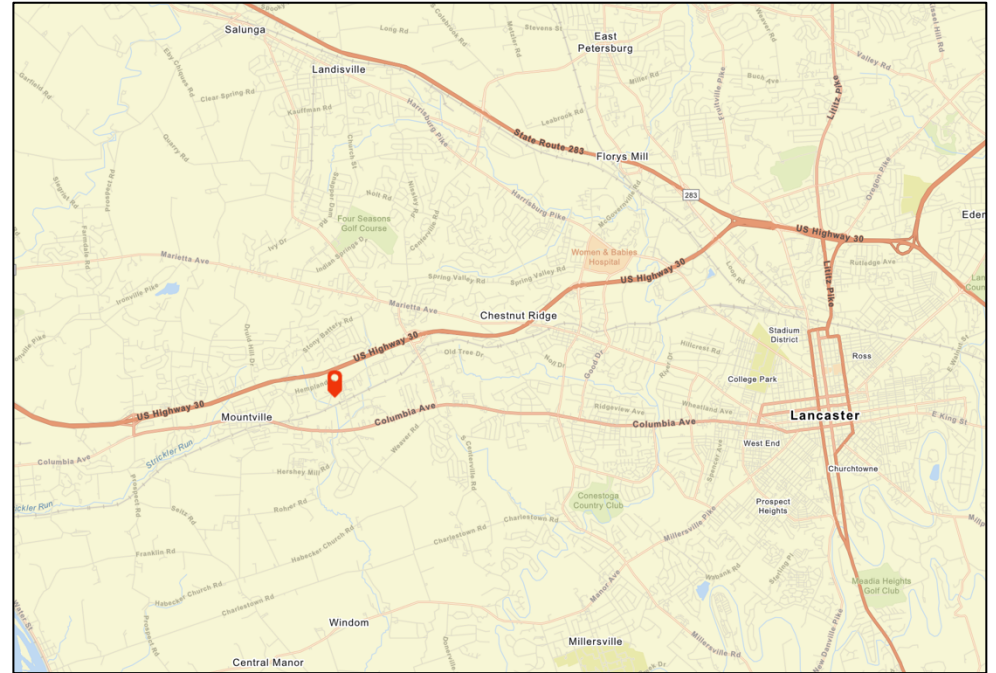
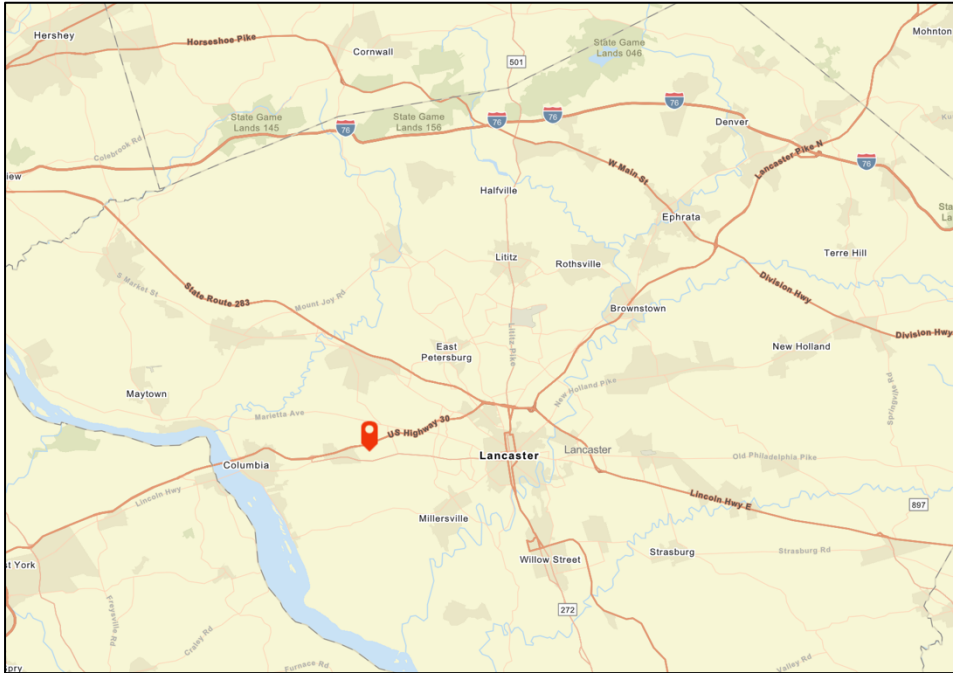


