

INDUSTRIAL PROPERTY FOR LEASE

NEW VIEW BUSINESS PARK - LOT 4 LEWISBERRY, PA 17339



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

NEW VIEW BUSINESS PARK - LOT 4

PROPERTY DETAILS

FOR LEASE

\$125,000 PER YEAR (GROUND)

OFFERING SUMMARY

Lease Rate	\$125,000 per year (Ground)
Available SF	Up to 10,000 SF
Lot Size	5.733 Acres

PROPERTY SUMMARY

Address	New View Way, Lewisberry, PA 17339
Municipality	Fairview
County	York
Tax Parcel #	27000QG0120.YO

PROPERTY DESCRIPTION

Land lease opportunity for a commercial, retail, medical, or light industrial building of up to 10,000 SF on an out-parcel within New View Business Park. The property is strategically located at an I-83 interchange in Northern York County, offering potential highway visibility, excellent interstate access, and exposure to strong local and regional demographics.

LOCATION DESCRIPTION

Property is located in Fairview Township along Industrial Drive. The property has direct access to I-83 via Exit 35. Amazon, Chewy, Fedex Hub, Georgia Pacific, Broder Brothers, and many other national firms with operations in the immediate area.

PROPERTY HIGHLIGHTS

- New construction build-to-suit opportunity
- Great highway access; directly off exit ramp
- Light industrial, flex, commercial, and wholesale uses permitted
- New Sheetz location nearby, opening 2026


PROPERTY INFORMATION

Drive-Ins	To be determined
Property Taxes	To be determined
Traffic Counts	I-83 North and South - 72,134 ADT

UTILITIES & ZONING

Zoning	CB - Commercial Business; permits light industrial, wholesaling, research and development, medical clinic, retail, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses. Ask listing agent for a copy of protective covenants for the park.

Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

NEW VIEW BUSINESS PARK - LOT 4

LEASE SPACES

FOR LEASE

\$125,000 PER YEAR (GROUND)

LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	10,000 SF	Lease Rate:	\$125,000 per year

AVAILABLE SPACES

SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
10,000 SF Building	Available	10,000 SF	Ground Lease	\$125,000 per year	See attached building plan

WYNDAMERE RD

10,000 SF

359,601 SF


LOT 2B
10.497 AC
457,270 SF

EXIT 35

83

10,000 SF

Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

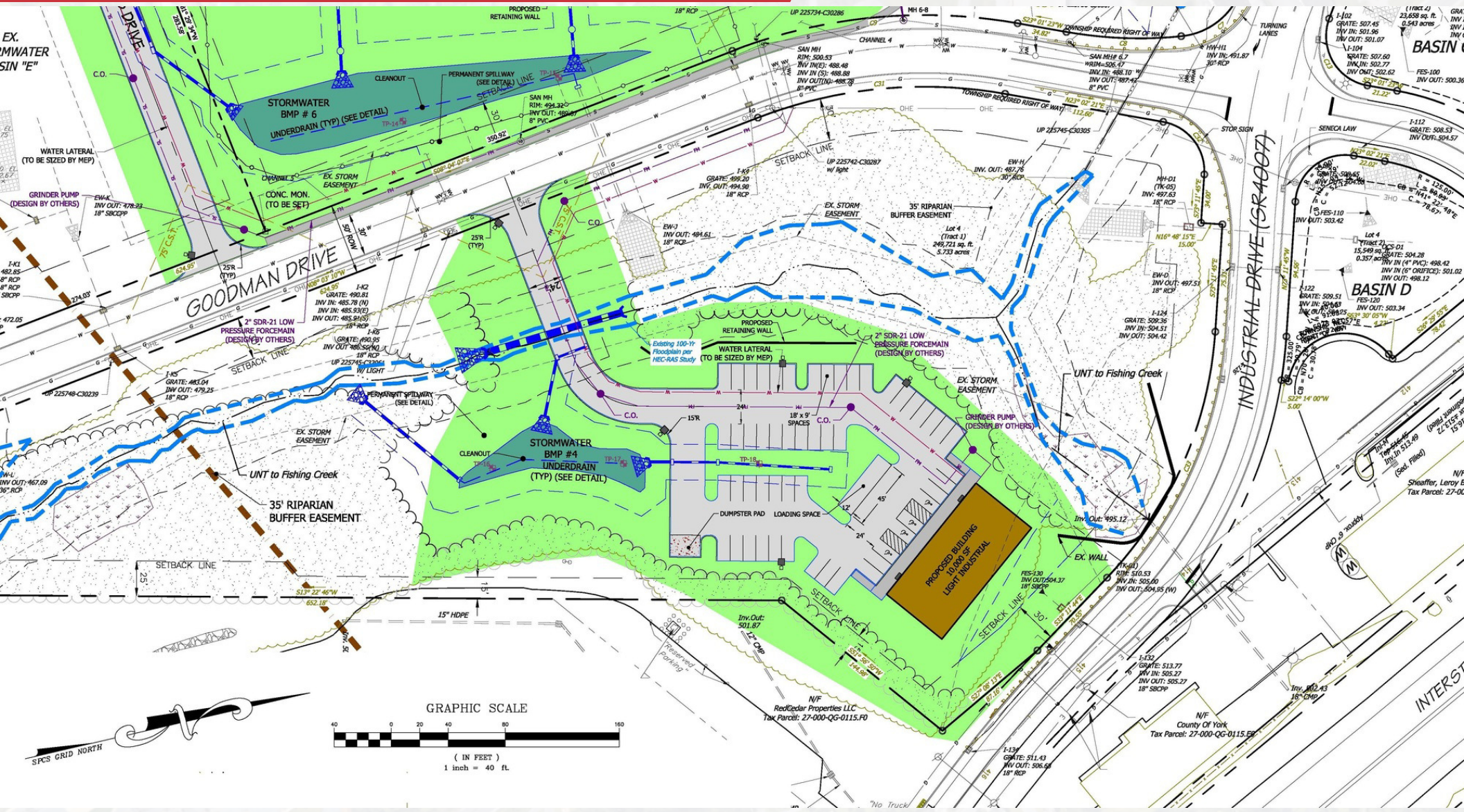
Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

