


INDUSTRIAL PROPERTY
FOR LEASE

189 OLD YORK RD
NEW CUMBERLAND, PA 17070



Daniel J. Alderman
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 1015 Mumma Road
Lemoyne, PA 17043
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189 OLD YORK RD

PROPERTY DETAILS

FOR LEASE

\$9 SF/YR (MG)

OFFERING SUMMARY

Lease Rate	\$9 SF/yr (MG)
Number of Units	1
Available SF	7,000 SF
Lot Size	5.71 Acres

PROPERTY SUMMARY

Address	189 Old York Rd, New Cumberland, PA 17070
Municipality	Fairview Township
County	Cumberland
Tax Parcel #	27-000-SF-1173-E0
Building Size	7,000 SF
Year Built	2008

PROPERTY HIGHLIGHTS

- Nice flex building with two drive-in doors, 5,300 SF shop/warehouse, and 1,700 SF office
- Shared partially fenced and gated lot
- Graveled gated rear yard; good for vehicle and equipment parking
- Uses to be approved by township prior to lease execution

PROPERTY DESCRIPTION

Nice flex building with two drive-in doors, 5,300 SF shop/warehouse, and 1,700 SF office. The building shares a partially fenced and gated lot with other businesses. The property has a very large gated rear yard which is graveled and good for vehicle and equipment parking.

UTILITIES & ZONING

Zoning	AB - Airport Business; permits business and professional offices, retail and personal services, industrial and warehouse uses, airport-related businesses, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.
Flood Zone	Yes; property is within flood plain. Landlord pays for flood insurance; does not cover tenant contents
Water & Sewer	Public
Gas	Available

BUILDING INFORMATION

Construction	Masonry and metal
# of Floors	1
Restrooms	Two
HVAC	No heat; gas available
Lighting	Metal halide
Electrical Capacity	200 amps
Roof	Metal
Ceilings	Roof deck
Ceiling Height	12'6" - 14'9"
Walls	Drywall, block, insulation
Floor Type	Concrete
Basement	No
Business ID Sign	Yes



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LEASE SPACES

FOR LEASE

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	36+ months
Total Space:	7,000 SF	Lease Rate:	\$9 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
189 Old York Road	Available	7,000 SF	Modified Gross	\$9.00 SF/yr	5,300 SF shop/warehouse 1,700 SF office space includes: reception area, bullpen, and locker room Tenant to provide renters insurance policy naming landlord as additional insured

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LEASE INFORMATION

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LEASE INFORMATION

Monthly Payments	\$5,250.00
Annual Rent	\$63,000.00
Real Estate Taxes	Included in rent
Finish Allowance	As is
Lease Term	36 months
Options	Negotiable
Escalation	3% annually
Possession	October 1, 2027
Building Hours	Unlimited

LANDLORD/TENANT RESPONSIBILITIES

Heat	T	Taxes	L
Trash Removal	T	Electric	T
Insurance	L	Janitorial	T
Air Conditioning	T	Structure Repairs	L
HVAC Repairs	L	Parking Lot Maintenance	L
Interior Repairs	T	Light Bulbs	T
Water & Sewer	T	Plumbing Repairs	T
Supplies	T	Roof Repairs	L



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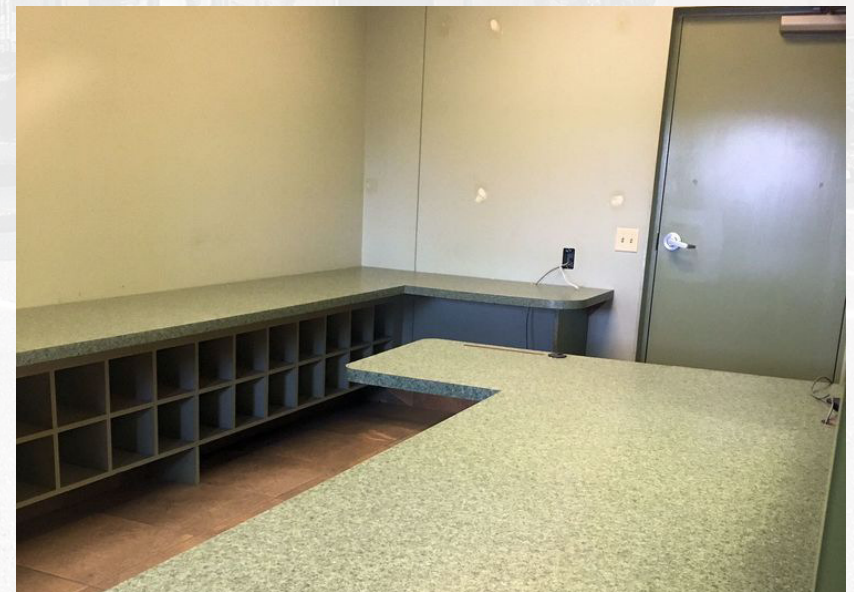
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ADDITIONAL PHOTOS