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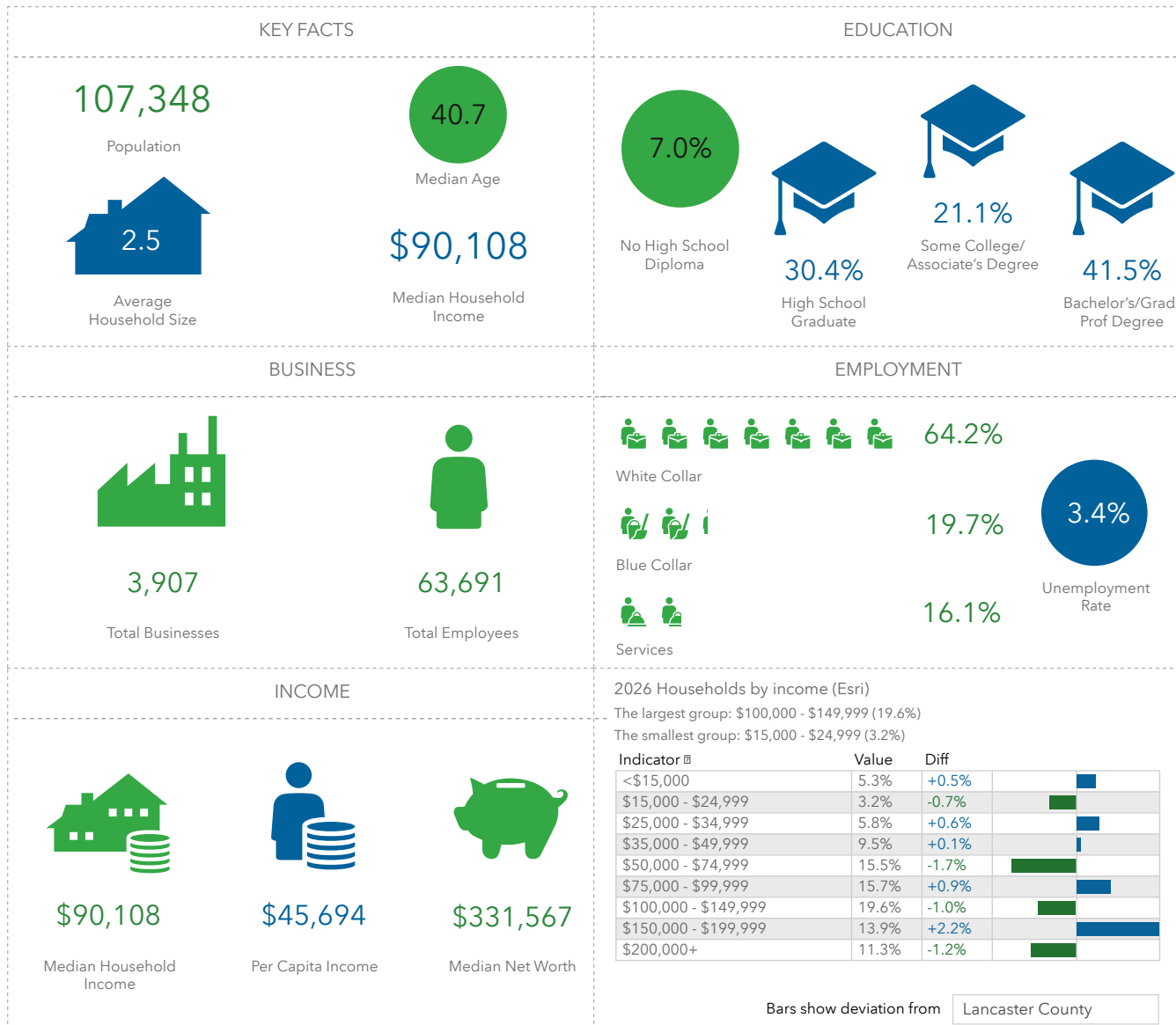
LOCAL AREA MAPS