NEW VIEW BUSINESS PARK - LOT 4

LOT 4 BUILDING PLAN

FOR LEASE

\$125,000 PER YEAR (GROUND)



Daniel J. Alderman
 dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

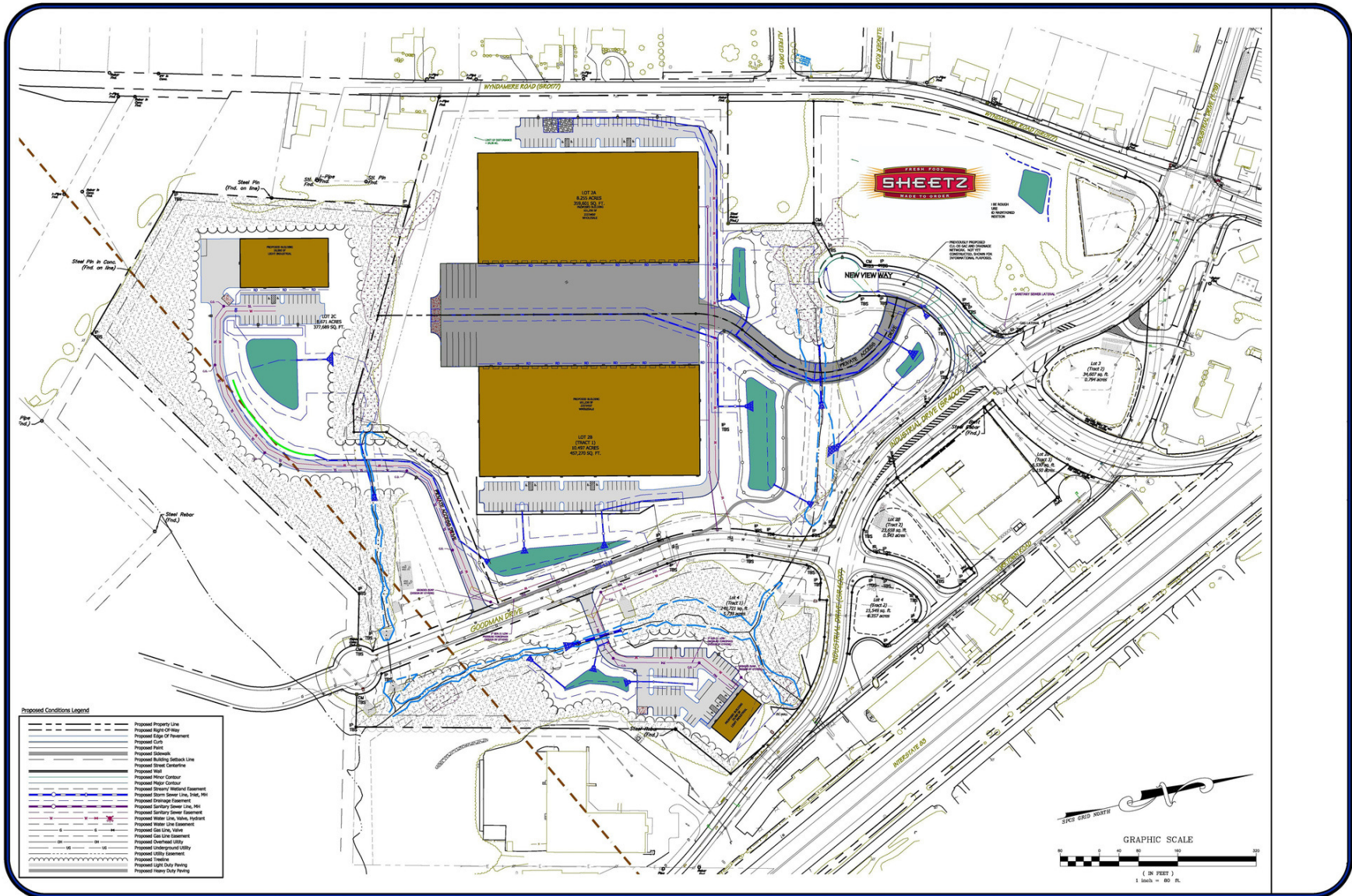
1015 Mumma Road
 Lemoyne, PA 17043
 commercial.com