FOR LEASE

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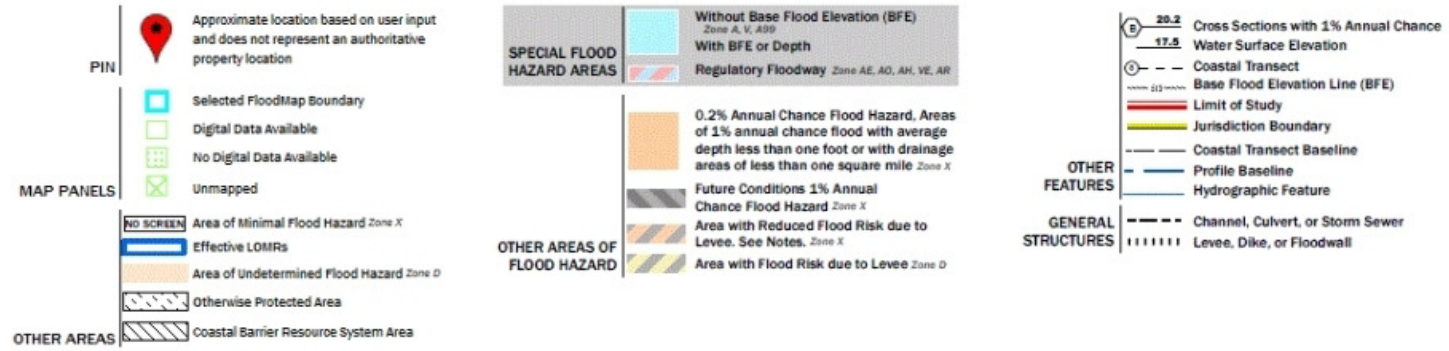
FLOOD MAP

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USGS, USDA, The National Map: Orthoimagery, March 12, 2025.