DEMOGRAPHIC INFORMATION

Demographic Summary

3706 Electronics Way Mountville, PA 17554
5 Mile Demographic Radius



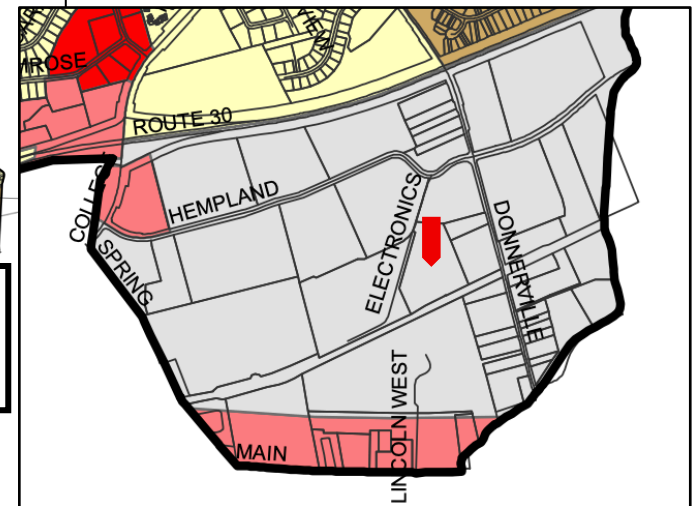
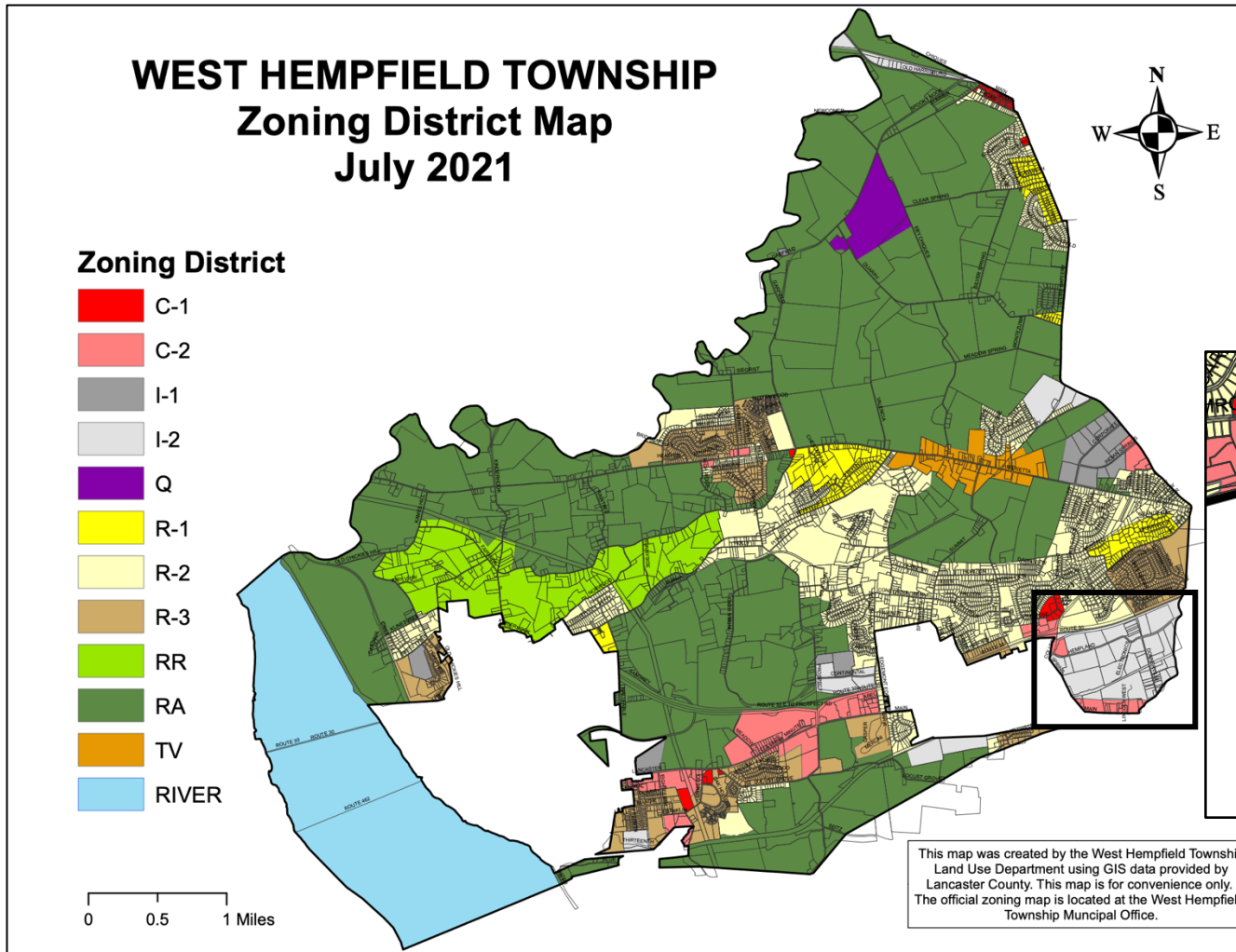
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**ZONING - I-2 INDUSTRIAL
WEST HEMPFIELD TOWNSHIP**