NEW VIEW BUSINESS PARK - LOT 4

OVERALL DEVELOPMENT PLAN

FOR LEASE
\$125,000 PER YEAR (GROUND)



Daniel J. Alderman
 dalderman@naicir.com | 717 761 5070

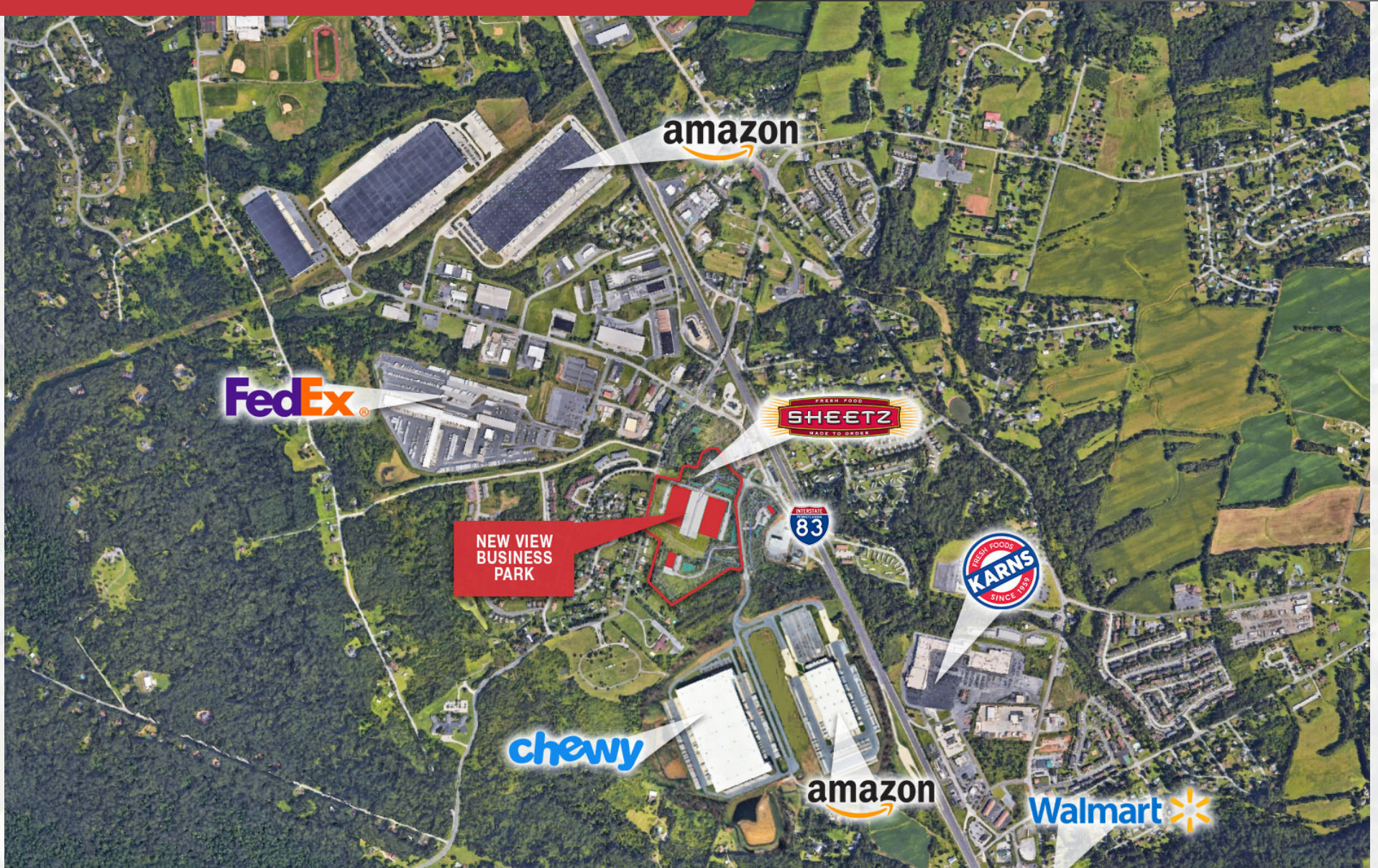
1015 Mumma Road
 Lemoyne, PA 17043
 circommercial.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A