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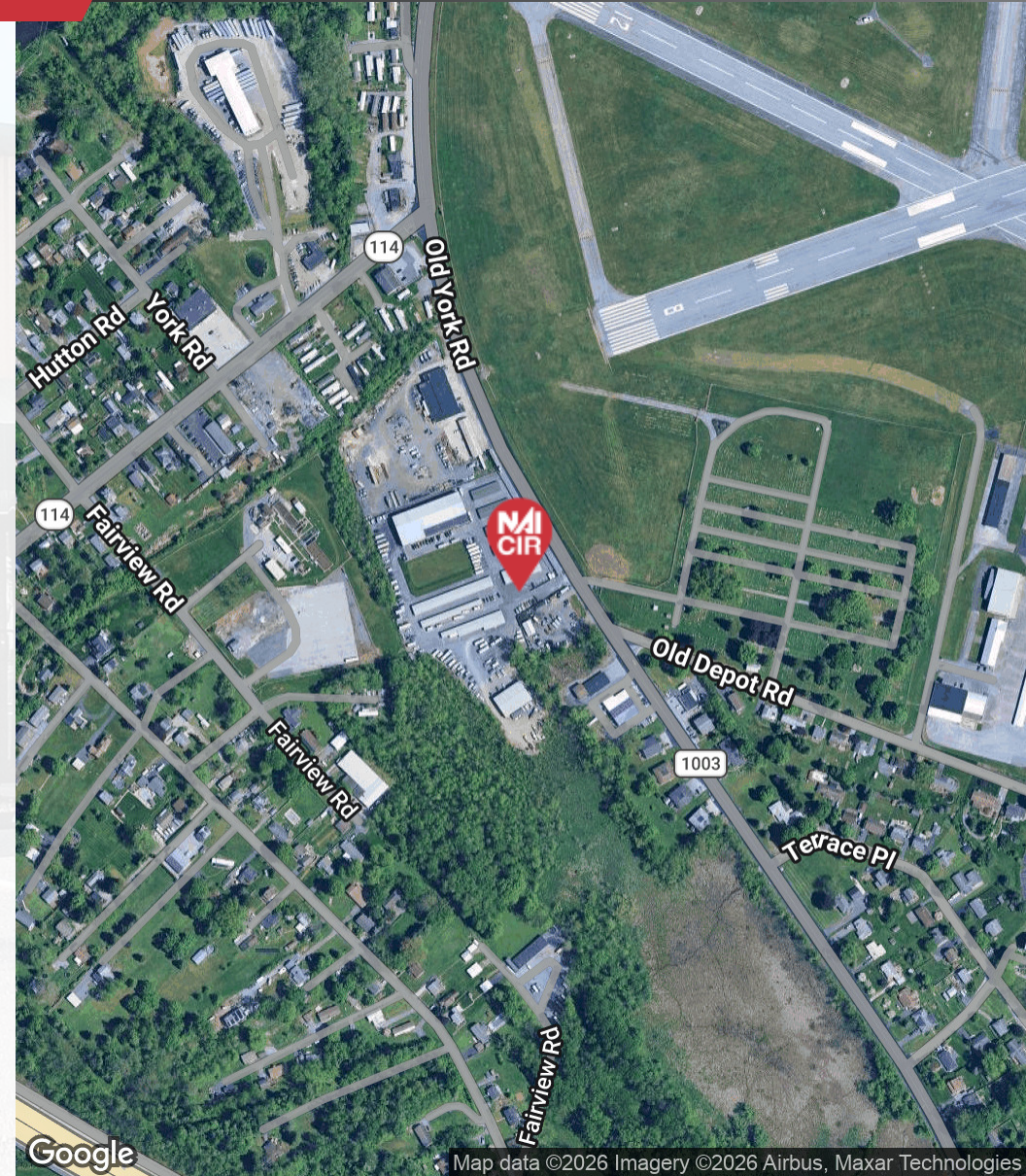
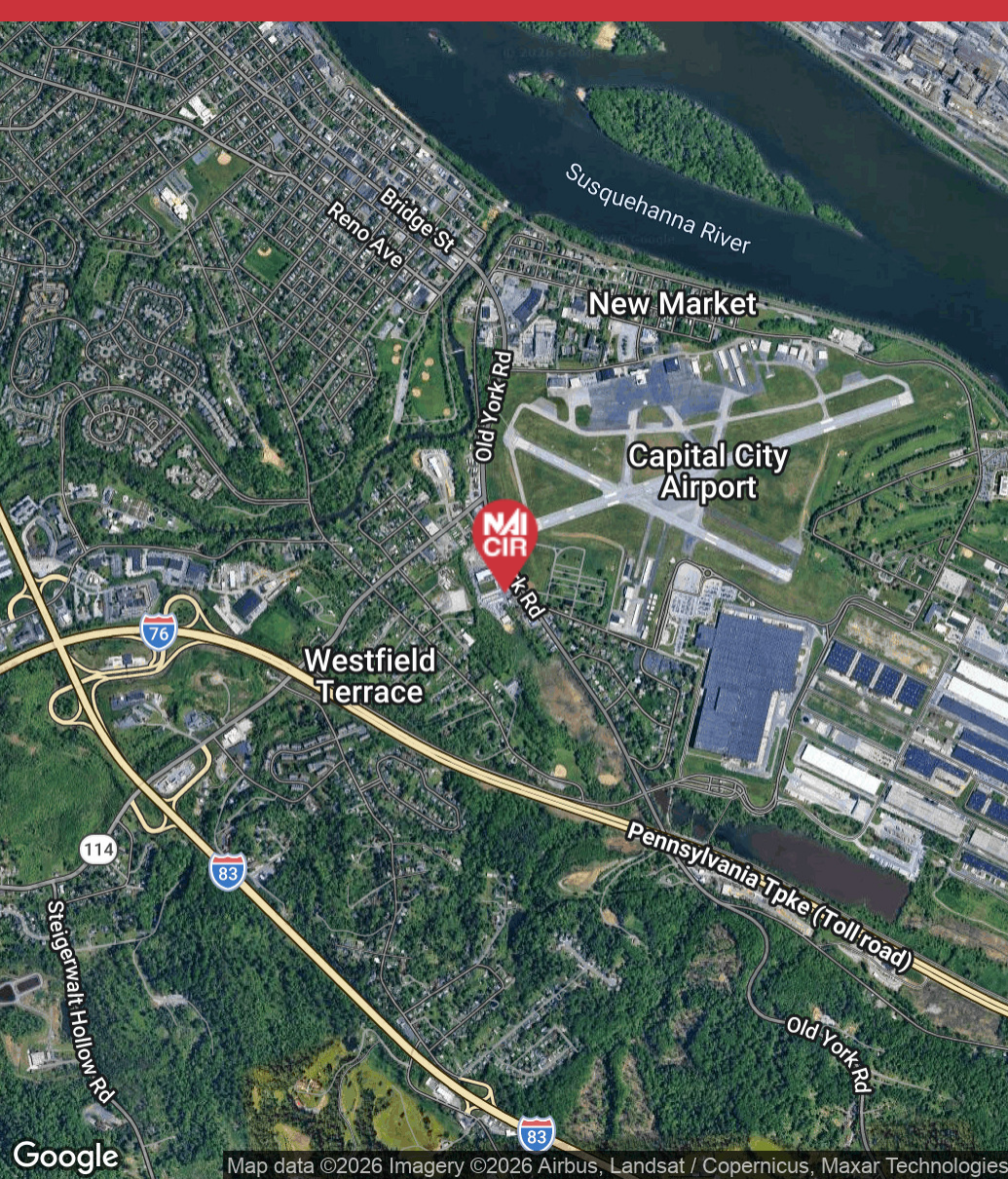
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LOCATION MAP


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