ZONING PERMITTED USES
I-2 INDUSTRIAL

The below information is taken from the West Hempfield Township Zoning Ordinance as a courtesy only. For all questions or to verify intended use, please contact: Dwayne Steager, BCO, Zoning Officer, East Hempfield Township 717-285-5554. Neither Owner nor Agent make any representations as to permitted uses.

 § 502.1 **Intended purpose.**

It is the purpose of the I-2 General Industrial District to provide for industrial activities in areas affording adequate highway and/or railroad access that will not cause detrimental effects beyond the district boundary lines.

 § 502.2 **Uses and structures.**

A. Permitted uses. A building may be erected, altered or used, and a lot may be used or occupied by one or more of the following:

1. Any production, manufacturing, processing, cleaning, testing, repair, storage, and distribution of materials, goods, foodstuffs, and products not involving a retail activity on the lot subject to all applicable provisions of Article 800.
2. Truck freight terminal.
3. Administrative activities in support of manufacturing or industrial activities.
4. Warehouse, wholesale sales, and/or storage.
5. Community utilities subject to the provisions of § 701.10.
6. Office.
7. Airport.
8. Agricultural and horticultural activities subject to Article 800.
9. Lumber and coal yards, building material storage yards, contractor equipment and storage yards.
10. Laboratories; experimental, research, testing or manufacturing.
11. Municipal uses.
12. Miniwarehouse subject to the provisions of § 710.1 herein.
13. Large manure digester.
[Added 8-3-2010 by Ord. No. 4-10]
14. Large solar energy production facility subject to the provisions of § 710.2.
[Added 8-3-2010 by Ord. No. 4-10]
15. Large wind energy production facility subject to the provisions of § 710.3.
[Added 8-3-2010 by Ord. No. 4-10]

B. Conditional uses.

1. Junk yard subject to the provisions of § 703.3.
2. Open pit mining, strip and borrow mining subject to § 703.4.

DISCLAIMER

TO POTENTIAL TENANTS AND TENANT AGENTS:**This Property is leased AS-IS and not based upon any representation or information provided by Owner or Agent.**

The information in this brochure has been provided to the best of Owner's and Agent's knowledge, however, this information cannot be guaranteed. Some information is from external sources. Property data and conditions can change during the course of a listing; although the Listing Agent will attempt to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective Tenant verify information and details that are important to them in any intended lease of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Owner nor their Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Tenant should never rely on marketing materials alone to verify property facts or conditions. Owner /Landlord cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be fully up to date, or may be revised during the course of a listing. Neither Owner nor Agent shall be liable for any errors or omissions in the aforesaid information. Tenant should rely on its own attorney, professional advisors and experts, and conduct its own inspections and investigations to determine if the property and space is suitable for their purpose.

Listing Agent is solely the representative of the Owner in any contemplated transaction. Listing Agent may still submit offers on a Tenant's behalf, but doing so does not imply representation of Tenant. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

We welcome cooperation with Tenant Brokers. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly if you are requesting compensation as an agent.

Please note our Co-Broker policy requires Tenant Agents to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Client follow-up, to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective Tenant, an after-the-fact request by an Agent for compensation will be forfeited or reduced if we have already taken your prospect through the property.

TENANTS: If you intend to be represented by an Agent, you must have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Tenant's Agent should always verify if there is any co-broke fee offered prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may (or may not be) applicable.