NEW VIEW BUSINESS PARK - LOT 4 RETAIL MAP

FOR LEASE
\$125,000 PER YEAR (GROUND)



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

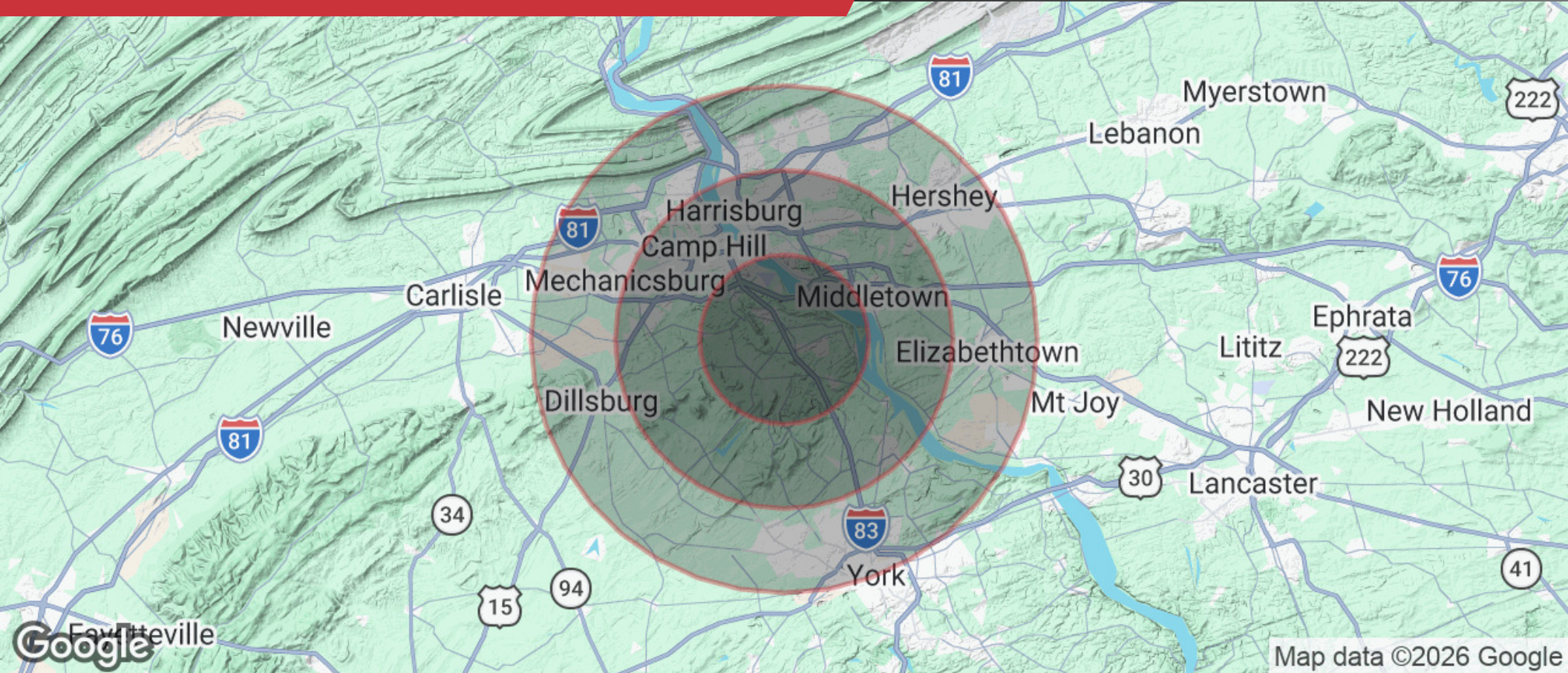
 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

NEW VIEW BUSINESS PARK - LOT 4

DEMOGRAPHICS

FOR LEASE
\$125,000 PER YEAR (GROUND)



POPULATION

5 MILES	10 MILES	15 MILES
49,015	321,460	628,145



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
19,920	128,747	250,756



INCOME

5 MILES	10 MILES	15 MILES
\$107,402	\$101,909	\$106,645

Daniel J. Alderman
 dalderman@naicir.com | 717 761 5070

1015 Mumma Road
 Lemoyne, PA 17043
 circommercial.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A